

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7217



September 22, 2023

Donald Rosier
Sherman Associates
5850 Central Ave
Westminster, CO 80031

Re: Technical Corrections Review: Everlea – Master Plan with Adjustments
Application Number: DA-2337-00
Case Number: 2022-7005-00

Dear Mr. Rosier:

Thank you for your technical corrections submission, which we received on September 6, 2023. We reviewed it and attached our comments along with this cover letter. The review letter contains comments from all city departments and outside agencies.

Because there are outstanding comments, another technical corrections review will be required. Please resubmit the requested documents at your convenience.

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 give me a call. I may be reached at 303-739-7857.

Sincerely,

Sarah Wile, AICP
Senior Planner II, City of Aurora
Planning & Development Services Department

cc: Al Cunningham, PCS Group
Cesarina Dancy, ODA
Filed: K:\SDA\2337-00tech1.rtf



Technical Corrections Review

1. Planning (Sarah Wile / 303-739-7857 / swile@auroragov.org / Comments in teal)

1A. No additional comments at this time.

Response: Acknowledged

2. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

2A. While the adjustments to the PRV appear to have resolved the fire flow velocity issue, it now looks like Zone 3 is flooding into Zone 3C.

Response: Adjustments have been made to the water distribution model to address changes made by the Skydance Development as well as the remaining PRV issue. Per communications with Casey Ballard, the model has been shown to run all required scenarios successfully and the PRV will remain in a closed state in the model, and adjusted in the field at time of construction. The amended MUS report and maps were resubmitted on 11/10/2023.

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

3A. The park land dedication table is not accurate based on the updated unit counts. For 1,064 units and a total population of 2,729, the following is required: 8.19 acres of neighborhood park, 3.0 acres of community park, and 21.28 acres of open space. This should be updated in both Tabs 8 and 9.

Response: Acknowledged. As discussed with staff, the assisted living designation has been removed from PA-5 and the charts and tables have been updated accordingly. Additionally, an update to the traffic study has been provided. Note that should an assisted living user purchase one of the MF planning areas - the population/PLD/cash-in-lieu fees would not be required for that equivalent area / population as discussed with PROS.

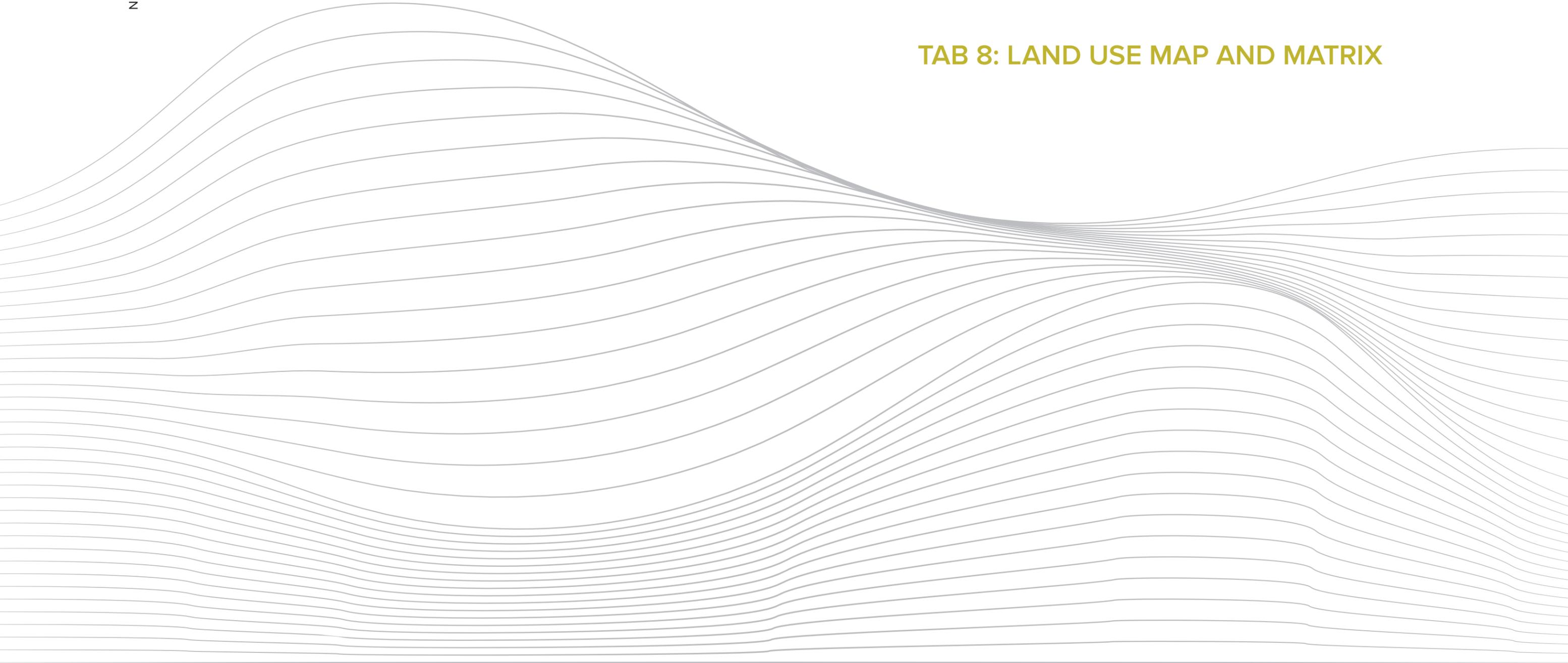
3B. Note that the undeveloped neighborhood park acreage required will need to be paid via a park development fee. This will equate to 3.46 paid at building permit. Please include this note in Tab 9.

Response: Acknowledged and note added. Note that should an assisted living user purchase one of the MF planning areas - the population/PLD/cash-in-lieu fees would not be required for that equivalent area / population as discussed with PROS.

3C. Prior to final mylars, please discuss with PROS the timing for the land dedication to the city. Note: No trigger for completion of the park should be included as that will be per city approval.

Response: Acknowledged. No trigger is included.

TAB 8: LAND USE MAP AND MATRIX



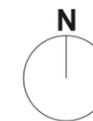
TAB 8
MASTER PLAN LAND USE MAP



- LIMITED MOVEMENT ACCESS POINT
- ACCESS POINT
- MAJOR ARTERIAL
- MINOR ARTERIAL
- COLLECTOR STREET
- Existing Cell Tower Location

NOTES:

- i) An area (10' x 10') for at least one Whelen Siren System will be provided. The location and number of systems will be established during the Site Plan process. This system may be placed in any Planning Area.
- ii) An adjustment is proposed to have 53% of the land area in the Master Plan as residential uses within the MU-A district. No additional residential uses can be added outside of the defined PA's, without a Master Plan Amendment, and possible associated adjustments.



TAB 8

FORM D: MASTER PLAN LAND USE/DENSITY MAP MATRIX

FORM D: MASTER PLAN LAND USE MAP MATRIX								
Last Revision: 07/24/23								
ZONE								
A.	B.	C.	D.	E.	F.	G.	H.	I.
LAND USE ITEM	PLANNING AREA MAP NUMBER	MAP AREA CODE	GROSS LAND AREA IN ACRES	PERCENTAGE OF TOTAL LAND AREA	LAND USE FORMULA	MAXIMUM POTENTIAL DENSITY BY CODE (IN DUs OR SF)	ACTUAL PROPOSED MAXIMUM DENSITY (IN DUs OR SF)	PHASING, DETAILS, COMMENTS (INCLUDE PHASE NO. OR TRIGGERING EVENT)
1. FLOOD PLAIN AREAS, DETENTION AREAS & WETLAND AREAS	PA-8	DETENTION	3.33	2.5%	DETENTION	N/A	N/A	
2. REQUIRED LAND DEDICATION AREAS FOR PARKS, SCHOOLS, FIRE STATIONS, POLICE STATIONS, LIBRARIES, 10'x10' WHELEN SYSTEM	PA-1	COMMUNITY PARK / OPEN SPACE	23.82	17.7%	7.8 acres per 1,000 resident population	N/A	N/A	
	PA-9	NEIGHBORHOOD PARK / OPEN SPACE	5.71	4.2%	7.8 acres per 1,000 resident population	N/A	N/A	
	PA-14	OPEN SPACE	2.49	1.9%	7.8 acres per 1,000 resident population	N/A	N/A	
	PA-18	OPEN SPACE	1.35	1.0%	7.8 acres per 1,000 resident population	N/A	N/A	
3. DEVELOPMENT AREAS (Mixed-Use Airport (MU-A))	PA-2	COMMERCIAL	2.38	1.8%	40 DU / AC	95	0	0.0 GROSS DU/AC PROPOSED
	PA-3	COMMERCIAL	13.1	9.7%	40 DU / AC	524	0	0.0 GROSS DU/AC PROPOSED
	PA-4	MULTI-FAMILY	12.56	9.3%	40 DU / AC	502	420	33.4 GROSS DU/AC PROPOSED
	PA-5	MULTI-FAMILY	7.06	5.3%	40 DU / AC	282	186	26.3 GROSS DU/AC PROPOSED
	PA-6	COMMERCIAL	11.32	8.4%	40 DU / AC	453	0	0.0 GROSS DU/AC PROPOSED
	PA-7	SINGLE FAMILY ATTACHED	9.56	7.1%	40 DU / AC	382	123	12.9 GROSS DU/AC PROPOSED
	PA-10	SINGLE FAMILY ATTACHED/DUPLEX	3.78	2.8%	40 DU / AC	151	28	7.4 GROSS DU/AC PROPOSED
	PA-11	SINGLE FAMILY ATTACHED	5.99	4.5%	40 DU / AC	240	79	13.2 GROSS DU/AC PROPOSED
	PA-12	SINGLE FAMILY DETACHED	9.09	6.8%	40 DU / AC	424	44	4.8 GROSS DU/AC PROPOSED
	PA-13	SINGLE FAMILY ATTACHED/DUPLEX	4.89	3.6%	40 DU / AC	196	32	6.5 GROSS DU/AC PROPOSED
	PA-15	SINGLE FAMILY DETACHED	8.36	6.2%	40 DU / AC	160	44	5.2 GROSS DU/AC PROPOSED
PA-16	SINGLE FAMILY ATTACHED/DUPLEX	3.93	2.9%	40 DU / AC	255	28	5.2 GROSS DU/AC PROPOSED	
PA-17	SINGLE FAMILY ATTACHED	5.71	4.2%	40 DU / AC	255	80	6.9 GROSS DU/AC PROPOSED	
4. TOTAL MAP ACREAGE			134.4	100.0%				
5. LESS 1/2 OF PERIMETER STREETS NOT OWNED BY APPLICANT			8.6					
6. APPLICANTS ACREAGE LISTED IN APPLICATION (LINE 4-LINE 5)			125.8					
7. TOTAL FLOOD PLAIN ACREAGE			0					
8. TOTAL ADJUSTED GROSS MASTER PLAN ACREAGE (LINE 4 - LINE 7)			134.4					

TAB 8

FORM D: MASTER PLAN LAND USE/DENSITY MAP MATRIX

RESPONSE: CHART AND NUMBERS HAVE BEEN UPDATED TO ALIGN WITH TAB 9

Update all numbers per comments in the Tab 9.

FORM D: MASTER PLAN LAND USE/DENSITY MAP MATRIX, page 2					
A.	D.	E.	F.	G.	H.
LAND USE ITEM	GROSS LAND AREA IN ACRES	LAND USE FORMULA	MAXIMUM POTENTIAL DENSITY BY CODE (IN DUs)	ACTUAL PROPOSED MAXIMUM DENISTY (IN DUs)	PHASING, DETAILS, COMMENTS (INCLUDE PHASE NO. OR TRIGGERING EVENT)
			40 DU/AC		
9. TOTAL SFD PLANNING AREAS	17.45	2.65 PERSONS PER UNIT	698 (40 DU/AC)	88 (5.6 DU/AC)	ESTIMATED RESIDENTS (COLUMN E x G) = 233
10. TOTAL SFA	33.86	2.65 PERSONS PER UNIT	1354 (40 DU/AC)	370 (12.1 DU/AC)	ESTIMATED RESIDENTS (COLUMN E x G) = 981
11. TOTAL MF PLANNING AREAS	19.62	2.5 PERSONS PER UNIT	785 (40 DU/AC)	606 (0 DU/AC)	ESTIMATED RESIDENTS (COLUMN E x G) = 1050 (1)
12. TOTAL RESIDENTIAL*	70.93		2837	1064	* TOTAL RESIDENTS = 2264 (1)
13. PROPOSED SMALL LOTS (SFA/SFD)		Maximum of 50% of SFA/SFD Lots		229	
14. TOTAL RETAIL PLANNING AREAS	N/A				
15. TOTAL OFFICE PLANNING AREAS	N/A				
16. TOTAL INDUSTRIAL PLANNING AREAS	N/A				
17. TOTAL MIXED USE COMMERCIAL AREAS	N/A				
18. TOTAL COMMERCIAL PLANNING AREAS	26.8				
19. TOTAL NEIGHBORHOOD PARKS	5.71	3 AC/1,000 population Required			Required PLD = 6.79 Ac Provided PLD = 5.71 Ac
20. TOTAL COMMUNITY PARKS	23.82	1.1 AC/1,000 population Required			Required PLD = 2.49 Ac Provided PLD = 23.82
21. TOTAL OTHER OPEN SPACE INCLUDING TRAIL CORRIDORS, GREENBELTS , SPECIAL RECREATIONAL SITES (EXCLUSIVE OF FLODD PLAIN)	3.84	7.8 AC/1,000 population Required			Required PLD = 17.66 Ac Provided PLD = 3.84 Ac
22. TOTAL PARK & OPEN SPACE	33.37				Total Required PLD = 26.94 Ac. Total Provided PLD = 33.37 Ac. Net Dedicated Acreage = 27.2 Ac.
*Notes: i) The total residents shown does not include the units associated with the senior/assisted living in PA-5,since these are not included within the PLD calculations below.					
ii) Excess Community Park acreage to cover outstanding neighborhood park and open space requirements.					

RESPONSE: CHART AND NUMBERS HAVE BEEN UPDATED TO ALIGN WITH TAB 9

Update all numbers per comments in the Tab 9. Please ensure numebrs are consistnet across tabs.

STANDARD NOTES

1. Traffic Signal Costs. Owner and/or developers are responsible for 100 percent of signal costs for interior intersections. The cost of signals at perimeter intersections will be prorated. Signal locations and cost sharing will be determined at Site Plan.
2. Street Lights. Street lights must be constructed along all public streets as required by City Code Section 126-236.
3. Archeological finds. The Metropolitan District owner, developer and/or contractors will notify the City if archeological artifacts are uncovered during construction.
4. Parks. Neighborhood park sites shall not exceed 3 percent maximum finished grades.
5. Residential Density Reductions. The developer has the right to build at a lower residential density in any map area provided the City has determined that the use is permitted and compatible with surrounding land uses. A finding of compatibility will be determined at the time of Site Plan review. This reduction shall be considered an administrative Master Plan amendment.
6. Master Drainage Plan. No subdivision shall be approved prior to the City's approval of the Master Drainage Plan. In the event of any plan conflicts with the Master Plan, including, but not limited to, the size, location and regional detention ponds and/or drainage way locations, cross sections and widths, the Master Drainage Plan, as approved by the City, shall govern. Drainage ponds drop structures and other facilities are subject to Site Plan review.
7. 404 Permit. The developer is responsible to comply with any requirements of the Army Corps of Engineers (if any) with regards to 404 permitting and wetlands mitigation.
8. Emergency Access. The developer is responsible for construction of all on-site and off-site infrastructure needed to establish two points of emergency access to the overall site and each internal phase of construction. This requirement includes, but is not limited to, the construction of any emergency crossing improvements, looped water supply and fire hydrants as required by the adopted fire code and city ordinances.
9. The Master Utility Study, Master Drainage Study and Master Traffic Study are incorporated as a part of the Master Plan. Final approval of these documents is required before acceptance of an application for the first Site Plan within the project.
10. Landscaping Standards. Unless otherwise noted herein in an adjustment, the landscaping standards outlined in the Unified Development Ordinance apply to this Master Plan. Where the standards outlined in the Unified Development Ordinance conflict with standards within this Master Plan, the more restrictive shall apply.
11. Future Amendments. Any future amendments to architecture, landscape architecture and other urban design standards and related drawings must demonstrate an equal or better quality than the approved Master Plan standards.

STANDARD NOTES

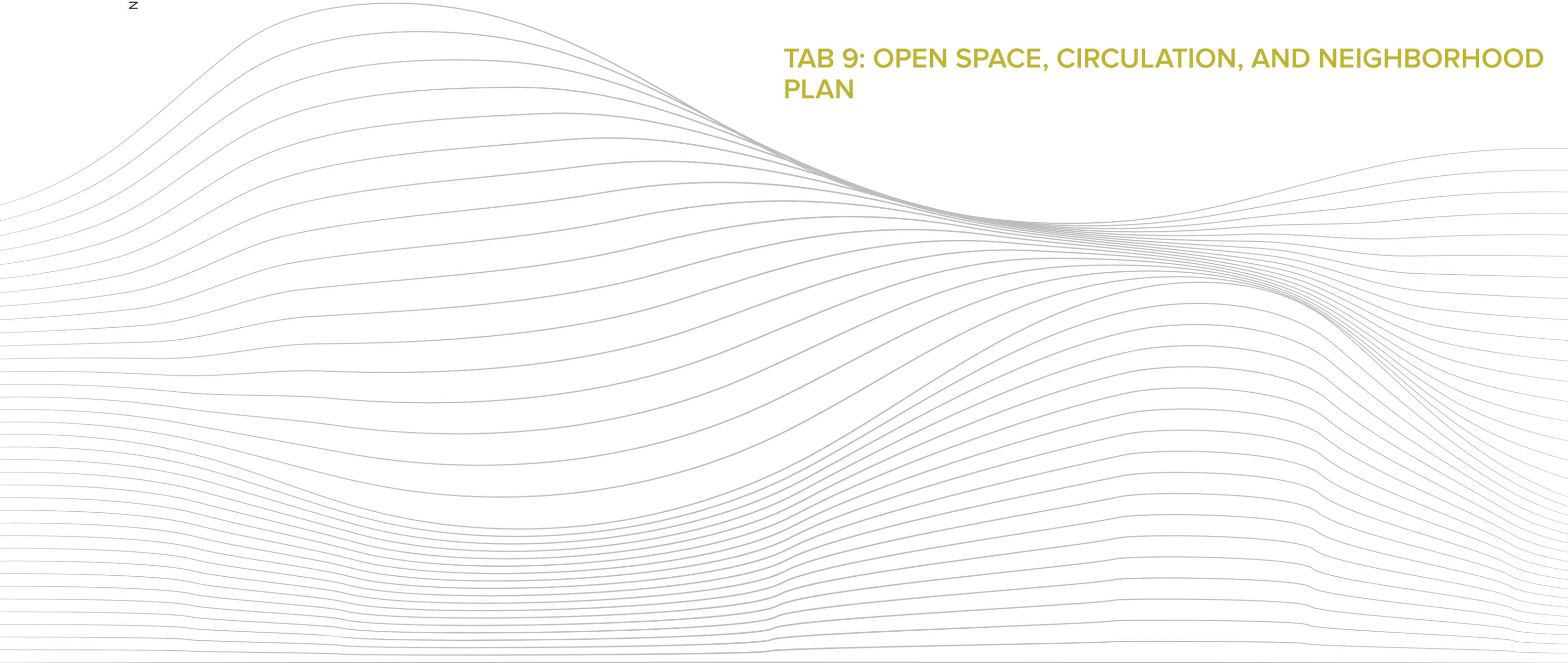
12. Master Plan Adjustments. Except for the adjustments listed below, this Master Plan will be interpreted to mean that all standards contained in the Master Plan will meet or exceed all city code requirements.
13. Design Standards. A Master Plan Amendment as per the requirements of Sections 3.9, 3.12, 3.13 and 3.14 of the Master Plan Manual will be required to be submitted either with the application for the Master Plan or as an amendment to the Master Plan to be submitted with the application for the first Site Plan in the development.
14. Major arterial medians to be publicly maintained shall be designed and constructed in accordance with PROS Public Median Standards.
15. Major arterial medians to be privately maintained shall be designed and constructed in accordance with PROS Private Median Standards.
16. Whelen Warning System Requirements. The FEMA requirements for outdoor emergency warning systems is a 60-70 foot monopole tower using an alert siren. The city of Aurora uses the Whelen Siren System, The land requirement for the tower is a 10' x 10' easement. Each siren covers approximately 3,000 radial feet at 70 DB and is typically spaced on siren per square mile. In newly annexed/developing areas of the city, sirens should be sited on every 1/2 section of ground (320 acres) or 6000 feet apart to provide edge to edge coverage. The exact placement of sirens will be determined by the city of Aurora's office of emergency management to ensure that coordinated coverage is provided on a system-wide basis. For specific questions, the office of emergency management can be reach at 303-739-7636 (Phone), 303-326-8986 (fax), or (email) afd_oem@auroragov.org.

