

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



February 1, 2021

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

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

Dear Mr. Barnard:

Thank you for your initial submission, which we started to process on Monday, January 4, 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 Tuesday, February 23, 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, March 31, 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 303-739-7450 or [esakotas@auroragov.org](mailto:esakotas@auroragov.org).

Sincerely,

Eric S. Sakotas, Planner II  
City of Aurora Planning Department

cc: Jeff Neulieb, KEPHART, 2555 Walnut St., Denver, CO 80205  
Scott Campbell, Neighborhood Liaison  
Jacob Cox, ODA  
Filed: K:\SDA\1670-05rev1.rtf



## Initial Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- A proposal eliminating the final connection may require an Amendment to Aurora Places, the City's Comprehensive Plan. (see Item 3A)
- Please indicate improvements that are required for each planning area independent of others. The detention pond is required with planning area 6 and 7. (see Item 7A)
- Elements shown in the master drainage report need to be represented in the PIP. (see Item 7I)

### PLANNING DEPARTMENT COMMENTS

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

1A. None 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.*

#### **Tab 2 – East Side Land Use Matrix**

2B. Change zoning designation from E-470 RAC to MU-R.

#### **Tab 1 – Open Space Enlargement Plans**

2C. Please label streets.

2D. Please align legend symbols with text.

#### 3. Streets and Pedestrian Issues

3A. 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.

#### 4. Architectural and Urban Design Issues

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

4A. 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. Comments will be provided with the second submittal.

**6. Addressing** (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@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 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)***Tab 9 - Public Improvement Narrative***

- 7A. The FDP/Master plan amendment will not be approved by public works until the master drainage study is approved.
- 7B. Please indicate improvements that are required for each planning area independent of others. The detention pond is required with planning area 6 and 7.
- 7C. Elk Way is shown as public ROW. Please clarify.
- 7D. The pond is required with this planning area as well.
- 7E. Elk Way is required to be constructed with this development.
- 7F. Include the Chelsea Draw improvements.
- 7G. Identify timing of these improvements/planning area.
- 7H. See comments on standalone sheet.

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

- 7I. Elements shown in the master drainage report need to be represented in the PIP.
- 7J. Please combine the narrative and exhibit for the PIP.
- 7K. Identify Chelsea Draw through the site.
- 7L. Provide a circle or some other indication of the area anticipated for the detention pond.
- 7M. Pronghorn Valley Way is not part of the east parcel. Is this supposed to be Elk Way?

**8. Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in amber)***Tab 9 - Public Improvement Narrative***

- 8A. Please reference the approved Master Traffic Impact Study.
- 8B. Private roadway, public. (see page 4)
- 8C. This is what I want for the page before. (see page 5)
- 8D. Public access easement & fire lane.

***Open Space Circulations – Connectivity Diagram***

- 8E. Label this - Private roadway with Public access easement or ROW (like this)
- 8F. Include the Public Access Easement (vehicular)

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

Please revise to read: 23' Public Access, Fire Lane and Utility Easement.



- 9A. Please add the following Note: Prior to the first Certificate of Occupancy being issued in PA-7 both S. De Gaulle Street and the internal fire lane, public access and utility easement connecting through PA-6 to Aurora Parkway must be constructed and approved by the Public Improvements section within Public Works.
- 9B. Please add the following Note: Prior to the first Certificate of Occupancy being issued in PA-7 both S. De Gaulle Street and the internal fire lane, public access and utility easement connecting through PA-6 to Aurora Parkway must be constructed and approved by the Public Improvements section within Public Works.
- 9C. Please label: 23' Public Access, Fire Lane and Utility Easement. (see page 5)
- 9D. Please show the 23' Fire Lane.
- 9E. Please label: 23' Public Access, Fire Lane and Utility Easement. (see page 8)

#### ***Master Utility Plan***

- 9F. Please add the following Note: Prior to the first Certificate of Occupancy being issued in PA-7 both S. De Gaulle Street and the internal fire lane, public access and utility easement connecting through PA-6 to Aurora Parkway must be constructed and approved by the Public Improvements section within Public Works.
- 9G. