



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

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December 14, 2022

Cindy Myers
Century Communities
8390 E Crescent Parkway 650
Greenwood Village, CO 80111

Re: Initial Submission Review: The Aurora Highlands – Site Plan No. 21 and Final Plat
Application Number: DA-2062-37
Case Numbers: 2022-4055-00; 2022-3087-00

Dear Ms. Myers,

Thank you for your initial submission, which we started to process on November 14, 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 outside agencies.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before January 10, 2023.

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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

Attachments: Xcel Energy Comments

cc: Samantha Pollmiller, Norris Design, 1101 Bannock Street Denver, CO 80204
Scott Campbell, Neighborhood Services
Jacob Cox, ODA
Filed: K:\\$DA\2062-37rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Clarify design standards and maintenance for motor courts (Planning)
- Remove sidewalk easements (Planning)
- Label slopes (Public Works Engineering)
- Provide second point of connection; water meters require individual tap connections (Water)
- Revise population estimates and revise tracts to meet PROS standards (PROS)
- Provide street trees and/or equivalents, and landscape in all motor court lots (Landscape)
- Revise future traffic volumes, add sight triangles (Traffic)
- Show mail kiosks and hydrants (Life/Safety)
- Label blocks logically, add street names, provide Certificate of Taxes Due (Real Property)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. Notification was sent to five (5) adjacent property owners, five (5) outside agencies and five (5) registered community associations. There were no comments received from adjacent property owners or community associations. Comments were received from four outside agencies and are included or attached to this letter.

2. Zoning and Land Use Comments

- 2A. Motor courts are a permitted small residential lot; however, the expectation is that all design standards shall be met, regardless of minimum lot size or setbacks. This includes street trees, front yard landscape, and exterior private open space.
- 2B. Each small residential lot shall incorporate a [private, usable outdoor space](#) or spaces with direct access to the dwelling unit on the lot. A front yard may be counted toward the private usable outdoor space requirement if the front yard meets the minimum dimensions and contains at least 180 square feet of area and have minimum length and width dimensions of 10 feet and the space includes a front porch, deck, or similar space with minimum dimensions of six feet by eight feet.
- 2C. Provide two separate typicals for motor court lots. One for easements and utility services; another for typical setbacks and building separation. Clarify whether an access easement is needed for sidewalks connecting to open spacewalks.
- 2D. Show all easements in the lot typicals. The plat shows 5' utility easements in the side yards of motor court lots. Consult Real Property regarding building encroachments into utilities.
- 2E. Revise references of duplexes and townhomes and update the Site Data Table to show the total count for single-family detached units.
- 2F. Revise the Site Plan Tracking Chart to include the correct names of all Site Plans, add Site Plan/Filing No. 17, and add a column for lots 70' and wider. Add a footnote and differentiate between alley-loaded and motor court lots in the Alternate Load column.
- 2G. Revise the Lot Dimensions Table per the redlines. Additionally, the setbacks in the Lot Area Tables on Sheet 5 duplicate the information, therefore the setbacks can be removed.
- 2H. Intervening open space areas should include a sidewalk connection. Please provide a through sidewalk in Tract D or include an explanation for why it cannot be provided.
- 2I. Why are sidewalk easements proposed rather than including the walks in right-of-way? Please revise the plans or provide justification.

3. Completeness and Clarity of the Application

Site Plan

- 3A. An invoice for \$33,807.25 for development application fees was sent on November 18, 2022. Please remit payment prior to the next submittal.



- 3B. Add street names, right-of-way width, and street classification for all streets.
- 3C. Label all adjacent subdivisions, lots, blocks, and/or tracts. Include reception numbers for recorded subdivisions and case numbers for those in review.
- 3D. Revise the vicinity map to make line weights consistent, remove drainage information, and add major street labels.
- 3E. Remove the Recorder's Certificate.
- 3F. Revise the lot typical diagrams per comments on the redlines.
- 3G. Revise the lot layout in the Site Plan Lot Tracking Exhibit to match the plat and Site Plan.
- 3H. Distinctly show the right-of-way line for The Aurora Highlands Parkway and add dimensions to the back of the adjacent lots to demonstrate there is a minimum 20' distance between the two.
- 3I. Show adjacent zone districts.
- 3J. Revise label overwrites and crisscrossing leader lines.
- 3K. Replace RSN numbers with reception numbers or case numbers. Where applicable for improvements such as detention ponds that were not included in a site plan, please reference the EDN number.