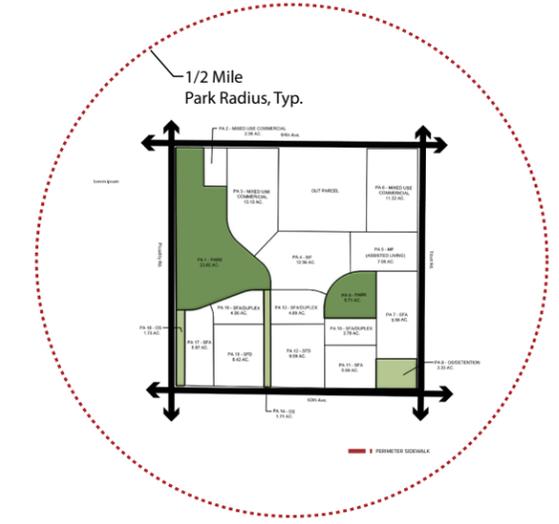
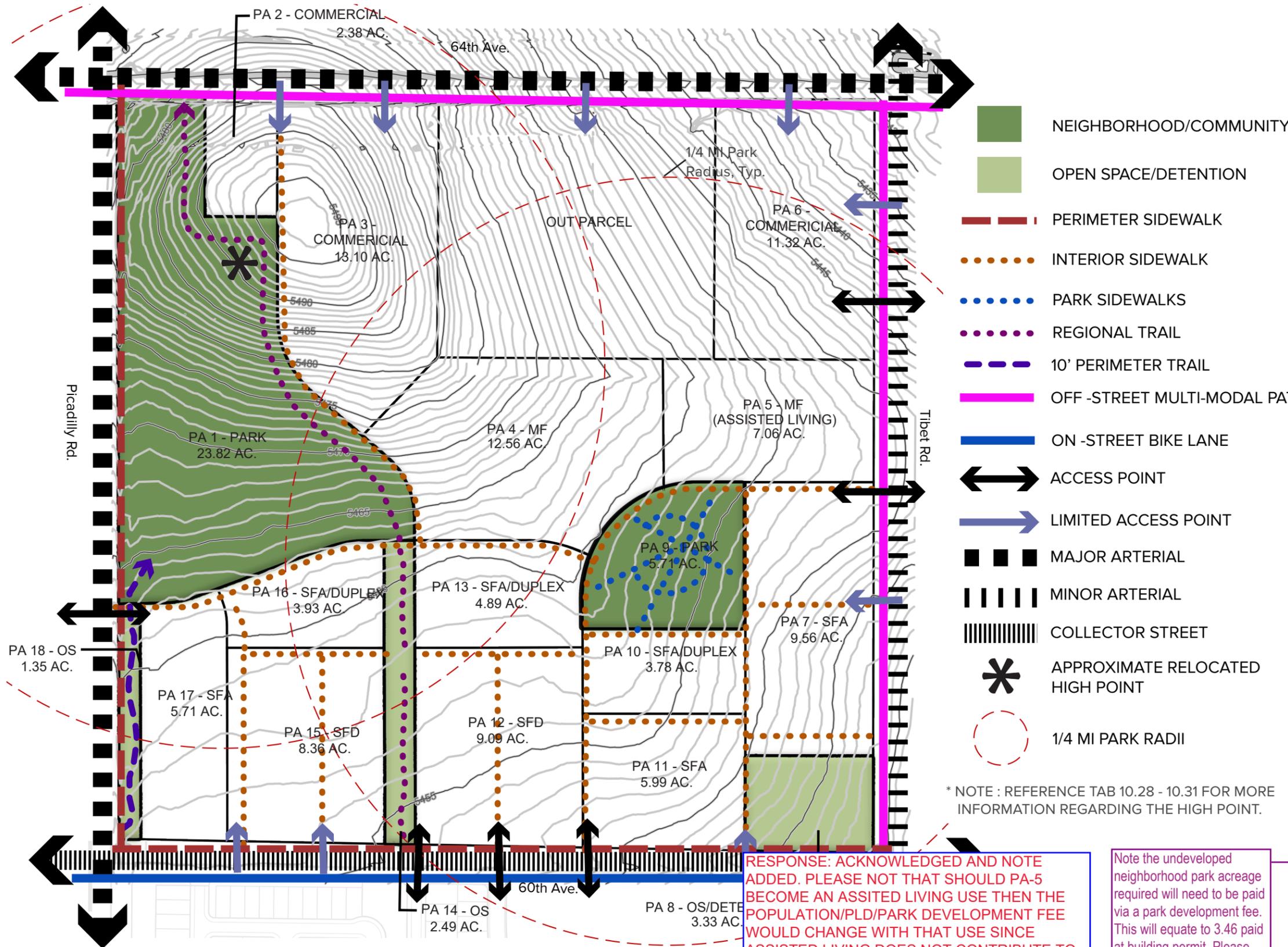
ADJUSTMENTS:

Adjustment #1: We are requesting an adjustment from Section 146-2.4.8.D.1 regarding residential use limitations within the Mixed Use - Airport (MU-A) portion of the UDO which says that no more than 50% of the gross land areas included in any Master Plan shall permit Household Living Uses or Group Living Uses listed in Table 3.2-1, and no more than 50% of the gross land area in residential use in any Master Plan may be developed with single-family detached dwellings.

The adjustment request is to include 53% residential uses within the master plan.

TAB 9: OPEN SPACE, CIRCULATION, AND NEIGHBORHOOD PLAN





1/2 MI Park Service Area

This table is not accurate based on the updated unit counts. For 1064 units and a total population of 2729 the following is required:
 8.19 neighborhood park
 3.0 Community Park
 21.28 open space

RESPONSE: TABLE AND NUMBERS HAVE BEEN UPDATED

RESPONSE: ACKNOWLEDGED AND NOTE ADDED. PLEASE NOT THAT SHOULD PA-5 BECOME AN ASSITED LIVING USE THEN THE POPULATION/PLD/PARK DEVELOPMENT FEE WOULD CHANGE WITH THAT USE SINCE ASSISTED LIVING DOES NOT CONTRIBUTE TO PLD..

Note the undeveloped neighborhood park acreage required will need to be paid via a park development fee. This will equate to 3.46 paid at building permit. Please include note.

* NOTE : REFERENCE TAB 10.28 - 10.31 FOR MORE INFORMATION REGARDING THE HIGH POINT.

PARK LAND DEDICATION REQUIREMENTS				
PLD TRACKING	EST POP.	PLD REQ. PER CODE (AC)	PLD PROPOSED (Gross AC)	PROS CREDITED ACREAGE (NET)
NEIGHBORHOOD PARKS (3AC/1000). TO BE MET ON SITE, ADDITIONAL ACREAGE TO COUNT TOWARDS OPEN SPACE.	2264	6.8	5.7	4.73
COMMUNITY PARKS (1.1AC/1000). TO BE PAID VIA CASH IN LIEU.	2264	2.5	23.3	20.52
OPEN SPACE (7.8 AC/1000). MAY BE MET PARTIALLY ON SITE WITH THE REMAINDER VIA CASH IN LIEU.	2264	17.7	3.8	1.93
TOTAL		26.9	32.9	27.2

Open Space, Circulation, and Neighborhood Plan



Note:
The layout shown here is conceptual, and subject to change and refinement at the site plan level and with subsequent formal applications.

Open Space, Circulation, and Neighborhood Plan

FORM J

Form J

Planning Area Designation (or feature in an area)	Description and Inventory of Facilities	Gross Acreage	Parks Dept. Credited Acreage (Net)	Facility Funding and Construction Responsibility	Final Ownership and Maintenance Responsibility	Order for Each Phase
PA-1	To meet PROS Community Park criteria; to be designed at the time of park master plan.	23.82	20.52	City of Aurora. Community park development fees to be collected with all building permits.	City of Aurora	To be determined in conjunction with City of Aurora PROS department.
PA-8	Open Space: Detention	3.33	0	HOA/District	HOA/District	The detention pond will be required in conjunction with the development of any planning area, other than PA-6.
PA-9	Park: Plaza, playground, shade structures, restrooms, Pickleball Courts, bike racks, planting beds, and benches. At least one inclusive play element will be provided at playground. The type of the inclusive equipment will be established at the Site Plan phase.	5.71	4.73	HOA/District	HOA/District	Site Plan to be submitted with abutting first planning area site plan. Completion with construction of second abutting planning area.
PA-14	Open Space: 10' Regional Trail Connection	2.49	1.42	HOA/District	HOA/District	Site plan submitted in conjunction with PA-15 and PA-16.
PA-18	Open Space: 10' Perimeter Trail Connection	1.35	0.5	HOA/District	HOA/District	Site plan submitted in conjunction with adjacent planning area PA-17.
	Arterial medians of 64th Ave and Picadilly. Medians to be dedicated to PROS, to meet PROS standards, if not already dedicated.			HOA/District	City of Aurora	To be at completion of full right of way dedication.
	Sub-total	36.7	27.2			

Prior to mylar, please discuss with PROS the timing for the land dedication to the city. (note no trigger for completion of the park should be included as that will be per city approval)

RESPONSE: ACKNOWLEDGED

Director of Parks, Recreation and Open Space
 Date: _____ Signature: _____

NOTES:
 1) Detention areas may count toward open space if they have a recovery period of 24 hours. This credit can be established at the time of site plan.