



Planning Division
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May 6, 2022

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

Re: Second 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 second submission, which we referred out on April 15, 2022. We reviewed it and attached our comments along with this cover letter. The review letter contains comments from all 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 May 27, 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:\\$DA\1556-25rev2.rtf



Second Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Please make minor updates to the Letter of Introduction per redline comments.
- 1B. Update a few categories in the Data Block per redline comments.
- 1C. Add an Amendment Block to the Cover Sheet to account for future amendments made after Site Plan approval.
- 1D. Make minor changes to the Vicinity Map.
- 1E. Fix the numbering of the Site Plan Notes on Sheet 2.
- 1F. 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.

2. Zoning and Land Use Issues

- 2A. Please specify what the “minimum porch front setback” is from in the Lot Data table on Sheet 8. Is this from a public street? If so, it wouldn’t be applicable to the green court lots. There are other columns that wouldn’t apply to some lots types as well, so “N/A” should be put in those boxes.
- 2B. Additional information and clarification is needed regarding the areas that are being counted as open space for the street-facing single-family attached open space requirement on Sheet 17. 1) Please include a detail that identifies what is being counted towards the private open space on each lot. 2) Unless amenitized with benches, tables, etc., building perimeter landscape areas around the amenity building cannot count towards the open space as they are not usable areas. 3) It appears that Green Court 1 and Green Court 6 are being counted in their entirety. Only areas within the actual green court that are accessible to the public *above and beyond* the 30’ minimum width can be counted. Private areas on the lots adjacent to the green courts do not count as part of the width as they are not available for use by the residents in the street-facing single-family attached lots. 4) More information is needed to understand the context of the north / south pedestrian connections and how they are being amenitized / landscaped / fenced in order to determine if those areas can be counted. 5) Landscape islands for parking cannot be counted towards open space.
- 2C. Please clarify why the north / south pedestrian connections with sidewalks through them are not being platted as separate tracts. These will be publicly-accessible areas and even if the intent is to have the entire project be for-rent, best practice is to have all common areas be platted as tracts. This would also make it easier to distinguish them for the purposes of calculating open space.
- 2D. Please resolve all fencing-related issues with the Design Review Committee prior to resubmitting the Site Plan as the location of fencing impacts landscaping and open space. In addition, please note that fences adjacent to open spaces, such as along 56th Avenue, are required to be an open-rail (demarcation) fences per the UDO and privacy fences are not permitted. If a privacy fence is proposed for those lots, it would require an adjustment from the UDO, as well as a variance from the DRC. An adjustment from the UDO would require that the Site Plan go to a public hearing at Planning Commission. This has been consistently applied for all proposed fences in Painted Prairie along Picadilly Road, Himalaya Road, and 56th Avenue.
- 2E. Please include a detail of how the proposed bollards along Orleans Street and Nepal Court will look.



3. Streets, Pedestrian, and Parking Issues

3A. It appears that “Road 4” should be identified as Odessa Street based on the alignment of the street. Please verify that this is correct with Phil Turner and if so, label as Odessa Street on all sheets instead of Road 4.

3B. Please dimension the proposed surface parking spaces (both 90-degree and parallel) on the Site Plan.

4. Architectural and Urban Design Issues

4A. Please note that Design Review Committee approval is required prior to city approval of the Site Plan. Please continue coordinating on the design of the amenity building and the proposed fencing variances.

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

Sheet 8

5A. Please provide lot type plans that represent each of the unit types (i.e. 5, 6 and 7- unit buildings) and include the utilities going to each and any easements associated with the utilities.

Sheet 14

5B. Why doesn't the Utility Plan include all the utilities (i.e. the gas, electric, fiber optic, etc.)? There are utilities being shown on the Landscape Plan sheets that are not included on the actual Utility Plan. Make sure if easements are associated with the gas, electric, telephone, etc. that they are also shown on the Utility Plan.

Sheet 16

5C. Update the General Landscape Notes to remove any references to contactors and remove Note #5.

5D. Update the Tract Landscape table per redline comments.

5E. While the master developer is responsible for landscaping Tract N, who is responsible for the other tracts associated with this application / development?

5F. Update the Curbside Landscape and Street Tree tables per redline comments.

5G. Move the quantity column in the Landscape Plant List.

Sheet 17

5H. All tracts that are not lots should be listed in the Tract Landscape table and be landscaped.

5I. Include the entire green court area as part of the tract landscaping.

5J. Add a north arrow and scale. This comment applies to multiple sheets.

5K. Update the Plat to reflect that the areas in green are identified as tracts and not lots.

Sheet 18

5L. The high water use areas are greater than permitted by code. The maximum is 33%.