Letter of Introduction

- 3L. Revise to replace all FDP references to Master Plan.
- 3M. Include a brief discussion about front door orientation toward the street for street-fronting motor court homes.
- 3N. Revise per comments and edits on the redlines.

4. Landscaping Issues

- 4A. Calculations for street trees are based on the linear street frontage. The length should not exclude intervening residential driveways. Please recalculate the requirements. Shrubs equivalents can be used to supplement street trees to meet the requirements.
- 4B. Include a note to identify who will be responsible for the motor court shared drives, landscape, and fences.
- 4C. Show and label mail kiosks and fire hydrants. Darken street light symbols so they are visible.
- 4D. Dimension the back of lots to The Aurora Highlands Pkwy. Right-of-way. A minimum 20' separation is required.
- 4E. Many lots exceed 60' frontage. Provide landscape requirements for lots up to the widths included in this site plan. Requirements can be outlined in width increments. Include the maximum turf area.
- 4F. Landscape is required for each motor court lot. Please add an interior landscape. Consider easement locations in tree placement.
- 4G. Include the setbacks for side yard fences.
- 4H. Revise fence symbols so they are more distinctly different.
- 4I. Fences along intervening open space tracts should be open-style metal pickets instead of masonry. Please revise.
- 4J. Make stop signs more visible or add labels. Street trees should be setback 50' from stop signs.
- 4K. Landscape data on Sheet 28 should be consistent with the cover sheet.

5. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 5A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes as soon as possible. Include the parcel, street line, and easement layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. The .dwg file needs to be a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at tinyurl.com/3xe6ds46 or by contacting CADGIS@auroragov.org. You may also contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

Site Plan

- 6A. The Site Plan will not be approved until the Preliminary Drainage Report is approved.
- 6B. Provide a receiving ramp on the opposite side of T-intersections.



- 6C. Label the cul-de-sac flowline radius and sidewalk easements per the plat.
- 6D. Label slopes in alleys (minimum .5%), and tracts (minimum 2% for non-paved areas) on all grading sheets.

7. Traffic Engineering (Carl Harline / 303-739-7548 / charline@auroragov.org / Comments in amber)

Traffic Impact Study

- 7A. Revise assumptions for future traffic volumes per comments on Page 6.
- 7B. Revise street references as noted.
- 7C. Revise to be consistent with the latest review for Filing 9.
- 7D. Address all comments throughout.

Site Plan

- 7E. Include sight triangles per TE-13 on both Site Plan sheets and landscaping sheets.
- 7F. The mail kiosk on 34th Ave./Street C is very likely to be in the sight triangle for the Street D approach. Consider relocation per redlines. Is the proposed spot outside of the 34th Place approach?
- 7G. Add marked crosswalks as noted on the redlines.
- 7H. Show the opposing accesses on the south side of 32nd Avenue.
- 7I. Set trees back from stop signs so visibility is not obstructed.
- 7J. Add a W11-2 sign (see Sheet 22) for visibility of the pedestrian crossing.

8. Fire / Life Safety (Will Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

Site Plan

- 8A. Will this site be phased? If so, provide a phasing plan. A phasing plan must be provided with the Planning Department's Site Plan and Public Works Departments' civil plan submittal. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will implement the required two points of access and a looped water supply at all times during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.
- 8B. Will this site be gated? If this site is gated, then the installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety, and electrical review within the Building Division that is conducted on behalf of the Fire Chief. If gated, provide sections for the automatic and manual gates.
- 8C. Has USPS been contacted to determine if the proposed mail kiosk locations/delivery methods are acceptable?
- 8D. Show fire hydrants on the Site Plan sheets.
- 8E. Provide a note that identifies the requirement of a separate building permit through the building division prior to any construction for the shade shelter. Please work with the Planning Dept. to identify any addressing needs for this project.

