

Planning Division  
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November 9, 2021

Glen Barnard  
Gun Club Group Partners  
4100 S. Mississippi Ave., Suite 500  
Denver, CO 80246

**Re: Second Submission Review – Pomeroy – Master Plan Amendment**  
Application Number: **DA-1670-05**  
Case Numbers: **2002-7004-02**

Dear Mr. Barnard:

Thank you for your second submission, which we started to process on Friday, October 15, 2021. 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. Please revise your previous work and send us a new submission on or before Monday, November 29, 2021.

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 Administrative Decision date is still set for Wednesday, December 15, 2021. Please remember that all abutter notices must be sent and the site notices must be posted at least 10 days prior to the administrative decision date. These notifications are your responsibility and the lack of proper notification will cause the administrative 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, Planner I  
City of Aurora Planning Department

cc: Jeff Neulieb, Kephart, 2555 Walnut St., Denver, CO 80205  
Scott Campbell, Neighborhood Liaison  
Jacob Cox, ODA  
Filed: K:\\$DA\1670-05rev2.rtf



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The master plan amendment will not be approved by public works until the master drainage study is approved. Comments were provided in February and no subsequent submittal has been made (Public Works).
- Master utility plan has several comments with particular regard to calculations that need to be redone or updated to city standards (Water).

### PLANNING DEPARTMENT COMMENTS

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

- 1A. No comments at this time.

#### 2. Zoning and Land Use Comments

- 2A. The proposal impacts the entire FDP east of Aurora Parkway, which includes Planning Areas PA-6 through PA-14. An FDP Amendment for the Pomeroy Master Plan will be required to address changes in Planning Areas, Land Uses, Transportation Networks, Public Improvement Plan (PIP) and related maps and tables to address the development on the east side of S Aurora Parkway. FDP Amendments can be approved administratively unless they require waivers. FDP Amendments with waivers over 10% of the standards in the zoning code require Planning Commission approval. Please review the FDP Manual and coordinate with your case planner on how to approach the FDP Amendment submittal.

*Applicant Response: The 1st Pomeroy FDP Amendment will apply to the east side only. No waivers are being requested with this FDP amendment. It was agreed upon with the previous case planner, Brandon Camerata, that the most efficient method to review the proposal was to provide revised documents within the approved mylar set that pertained to the east side only. NOTED.*

#### 3. Streets and Pedestrian Issues

- 3A. The 4-foot fence in the legend vs in the site plan does not match. Please make sure the legend matches the site plan exactly.
- 3B. Enhanced crosswalk legend and site plan need to match for clarity.
- 3C. You have community nodes at the intersection of South Aurora Parkway. Please explain what community nodes will be going there? I suspect that you are indicating a crosswalk which not a community node but a requirement for safety.
- 3D. Trail Connections: The Murphy Creek Regional Trail is planned for the east side of Murphy Creek within your property. Final alignment of the trail has not yet been determined but there will likely be a portion of the regional trail that will fall within your property boundary to be constructed and shown on future site plans in coordination with the bridge over Murphy Creek. Further coordination will need to occur with PROS and Xcel to determine alignment, share of responsibilities, and timing. Please send confirmation of email/meetings regarding this issue.

#### 4. Architectural and Urban Design Issues

##### *Residential Design Standards – Page 3*

- 4A. *Repeat Comment:* In Subareas C, no more than 14 dwelling units may face the same Green Court open space, except that the number of units facing a Green Court open space may be increased to 24 dwelling units, if both ends of the Green Court open space have frontage on a public street and the design is approved by the Department of Public Works, Life Safety. The length of the Green Court open space shall not exceed 360 feet in length measured from any public or private street or access drive. Please add a statement that addresses this requirement from the UDO: Each Green Court Dwelling development shall have direct frontage on and pedestrian access to a street that includes on-street parking and sidewalks on both sides.



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

5A. No further comments.

**6. Addressing** (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@auroragov.org))

6A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided is in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**7. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)

***Pomeroy 1<sup>st</sup> Framework Development Plan Amendment***

7A. The master plan amendment will not be approved by public works until the master drainage study is approved. Comments were provided in February and no subsequent submittal has been made.

7B. Landscape Sections – Should this be Elk Way.

***Tab 9 - Public Improvement Narrative***

7C. The FDP/Master plan amendment will not be approved by public works until the master drainage study is approved.

7D. Represent the Chelsea Draw improvements as piped vs open channel representing a corridor width

***Public Improvements Plan (PIP)***

7E. The master plan amendment will not be approved by public works until the master drainage study is approved. Comments were provided in February and no subsequent submittal has been made.

7F. separate plan is not required as it is included with the narrative.

**8. Traffic Engineering** (Steve Gomez / 303-739-7336 / [sgomez@auroragov.org](mailto:sgomez@auroragov.org) / Comments in amber)

***Tab 9 - Public Improvement Narrative***

8A. Sheet 9 see call out for “Fire”.

***Open Space Circulations – Connectivity Diagram in Pomeroy 1<sup>st</sup> Framework Development Plan Amendment***

8B. See comments on Connectivity Diagram, separate submittal.

8C. Sheet 18 see call out for “Fire”.

***Public Improvements Plan (PIP)***

8D. Sheet 9 see call out for “Fire”.

**9. Fire / Life Safety** (John J. Van Essen / 303-739-7489 / [jvanesse@auroragov.org](mailto:jvanesse@auroragov.org) / Comments in blue)

9A. No further comments.

**10. Aurora Water** (Daniel Pershing / 303-739-7646 / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / Comments in red)

***Master Utility Plan***

10A. Please give street name or EDN/EA# to reference which manhole.

10B. Does this calculation represent maximum allowable flow?

10C. Based on the exhibit DP2 should be PA7 + PA6 not just PA7.

10D. Please include columns for Peak Hour, Fire flow and Max Day + Fire Flow.

10E. What does this exhibit represent? Is this from the Water CAD model? Label assets to reference on results sheets.

10F. Existing flows from Sorrel Ranch at POC required to determine if this 8" pipe will need to be upsized.

10G. Add contours to this exhibit. Please separate water and sanitary layouts.

10H. Add signature block.



***Public Improvements Plan Narrative (PIP)***

10I. Looped connection will be required and follow proposed routing on the MUS.

***Public Improvements Plan (PIP)***

10J. Each area must have an outfall for sanitary and a looped water connection no matter which PA comes in first.

**11. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

***Mylar Set – Sheet 1 of 18***

11A. *Repeat Comment:* Send in the description on 8-1/2" x 11" page with the areas included. Send in the closure sheet for the description of the FDP.