Sheet 19

5M. Remove the plant material from the legend on this sheet.

Sheet 20

5N. Adjust the street trees along Nepal Street to add another tree.

5O. Add another street tree along Orleans Street.



5P. Label 56th Place.

5Q. Add the internal north / south street to the Street Tree and Curbside Landscape tables.

Sheet 21

5R. Add the street name for 56th Avenue.

5S. Please reach out to Civitas and show the landscaping for this open space tract area grayed back adjacent to 56th Avenue with no plant call outs. The sidewalk is included in this ISP as well.

5T. Add a note: “Approved landscaping completed with CN 2020-6052-00 – Painted Prairie 56th Avenue Improvements Himalaya to Picadilly - Infrastructure Site Plan. Landscaping to be installed by the Metro District upon completion of roadway improvements.

Sheet 22

5U. While technically the townhomes are on green courts, the Painted Prairie Design Standards don't address this type of housing product on a green court. This product is a cross between the Single Family Attached and the Green Court standards. The building perimeter landscaping should at a minimum comply with the Unified Development ordinance for townhome building perimeter landscape requirements. Leave the actual enlargements but remove the tables.

5V. Update the Green Court On-Lot Planting notes on all sheets with enlargements.

Sheet 24

5W. Expand the viewport for the Green Court 6 Enlargement to capture the remainder of the landscaping.

5X. The townhomes need to comply with the building perimeter landscaping requirements for townhomes as defined in the UDO.

Sheet 25

5Y. Darken and call out all plants. There is no way to tell without plant call-outs what is a tall shrub vs. a general shrub. Ensure that the plant schedule provided for the overall development will work for these small spaces.

5Z. Include the utilities and utility easements for the buildings.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

6A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

6B. Internal sidewalks may represent public access but are not going to be maintained by the city. Please remove the sidewalk easements from the internal sidewalks.

6C. Add the note regarding street lighting to all applicable sheets.

6D. Dimension all existing sidewalks.

6E. Dimension the ROW.

6F. Please remove the bollards from ROW and put them within the property lines. Verify with Life Safety that the revised locations are acceptable.



6G. Include the RSN or EDN numbers for the plan sets referenced on Sheet 11.

6H. Revise text cut offs.

6I. Show the slope label for the proposed ADA parking space. It should be a maximum of 2% in any direction.

6J. Ensure that the manhole is not in the ADA ramp.

6K. Show the storm infrastructure along 56th Avenue.

6L. Add requested details to the Photometric Plan.

7. Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in orange)

7A. The Traffic Impact Study is approved.

7B. Adjustment the label for bollards on Sheet 3.

8. Aurora Water (Nina Khanzadeh / 720-859-4365 / nkhanzad@auroragov.org / Comments in blue)

8A. An email was sent to Melinda on April 28th about the comments on the MUS Conformance Letter.

8B. Please provide comments responses in the PDF of the plan set next to the original comments instead of as a separate Word document with the next submittal.

8C. All new private sanitary service laterals require two-way cleanouts per Aurora Water standards.

8D. Address the redline comments in the note on Sheet 14.

8E. Water meters cannot be located in concrete, only in landscaped areas, and must be a minimum of 2' from the edge of the concrete per Aurora Water standards.

8F. Provide the maximum grade in the cross section on Sheet 15.

8G. Overhangs cannot encroach into water meter easements.

8H. No shrubs or trees are permitted within 5' of a meter pit.

9. Fire / Life Safety (Ted Caviness / 303-739-7628 / tcavines@auroragov.org / Comments in blue)

9A. Include the requested information in the sign package per redline comments on Sheet 3.

9B. Provide dashed lines around all fire lanes. Label the fire lanes as "23' Fire Lane, Public Access, and Utility Easement" (as applicable).

9C. Include a legend, symbols, and labels for the riser room exterior door, FDC, and Knox Boxes on all sheets.

9D. Remove all fire lane signs where not adjacent to a dedicated fire lane.

9E. Show all inside and outside turning radii along all fire lanes.

9F. Add fire lane signage along the entire fire lane dedication.

9G. Provide two off-site fire hydrants for coverage off of 56th Avenue in accordance with 2015-IFC Section C103.1.



9H. Remove the fire hydrant called out on Sheet 14.

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

10A. Address all redline comments on the Site Plan and Plat. Please ensure consistency between these documents.

11. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

11A. See the attached comment letter.



Right of Way & Permits

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

May 2, 2022

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

Attn: Sarah Wile

Re: Fairfield Townhomes - 2nd referral, Case # DA-1556-25

Public Service Company of Colorado's Right of Way & Permits Referral Desk acknowledges the comment response for **Fairfield Townhomes**. The property owner/developer/contractor must work closely with 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.

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