9. Aurora Water (Steve Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

Site Plan

- 9A. Add a note for the motor courts: "Water Services to be sleeved across the garage aprons for all motor court lots."
- 9B. Correct the subdivision reference on Sheet 6.
- 9C. Extension of off-site water mains in E 26th Avenue and The Aurora Highlands Parkway. are required for the second point of connection at E 32nd Avenue for a looped water supply to support this filing.
- 9D. All water meters require individual tap connections to the main. Two-inch manifold tap connections are not permitted.
- 9E. Include Case Numbers or EDN numbers for the off-site infrastructure needed to support this filing.

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

Site Plan

- 10A. General Comment: Per the Aurora Highlands Master Plan, Neighborhood Park 72 is to be completed by 50% CO of lots within this planning area. Your design encompasses more than 50% of the lots in the planning area, therefore design for the neighborhood park should be submitted by the time PROS signs off on the civil plan set.



- 10B. Some areas requested for open space credit do not meet PROS requirements set forth in the [PROS Dedication and Development Criteria Manual](#). Please look at these locations in the site plan and address whether trail corridors can be widened to meet the 30' local trail connection for open space credit.
- 10C. The numbers within your tracking tables are not consistent. The front table notes a total of 178 units which would equate to 472 people: 1.42 acres of a neighborhood park, 0.52 acres of the community park, and 3.68 acres of open space. Please correct and see redlines.
- 10D. Bold this filing in the Parks, Recreation, and Open Space Tracking Chart.
- 10E. Label tract acreages.
- 10F. Tract A is not wide enough to be considered a local trail corridor for credit. Widen to 30' for open space credit. Tract A does not meet the open space criteria set forth in the PROS manual. Remove it from the credit table.
- 10G. Shift the walk-in Tract B to be central in the corridor. Remove the area noted on the redlines from tract open space credit as it does not meet PROS criteria. If expanded to 30' wide, it will meet local trail criteria and may be credited toward open space.
- 10H. Widen the sidewalk corridor in Tract C to 30' for open space local trail requirements.
- 10I. Provide a crosswalk between Tracts B and C as noted on the redlines.
- 10J. Ensure the playground in Tract B is setback 50' from the right-of-way/curb.
- 10K. If possible, provide connectivity between the trail along 32nd Avenue back into the neighborhood through Tract D, otherwise, it will become a social trail through the tract.
- 10L. Remove the tree lawn turf adjacent to Tract A and note it as a native seed. Keep turf area in the field/shared space only.
- 10M. Ensure the connection through Tract E is being picked up in the adjacent site plan.

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

Site Plan

- 11A. The Title Commitment shows ownership as “Century Land Holdings, LLC, A Colorado Limited Liability Company.”
- 11B. Revise the Legal Description to match the plat.
- 11C. Label streets and tracts.
- 11D. Review and revise duplicate labels and overwrites.
- 11E. Label right-of-way width(s) and include reception numbers.
- 11F. Do sidewalks in motor courts require an access easement?
- 11G. Add labels and edit plans per redline comments.
- 11H. Contact Grace Gray at ggray@auroragov.org to initiate the license agreement process.

Plat

- 11I. The vicinity map must show and label all public roads within ½ mile of the site.
- 11J. Provide a Certificate of Taxes Due.
- 11K. Include a date in the Surveyor’s Certificate.
- 11L. Consider grouping the non-plottable easement notes.
- 11M. Block numbering should be in a logical sequence.
- 11N. Fill in missing reception numbers.
- 11O. Label existing and proposed easements.
- 11P. Add street names.
- 11Q. Address all comments, notations, and edits on the redlines.

12. Revenue (Aurora Water/TAPS / Diana Porter/ 303-739-7395 / dsporter@auroragov.org)

- 12A. Storm Drainage Development fees due: 34.405 acres x \$1,242.0 = \$42,731.01

Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based on the total landscaped area.



