



Planning Division  
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January 6, 2020

Blake Fulenwider  
 L.C. Fulenwider  
 1125 17th Street Suite 2500  
 Denver, CO 80202

**Re: First Technical Review –** Harvest Mile - Fulenwider - Rezoning and FDP  
 Application Number: DA-1478-03  
 Case Numbers: 2000-2047-02; 2000-2047-03; 2019-7002-00

Dear Mr. Fulenwider:

Thank you for your recent submission, which we started to process on December 19, 2019. 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.

Numerous items need to be addressed in the Public Improvements Plan and would be best resolved in a meeting with staff. Please contact me at your earliest convenience to set up a meeting with the appropriate staff.

Please revise your previous work and send us a new submission on or before January 27, 2020. 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 303-739-7261.

Sincerely,

Debbie Bickmire, Planner II  
 City of Aurora Planning Department

cc: Diana Rael, Norris Design  
 Allison Wenland, Norris Design  
 Cesarina Dance, ODA  
 Scott Campbell, Neighborhood Liaison  
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## *First Technical Review*

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

- Provide triggers for public improvements (Public Works & Traffic)
- Coordination with Xcel and E-470 (PROS)
- Update old Code references with UDO references
- Comments forthcoming (Water, Public Works)

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. Revise all “FDP” references to “Master Plan” and “CSP” references to “Site Plan.”
- 1B. Revise zoning district references to be consistent with the Unified Development Ordinance.
- 1C. Tab 1 – Letter of Introduction
- The profile of 56<sup>th</sup> Avenue and the required right-of-way width are subject to approval by the City Engineer. Please confirm the width of land to be vacated by the City.
- 1D. Tab 4 – Site Analysis
- Clarify the location of Possum Gully on the map and edit text as identified in the redlines.
- 1E. Tab 6 – Narrative
- Review and revise the Vehicular Circulation section per the previous Traffic comments. Conformance with the COA 2016 Roadway Design and Construction Specifications is required.
- 1F. Tab 8 – Land Use Map and Matrix
- Confirm the profile of 56<sup>th</sup> Ave. and associated right-of-way with the City Engineer and adjust the acreage of Planning Area 24 accordingly.
  - Revise the standard notes to reflect UDO sections as provided on the redlines.
- 1G. Tab 10 – Urban Design Standards
- Move the “Matrix Notes” to page 3.
  - The maximum length of a fence plane was removed. Please add a statement that the continuous length of a fence plan shall meet Code requirements.
- 1H. Tab 12 – Architecture Standards
- EIFS is not a permitted building material. Please remove references.
  - Revise the on-street parking statement with the language provided on Page 16.
  - Please move the Matrix Notes to the front of the table.

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

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

##### **Public Improvements Plan**

- 2A. Repeat comment: The FDP and supporting documents will not be approved by Public Works until the Master Drainage Report (MDR) is approved. Comments were sent on June 28, 2019 and a subsequent submittal has not been made.
- 2B. Please see redlines within the report.

#### **3. Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in amber)

- 3A. The Traffic Impact Study is approved.
- 3B. See comments in the Public Improvement Plan.



**4. Aurora Water** (Tony Tran / 303-739-7376 / [atran@auroragov.org](mailto:atran@auroragov.org) / Comments in red)

**Master Utility Report**

4A. Comments will be forwarded by separate cover. Please contact Tony Tran directly with questions.

**5. Parks, Recreation and Open Space Department (PROS)** Michelle Teller / 303-739-7437 / [mteller@auroragov.org](mailto:mteller@auroragov.org)

5A. Tab 9 - Open Space, Circulation and Neighborhood Plan

- Incorporate the Xcel overhead line alignment. Please make sure the land within the easement is not included in the dedicated open space.
- Verify you have coordinated with E-470 about the future trail.

5B. Form J

- Planning Areas 18 and 19 are not credited for park or open space, therefore, only include them in Form D.
- Please note that PROS is okay with the ownership, construction and maintenance of the ultimate condition of the trailhead in PA-26. Please revise the comment to state the interim condition provided by the developer. This should include “grading and reseeding with PROS approved native seed mix.” Update the PIP accordingly.
- Add “constructed by developer/metro district” to Column E.
- Add “Medians” to the Harvest Rd., 56<sup>th</sup> Ave., and 64<sup>th</sup> Ave. Planning Area labels.
- See redlines on Form J for clarity.

5C. Public Improvements Plan

- Page 46: Please add language for Planning Area 26 regarding the grading and revegetation of the site as required.
- The Whelen Warning System must be located outside of dedicated parks or open space. Work with Life Safety to determine a suitable location.

**6. Environmental** / Porter Ingrum / 303-739-7227 / [pingrum@auroragov.org](mailto:pingrum@auroragov.org)

Per UDO Section 2.6.2 (B)(2), an avigation easement is required and "shall be in a form approved by the City and shall be recorded in the office of Clerk and Recorder for the county where the property is located *before permit or plat approval is granted.*" This will be required with the first site plan as an avigation easement has not been recorded for the master planned area.