



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

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October 23, 2018

Lawrence Jacobson
South Aurora Property Investors
4100 East Mississippi Avenue, Suite 500
Denver CO, 80246

Re: Initial Technical Submission Review – Pomeroy FDP Amendment
Application Number: **DA-1670-01**
Case Numbers: **2002-7004-01**

Dear Mr. Jacobson:

Thank you for your initial technical submission, which we started to process on Tuesday, October 9, 2018. We reviewed it and attached our comments along with this cover letter.

Please address all comments in this review letter and associated redline corrections. If you contact individual reviewers directly, please copy me on email correspondences. Once the corrections in this letter are made to the satisfaction of the respective reviewers, you may provide two hard copies of the final FDP package in accordance with the FDP Manual and submit Mylars of the FDP to the City for recordation. Please complete and sign the attached Mylar Checklist with your Mylar submittal. If you have questions about how to approach the Mylars, please contact me.

If you have any comments or concerns, please give me a call. I may be reached at (303) 739-7251 or at bcammara@auroragov.org.

Sincerely,

Brandon Cammarata, Planner
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department
Adam Kantor – Kephart, 2555 Walnut Street Denver, CO 80205
Scott Campbell, Neighborhood Services
Mark Geyer, ODA
Filed: k:\\$DA\1670-01tech1.rtf



Initial Technical Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions Comments and Concerns

No comments have been received as of October 22, 2018.

2. Completeness and Clarity of the Application

Once all the revisions are made we will need two hard copies of the FDP in the format and order specified in the FDP Manual. Mylars will also have to be produced, signed and recorded of the final document.

3. Zoning and Land Use Comments

3A. Exhibit B Commercial Design Standards - The language from code is: "At least 60 percent of the total building facade shall be surfaced in brick, decorative tile or stone. The balance of the above facade areas may be surfaced in stucco, integrally colored decorative concrete, or standards brick masonry units. Please amend to not allow less than code.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Traffic Engineering

Brianna Medema/ bmedema@auroragov.org/ 303 739 7336

TIS Comments 10.19.18:

4A. Intersection control for E Alexander Drive / West MF Site Access is unclear. Please provide a diagram to show the anticipated lane configuration. Clarify in highlighted text throughout report.

4B. Was a mini roundabout considered/analyzed? Please provide the analysis with LOS. (Not required, but requested)

4C. Please clarify how the right will merge with WB through. If single lane is used, provide explanation. Figure would be helpful, page 10

4D. What about the WB receiving lane? Will there be a separate receiving lane for the channelized right turn?

5. Civil Engineering

Kristen Tanabe/ 303-739-7306/ ktanabe@auroragov.org

Urban Design and Landscape Standards

5A. Please refer to the updated "draft" lighting standards for public street and pedestrian lighting.

PIP Narrative

5B. The two on-site ponds are private for this development and not considered "regional". Please remove this reference, page 6.

Form F1 UD Standards Matrix

5C. Stamped or colored concrete is not permitted in public right of way

6. Parks, Recreation, and Open Spaces (PROS) Department

Chris Ricciardiello/ cricciar@auroragov.org/ 303-739-7154

Framework Development Plan Amendment

6A. The Planning and Development Services Department has directed staff to review the Framework Development Plan for Pomeroy as a single FDP. Park and open space land dedication requirements have been calculated in total for both east and west areas. The projected population for Pomeroy is 1,058 persons requiring land dedication in the following amounts:

Neighborhood Park:	3.17 acres
Community Park:	1.17 acres
Open Space:	8.25 acres



6B. As indicated in Forms D and Forms J (east and west), land dedication requirements for neighborhood park and community park will be provided by the applicant as cash-in-lieu payment to the PROS. The provision of open space dedicated on the west side of the FDP area for a total of 2.20 acres will be directly credited toward an overall open space requirement of 8.25 acres. At the time of this FDP Amendment, the east side of the Pomeroy FDP area remains as approved in 2003 and comprehensively provides 6.60 acres of open space in PAs – 7, 10, 11, and 14. The total on site open space provision for the Pomeroy FDP Amendment (east and west) is 8.80 acres.

6C. PROS recognizes that the applicant will amend the FDP in the future potentially changing the layout of east-side planning areas. Park and open space land dedication requirements will be reevaluated by staff at the time of the future amendment.

East Side Land Use Matrix

6D. Please Add PA-14

Connectivity

6E. Label Pedestrian Bridge

6F. Show trail connections to crossing of Aurora Parkway

6G. Show trails within open space planning areas. The trail connections are what make the open spaces worthy of credit by COA. Show and call out crossing

7. Utilities Department

Casey Ballard / cballard@auroragov.org / 303-739-7382

PIP Narrative

7A. See comments on the MUS amendment. These comments may cause changes to the PIP, page 5.

Amendment to Master Utility

7B. Pipe P-24 has no flow through it in any of the scenarios, page 22.

7C. Add title “City of Aurora Sanitary Sewer Modeling Results”, page 36.

7D. How is the development planning to address these capacity issues, page 36?



MYLAR CHECKLIST

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Instructions: The applicant shall confirm that each item listed below has been completed by checking each box or writing not applicable (N/A) and signing and dating the bottom of the form before submitting MYLARs to the Planning Case Manager.

- ☐ All required city fees have been paid (verify this with the Planning Case Manager).
- ☐ Comments from all departments have been addressed and all changes to the MYLARs have been approved by the affected departments prior to submittal of the final MYLARs to the Planning Case Manager.
- ☐ Drainage plan approved and civil drawings near completion.
- ☐ The effective date on the title work and Certificate of Taxes Due is within 120 days of final city approval of the plan.
- ☐ If an Avigation Easement is required, a copy of the recorded document has been submitted to the Planning Case Manager and the City Clerk and Recorder.
- ☐ Digital files, preferably on a compact disc, for the site plan, CSP, subdivision plat, GDP, FDP, etc. have been submitted to the Planning Case Manager. Instructions can be found online:
 - https://www.auroragov.org/UserFiles/Servers/Server_1881137/File/Final%20-%20CAD%20Data%20Submittal%20Standards_11_28_2016.pdf
 - Also refer to the Instructions for Submitting Digital Files for Addressing.
- ☐ The surveyor, property owner(s), and mortgage company have signed both cover sheets with black indelible ink.
 - Please ensure that the signatures, stamps and seals text do not smear
- ☐ The notary has filled in the signature block and applied their indelible stamp in black indelible ink.
 - Please ensure that the stamp does not smear
- ☐ The surveyor has applied their stamp and signed their name through the stamp.
 - Please ensure that the stamp does not smear
- ☐ Submit one complete set of signed and notarized MYLARs and one additional signed and notarized cover sheet for each site plan, CSP, GDP, FDP, etc. Subdivision plats require submittal of one set of signed and notarized MYLARs.
 - Adams County
 - a. One complete set of signed and notarized MYLARs in 18 inch by 24 inch format
 - b. One additional signed and notarized MYLAR cover sheet in 24 inch by 36 inch format for the city
 - c. For plats one complete set 18 inch by 24 inch
 - Arapahoe County & Douglas County
 - a. One complete set of signed and notarized MYLARs in 24 inch by 36 inch format
 - b. One additional signed and notarized MYLAR cover sheet in 24 inch by 36 inch format for the city
 - c. Please note that all MYLARs shall be four millimeters thick, double mat, reverse print/burn, and photo quality
 - d. For plats, one complete set of 24 inch by 36 inch plats

*Allow 7-10 business days for Mylar processing

Project Name: _____ DA #: _____

Applicant Signature: _____ Date: _____

Phone: _____ Email: _____

Note: This form is also available online