13. Aurora Public Schools (Josh Hensley / jd hensley@aurorak12.org)

13A. APS agreed to apply the school land dedication requirement for the purpose of calculating cash-in-lieu of land as site plans are approved for Aurora Highlands. The district will request cash-in-lieu of land when the balance of the obligation from approved site plans exceeds the acreage of school sites to be dedicated. In accordance with Section 4.3.18 of the Unified Development Ordinance, land value for cash-in-lieu will be based on the fair market value of zoned land with infrastructure in place.

AURORA PUBLIC SCHOOLS - STUDENT YIELD 12/5/2022

Aurora Highlands Site Plan NO 21 (DA-2062-37)

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	82	0.7	57
MF-LOW	96	0.3	29
MF-HIGH		0.145	0
TOTAL	178		86

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12 TOTAL
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	28	0.16	13	41	0.2	16	57
MF-LOW	0.17	16	0.08	8	24	0.05	5	29
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		44		21	65		21	86

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	44	0.0175	0.7735
MIDDLE	21	0.025	0.5200
HIGH	21	0.032	0.6784
TOTAL	86		1.9719

Aurora Highlands Development Tracking - 12/05/2022

Filing

CSP 1

CSP 2 DA-2062-06

Plat 4 DA-2062-10

Plat 5 DA-2062-11

Plat 8 DA-2062-14

Plat 10 DA-2062-16

Site Plan 14 DA-2062-20

Site Plan 16 DA-2062-23

Plat 6 DA-2062-13

Plat 13 DA-2062-17

Site Plan 15 DA-2062-21

Site Plan 17 DA-2062-26

Aurora Highlands North A DA-2062-31

Aurora Highlands North Area B DA-2062-33

Site Plan 7 DA-2062-36

Site Plan NO 21 DA-2062-37

Total

SFD	MFL	MFH	Total Units	K-8	HS	Total Yield	Dedication Requirement	Status
84			84	42	17	59	1.3734	Approved
182	44		226	102	39	141	3.265	Approved
9			9	5	2	7	0.1472	Approved
47			47	24	9	33	0.7685	Approved
174			174	87	35	122	2.8449	Approved
176			176	88	35	123	2.8776	Approved
156	62		218	94	34	128	2.9583	Approved
273			273	137	55	192	4.4636	Approved
26			26	13	5	18	0.4251	Final Mylars
13			13	7	3	10	0.2126	Tech Subm
295	122		417	178	65	243	5.6254	Final Mylars
97			97	49	19	68	1.586	Tech Subm
618	100		718	334	129	463	10.7618	2nd Submittal
585			585	293	117	410	9.5648	1st Submittal
51	38		89	35	12	47	1.0837	2nd Submittal
82	96		178	65	21	86	1.9719	1st Submittal
2,868	462	0	3,330	1,553	597	2,150	49.9298	

AHighlandsNorth_SiteplanNO21_1stSubmittal
12/5/2022

14. Xcel Energy (Donna George / donna.l.george@xcelenergy.com)

14A. See attached comment letter.

15. DEN Planning + Design (Lisa Nguyen / lisa.nguyen@flydenver.com)

15A. DEN Planning + Design has no comments at this time. Thank you for the continued opportunity to review and provide comments.



16. Mile High Flood District (Haley Koesters / submittals@udfcd.org)

- 16A. We appreciate the opportunity to review this submittal. We are interested in reviewing future drainage plans for this filing for potential maintenance-eligible features. There were no drainage documents submitted for our review at this time. Please reach out to me directly with any questions.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

December 7, 2022

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Debbie Bickmire

**Re: The Aurora Highlands Site Plan and Subdivision Filing No. 21
Case # DA-2062-37**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has **conflicts** with **The Aurora Highlands 21**. PSCo requests 10-foot-wide utility easements around the perimeter of Tract G since there are no "front" or "rear" sides to tracts. These 10-foot easements are used to accommodate both natural gas and electric distribution facilities. Quite honestly, any easements within tracts along roadways should be 10-feet-wide.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

For additional easements that may need to be acquired by separate document for new facilities, the Designer must contact a Right-of-Way and Permits Agent.

Comment response requested.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com