



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

March 24, 2022

Ed McCoy  
 Fairfield Residential Company LLC  
 1644 Platte Street, Suite 160  
 Denver, CO 80202

**Re: Initial Submission Review:** Fairfield Townhomes – Site Plan and Subdivision Plat  
**Application Number:** DA-1556-25  
**Case Numbers:** 2022-4012-00; 2022-3018-00

Dear Mr. McCoy:

Thank you for your initial submission, which we started to process on February 28, 2022. We reviewed it 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 many important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before April 14, 2022 to remain on schedule.

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, City of Aurora  
 Planning & Development Services Department

cc: Beccah Bailey, Norris Design  
 Cesarina Dancy, ODA  
 Filed: K:\SDA\1556-25rev1.rtf



## *Initial Submission Review*

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

- Include all required information in the Data Block and add required Site Plan Notes (see Item 2)
- Plat all green courts as separate tracts (see Item 3)
- Remove front yard fencing from all street-facing units per the Master Plan (see Item 3)
- Provide a plan that illustrates which areas are being counted towards open space requirements (see Item 3)
- Dimension and label all existing and proposed easements and sidewalks (see Item 9)
- Update the Traffic Impact Study and resubmit with the next submittal (see Item 10)
- Build additional receiving ramps and remove applicable parallel parking spaces (see Item 10)
- Include utility easements for sanitary and water services in private streets (see Item 11)
- Add a connection to the open space and trail along 56<sup>th</sup> Avenue (see Item 12)
- Provide an Implementation Plan and show the location of all fire lane easements (see Item 13)
- Address Real Property comments on the Site Plan and Plat and provide requested documents (see Item 14)
- Review comments from Xcel Energy and Aurora Public Schools (see Items 15 and 16)

### **PLANNING DEPARTMENT COMMENTS**

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

1A. Referrals were sent to all adjacent property owners and three registered neighborhood organizations with the first submittal. No comments were received. A neighborhood meeting is not required for this project unless comments are received in the future.

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

2A. Please update the Letter of Introduction to correct inconsistent details and provide additional information per redline comments.

2B. Please ensure that all documents utilize consistent naming (Fairfield Townhomes Site Plan / Fairfield Townhomes Subdivision Filing No. 1) when referring to the name of the Site Plan and Plat.

2C. Update the Vicinity Map to include correct references to other Site Plans in Painted Prairie and to call out the northern, eastern and western street boundaries surrounding the subject site. Also make the outline around the site bolder so it can be seen easily.

2D. Please remove all unnecessary sheets from the plan set. The building rendering and color / material sheets should be uploaded as a separate document and the unit plans, roof plans, and building plans should be removed as those are not reviewed in the Site Plan.

2E. Remove “of 83” from the bottom right corner of all sheets as this makes adding sheets in the future simpler. In addition, please ensure that the Landscape Plan uses consistent sheet numbers (18, 19, 20, etc.) as the rest of the plan set.

2F. Many of the standard Site Plan Notes are missing from the Cover Sheet. Please provide with the next submittal.

2G. Add lines for “City Council” and “Planning and Zoning Commission” to the Signature Block as all Site Plans are required to have these. If they are not needed, staff will write N/A when signatures are completed in the future.

2H. The Data Block on the Cover Sheet does not include most of the required categories. Please review the example from another Site Plan and update with the next submittal.



2I. Please update all references in the Traffic Impact Study to reflect “Master Plan” instead of “Framework Development Plan / FDP.”

2J. Revise references to adjacent projects (Case Numbers / project names) per redline comments.

2K. Ensure that Key Maps are provided on all applicable sheets and note the sheet numbers on the Key Maps

2L. The city has developed [CAD Data Submittal Standards](#) for internal and external use to streamline the process of importing AutoCAD information into the City's Enterprise GIS. A digital submission meeting the CAD Data Submittal Standards is required before final mylars can be routed for signatures or recorded for all applications. Please review these standards and ensure that files are in the correct format to avoid future delays.

### **3. Zoning and Land Use Issues**

3A. All green courts must be platted as separate tracts and should not be part of individual unit lots. This is needed so staff can accurately review tract landscaping requirements, setbacks, etc., and for maintenance purposes if the lots were to ever be sold off to individual owners in the future. Please revise four of the green courts to be tracts and update the Site Plan and Plat to reflect this.

3B. Identify the square footage of the amenity / main building and clearly call out primary building entrances on the Site Plan.

3C. Update the lot layouts on Sheet 7 per redline comments.

3D. The calculations for the unit types in the Lot Type Legend and Lot Data Table do not match. Please update to be consistent. In addition, columns should be added for “Minimum Porch Front Setback from Green Court” and “Minimum Building Setback from Green Court.”

3E. A plan identifying which areas are being counted towards the open space requirements for the townhomes is required. The table on Sheet 15 is not sufficient as staff needs to verify that all of those areas are eligible to be counted and confirm the size of each. Please include with the next submittal.

3F. Per the Painted Prairie Design Standards (Tab 10), front yard fencing is not permitted with the exception of units fronting on a green court. Please remove front yard fencing from all street-facing townhomes to ensure compliance with the Master Plan.

3G. Please gray back all off-site improvements, including landscaping, along 56<sup>th</sup> Avenue for context purposes.

3H. Although a formal landscape review could not be completed due to staff constraints with this submittal, please review the redline comments on the Landscape Plan and ensure that they are addressed prior to resubmitting. It appears that there may be tables missing or UDO requirements that have not been accounted for on some sheets.

3I. Are any monument signs proposed specifically for this project? If so, please identify locations on all sheets and include a detail of the monument sign base with the next submittal.

### **4. Adjustments**

4A. It does not appear that any adjustments are required at this time, but this will be evaluated again with the next submittal once all requested information has been provided to ensure compliance with all UDO requirements.

### **5. Streets, Pedestrian, and Parking Issues**

5A. Tract A will likely need to be dedicated as a fire lane and utility easement if required by Fire / Life Safety and Aurora Water.



5B. Please add an enhanced pedestrian crosswalk across “Road G” that connects to the west sidewalk on “Road 4.” This is needed in order to provide a safe north-south connection from 56<sup>th</sup> Avenue up to 57<sup>th</sup> Avenue through the site. Realign the sidewalk through the tract if needed so it aligns with the sidewalk on the west side of Road 4.

5C. Please clarify what the intent of Note #1 on Sheet 2 is. How would the alleys only be for emergency vehicle access only when they are needed for residents and guests to access units? Please review.

5D. All areas currently labeled as “Road A, B, C, 1, 2, 3, etc..” should be renamed to “Alley A, B, C” as they are not intended to be roads, they are alleys. This comment applies to all areas except for Road 4 and 57<sup>th</sup> Place, which both function as a street.

5E. Please dimension all surface parking spaces.

5F. Please update the parking calculations on Sheet 7 per redline comments.

#### **6. Architectural and Urban Design Issues**

6A. Please provide Key Maps on all Architectural Elevation sheets so it is clear where each of the architectural styles is located rather than having to look at the larger map.

6B. Please provide a cross section and/or rendering that shows what the patio areas will look like and how those will relate to the front yard / green court, landscaping, fencing (where permitted), and front building façade.

6C. Please fix or remove the scale on the Architectural Elevation sheets.

6D. Please note that Design Review Committee approval is required prior to city approval of the Site Plan.

#### **7. Addressing (Phil Turner / 303-739-7271 / [pturner@auroragov.org](mailto:pturner@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 parcels, street lines and building footprints (if available) at minimum. Please ensure that the digital file is provided in the correct projection so it will display correctly within our GIS system. More information can be found [here](#).

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

8A. Landscape comments will not be provided with this round of review due to staff constraints. Comments will be included with the next submittal.

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

#### **9. Civil Engineering (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)**

9A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

9B. Include all of the required notes on the Cover Sheet.

9C. Add a note or clearly indicate which public improvements are being installed by the master developer.

9D. Sidewalk easements are reserved for public sidewalks. Is the easement called out on Sheet 3 a private easement?

9E. Label all curb return radii.

9F. Dimension proposed parking spaces.



9G. Add a note to Sheet 3 that the ISP Civil Plans for the associated infrastructure must be approved prior to issuance of building permits. Construction shown on the Civil Plans for the associated infrastructure must be initially accepted by the city prior to the issuance of TCOs or COs per the Public Improvements Plan.

9H. Indicate locations of all mail kiosks on the Site Plan.

9I. Are fire lane easements proposed in the alleys? If so, please label.

9J. Check sidewalk connections to ensure that they are not connecting in the middle of the ramps.

9K. Label all internal streets as private.

9L. Show the street light locations proposed by the master developer. Street lights are required on the west side of Orleans Street if not provided by the master developer and add the requested note.

9M. Label street and ROW width.

9N. Dimension all sidewalks.

9O. Provide flow direction arrows to show where drainage is directed, provide slope labels for tracts, and provide proposed contours on the Grading Plan.

9P. Dimension and label all existing and proposed easements.

9Q. Remove any item from the legend that does not apply to this project.

9R. Advisory note for inlets in tracts: The Civil Plans will require the emergency overflow path identified for the drains, and the adjacent FFE will need to be a minimum of 1' above the 100-year water surface elevation.

9S. Label the existing swale.

9T. Show all paved surfaces where requested.

9U. Ensure all trees are a minimum of 10' from the storm sewer.

**10. Traffic Engineering** (Kyle Morris / 303-799-5103 / [kmorris@bhinc.com](mailto:kmorris@bhinc.com) / Comments in orange)

10A. Update the Traffic Impact Study per redline comments. Provide a queuing summary table for the 2024 study year, provide Synchro signal timing sheets, and provide signal warrant analysis for the intersection of Lisbon Street and 56<sup>th</sup> Avenue.

10B. Building receiving ramps where requested and remove the applicable parallel parking spaces.

10C. Provide stop signs at all alley connections that serve six or more units.

10D. Provide sight triangles at all roadway connections.

10E. Review all street tree locations at approaches to stop signs. Street trees are not allowed within 50' upstream of a stop sign.

10F. Address miscellaneous redline comments on the Site Plan.



**11. Aurora Water** (Nina Khanzadeh / 720-859-4365 / [nkhanzad@auroragov.org](mailto:nkhanzad@auroragov.org) / Comments in blue)

11A. Include a Key Map on all sheets.

11B. Sanitary and water mains in private streets must be within utility easements. Reference Aurora Water standards for minimum sizes.

11C. Provide a MUS Conformance Letter with Civil Plans.

11D. Water meters and fire hydrants must be within pocket utility easements and in landscaped areas.

11E. Show and label sizes of all existing utilities.

11F. Include valve where requested.

11G. Show and label pocket utility easements with dimensions.

11H. Label whether streets are public or private.

11I. Provide EDN numbers where requested.

11J. Include the requested notes on the Utility Plan. See redline comments.

11K. A maximum of 12 residentials can be served off of a dead-end water main.

**12. PROS** (Michelle Teller / 303-739-7437 / [mteller@auroragov.org](mailto:mteller@auroragov.org) / Comments in purple)

12A. This development is required to connect to the open space and trail along 56<sup>th</sup> Avenue. Identify at least one central connection where requested.

**13. Fire / Life Safety** (Ted Caviness / 303-739-7628 / [tcavines@auroragov.org](mailto:tcavines@auroragov.org) / Comments in blue)

13A. Provide an Implementation Plan on the Cover Sheet. See redline comments for additional information.

13B. Add the requested notes to the Cover Sheet.

13C. Verify that a 120' hammerhead and minimum clearance around fire hydrant dimensions are being provided in accordance with 2015-IFC Figures D103.1.

13D. Provide dashed lines around all fire lanes and clearly label per redline comments.

13E. Provide inside and outside turning radii for all fire lanes.

13F. Remove the four requested fire hydrants and provide two off-site fire hydrants for coverage of 56<sup>th</sup> Avenue in accordance with 2015-IFC Section C103.1

13G. Update the sign package per redline comments.

**14. Real Property** (Roger Nelson / 720-587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)

14A. Address all redline comments on the Site Plan and Plat.

14B. Send in the requested documents.



**15. Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

15A. See the attached comment letter.

**16. Aurora Public Schools** (Josh Hensley / 303-365-7812 / [jdhensley@aurorak12.org](mailto:jdhensley@aurorak12.org))

16A. The total school land dedication requirement for Painted Prairie based on the approved Master Plan is approximately 37 acres. The Master Plan includes a 16.25 acre school site dedication. This site is sufficient for the district to construct a P-8 school with capacity to serve the Painted Prairie community. Aurora Public Schools agreed to apply the school dedication requirement for the purposes of calculating cash-in-lieu of land as Site Plans are approved for Painted Prairie. The district will request cash-in-lieu of land when the balance of the obligation from approved Site Plans exceeds 16.25 acres. Cash-in-lieu of land is required to serve high school age students at a district location outside of Painted Prairie.

16B. Cash-in-lieu of school land will be required for this phase of the development. The amount of the school land obligation exceeding the 16.25 school site dedication will depend on the timing of when current Site Plan applications are approved. In accordance with Section 146-4.3.18(A) of the Unified Development Ordinance, land value for cash-in-lieu will be based on fair market value of zoned land with infrastructure in place. Cash-in-lieu is due at the time of Plat recording.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571.3284  
donna.l.george@xcelenergy.com

March 21, 2022

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

Attn: Sarah Wile

**Re: Fairfield Townhomes, Case # DA-1556-25**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a conflict** with **Fairfield Townhomes**. In a number of areas it is unclear where natural gas distribution facilities will be located. Please note that natural gas distribution facilities require minimum 6-foot-wide utility easements *within each lot* on the side of the lot that is drivable pavement (minimum 8-foot wide, 6-inches thick) with space for service truck access and plowing in snowy conditions with a minimum 5-foot clearance from any structure. If natural gas and electric are within the same trench, a 10-foot-wide utility easement is required, not to overlap any wet utility easement (i.e. "B").

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

Additional easements may need to be acquired by separate document for new facilities (i.e. transformers) – be sure to contact the Designer and request that they connect with a Right-of-Way and Permits Agent in this event.

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

**AURORA PUBLIC SCHOOLS - STUDENT YIELD**  
**3/16/2022**

**Painted Prairie - Fairfield Townhomes (DA-1556-25)**

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW	206	0.3	62
MF-HIGH		0.145	0
<b>TOTAL</b>	<b>206</b>		<b>62</b>

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12 TOTAL
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	
SF	0.34	0	0.16	0	0	0.2	0	0
MF-LOW	0.17	35	0.08	16	52	0.05	10	62
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
<b>TOTAL</b>		<b>35</b>		<b>16</b>	<b>52</b>		<b>10</b>	<b>62</b>

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	35	0.0175	0.6129
MIDDLE	16	0.025	0.4120
HIGH	10	0.032	0.3296
<b>TOTAL</b>	<b>62</b>		<b>1.3545</b>

**Painted Prairie Development Tracking - 3/16/2022**

Filing	SFD	MFL	MFH	Total Units	K-8	HS	Total Yield	Dedication Requirement	Status
Filing 1	414	186		600	254	92	346	7.9919	Approved
Phase 2	317	185		502	208	75	283	6.5554	Approved
Town Center Residential - DA-1556-15		220	84	304	65	14	79	1.7214	2nd Submittal
Phase 3 - DA-1556-16	160	158		318	120	40	160	3.6549	2nd Submittal
Phase 4 - DA-1556-19	63			63	32	13	45	1.0301	3rd Submittal
Phase 5 - DA-1556-22	197			197	99	39	138	3.221	1st Submittal
Phase 6 - DA-1556-23	83			83	42	17	59	1.3571	1st Submittal
Prose Multi-Family DA-1556-18			312	312	36	9	45	1.021	2nd Submittal
Fairfield Townhomes DA-1556-25		206		206	52	10	62	1.3545	1st Submittal
<b>Total</b>	<b>1,234</b>	<b>955</b>	<b>396</b>	<b>2,585</b>	<b>908</b>	<b>309</b>	<b>1,217</b>	<b>27.9073</b>	