

Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250



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March 31, 2023

Halie McCarter  
Milhaus  
460 Virginia Avenue  
Indianapolis, IN 46203

**Re: Third Submission Review – 63rd and Kirk LLC Multi-Family at Painted Prairie  
Site Plan with Adjustment**

Application Number: **DA 1556 29**  
Case Numbers: **2022 4056 00**

Dear Ms. McCarter:

Thank you for your second submission, which we started to process on Friday, March 17, 2022. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission following the Planning and Zoning Commission hearing. You will continue to resubmit the application till there are no further comments. Please email your case manager following the upload. Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

Your estimated Planning and Zoning Commission public hearing date is tentatively set for Wednesday, April 26, 2023. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility, and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7259 or [amuca@auroragov.org](mailto:amuca@auroragov.org).

Sincerely,

Ariana Muca, PLA  
Planner I

cc: Beccah Bailey, Norris Design, 1101 Bannock St, Denver, CO 80204  
Ariana Muca, Case Manager  
Scott Campbell, Neighborhood Services  
Cesarina Dancy, ODA  
Filed: K:\\$DA\1556-29rev2.rtf



## *Third Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- As fiber cement is not part of our permitted materials, staff requests a physical material board to be sent one week ahead of the PC Hearing (Planning).
- Provide a plant size for the Spartan Juniper (Landscape).
- Utility easements that are indicated on the site plan must be vacated prior to site plan approval (Real Property).
- Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible (Addressing).
- Aurora School letter is attached.

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

- 1A. No citizen comments were received upon the second review.

#### **2. Introduction Letter**

- 2A. No further comments.

#### **3. Completeness and Clarity of the Application**

- 3A. Design Review Committee approval is required ahead of recordation.
- 3B. An avigation easement must be included in the application. The easement can take some time and does need to be completed; therefore, the staff advises getting this in as soon as possible.
- 3C. For the building material adjustment the code section is Table 4.8-6 of Section 146-4.8.6.D.

#### **4. Urban Design Issues**

- 4A. No further comments.

#### **5. Architectural**

- 5A. As fiber cement is not part of our permitted materials, staff requests a physical material board to be sent directly to Ariana Muca Planning and Development Services, 15151 E Alameda Parkway, Suite 2300, Aurora, CO 80012.

#### **6. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright red)**

##### *Landscape Comments*

##### *Sheet LS-001*

- 6A. Provide a plant size for the Spartan Juniper.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **7. Addressing (Phil Turner / 303-739-7271 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))**

- 7A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing, and preliminary GIS analysis. Include the following layers as a minimum:
- Parcels
  - Street lines
  - Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at:  
<http://tinyurl.com/AuroraCAD> or by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org)

**8. Civil Engineering** (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org))*Notes*

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- 8A. Repeat Comment: Include all required site plan notes including: In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above-ground utilities within a drainage easement requires prior written approval by the City Engineer.
- 8B. The approval of this document does not constitute final approval of grading, drainage, utility, public improvements, and building plans. Construction plans must be reviewed and approved by the appropriate agency prior to the issuance of building permits.
- 8C. Errors in approved Site Plans resulting from computations or inconsistencies in the drawings made by the applicant are the responsibility of the property owner of record. Where found, the current minimum Code requirements will apply at the time of building permit. Please be sure that all plan computations are correct.

**9. Traffic Engineering** (Carl Harline / 303-739-7584 / [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in amber)*Site Plan*

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- 9A. Call out crossing dimensions.
- 9B. Update turning arrows.

**10. Utilities** (Casey Ballard / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)*Utility Plan*

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- 10A. Label 149'-10 3/4"
- 10B. Label 13'-10 1/4"
- 10C. Advisory: Civil plan cannot be approved until the easement has been vacated. There can be no structural encroachments into public easements.
- 10D. Label all fire services as private. Example: 8" Private Fire Service-Typical for all fire services.
- 10E. Advisory: This will still require residual pressure calculations. Hydrant lateral distance includes the total length until the hydrant.
- 10F. Need to confirm this meter vault lid is in a landscaped area.

*Landscape Plan*

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- 10G. Trees cannot be within 5 feet of this service line.

**11. Fire / Life Safety** (Erick Bumpass / 303-739-7627 / [ebumpass@auroragov.org](mailto:ebumpass@auroragov.org) / Comments in blue)*Cover Sheet*

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- 11A. Repeat Comment: Please clarify the height of each building on site.

*Site Plan Sheet*

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- 11B. Parking structure likely has standpipe only and will require Standpipe adjacent to FDC Location....FDC and Standpipe must be labeled independently of each other. -no Standpipe Labeled

*Site Plan Sheet*

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- 11C. Provide Knox Box Symbol at location indicated.

*Site Plan Sheet*

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- 11D. Please relabel Fire Staging area as Mid-Block Fire Apparatus Set Up.
- 11E. Please provide a point of measure to establish the distance shown between hydrants.

*Elevations*



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11F. Repeat Comment: Please relabel Fire/Water Room Door to read Fire Sprinkler Riser Room/Water.

### 12.Real Property (Roger Nelson/ (720) 587-2657 / ronelson@auroragov.org / Comments in magenta)

12A. Existing easements denoted as "to be vacated" on site plan must be vacated prior to site plan approval.

### 13.PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple)

13A. No new comments.

### 14.Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

14A. No new comments.

### 15.Aurora Public Schools (Josh Hensley/ jdhensley@aurorak12.org / (303) 365-7812)

15A. In accordance with Section 4.3.18 of the Unified Development Ordinance, the school land dedication obligation for the 388 proposed apartments is 1.2566 acres. Aurora Public Schools will accept cash-in-lieu of land for this obligation valued at the market value of zoned land with infrastructure in place. Cash-in-lieu is due prior to site plan recording.

#### AURORA PUBLIC SCHOOLS - STUDENT YIELD 2/2/2023

##### Painted Prairie - 63rd and Kirk LLC Multi-family (DA-1556-29)

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW		0.3	0
MF-HIGH	384	0.145	56
TOTAL	384		56

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	0	0.16	0	0	0.2	0	0
MF-LOW	0.17	0	0.08	0	0	0.05	0	0
MF-HIGH	0.075	29	0.04	15	44	0.03	12	56
TOTAL		29		15	44		12	56

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	29	0.0175	0.5040
MIDDLE	15	0.025	0.3840
HIGH	12	0.032	0.3686
TOTAL	56		1.2566

#### Painted Prairie Development Tracking - 2/01/2023

##### Filing

##### Filing 1

##### Phase 2

##### Prose Multi-Family DA-1556-18

##### Town Center Residential - DA-1556-15

##### Phase 3 - DA-1556-16

##### Phase 4 - DA-1556-19

##### Phase 5 - DA-1556-22

##### Phase 6 - DA-1556-23

##### Fairfield Townhomes DA-1556-25

##### 63rd and Kirk Multi-family DA-1556-29

##### Total

SFD	MFL	MFH	Total Units	K-8	HS	Total Yield	Dedication Requirement	Status
414	186		600	254	92	346	7.9919	Approved
317	185		502	208	75	283	6.5554	Approved
		312	312	36	9	45	1.021	Approved
	220	84	304	65	14	79	1.7214	2nd Submittal
130	190		320	113	36	149	3.3748	Tech Submittal
62			62	31	12	43	1.0137	Myars Received
197			197	99	39	138	3.221	Need Final Myars
81			81	41	16	57	1.3244	Tech Submittal
	206		206	52	10	62	1.3545	Tech Submittal
		384	384	44	12	51	1.2566	2nd Submittal
1,201	987	780	2,968	943	315	1,253	28.8347	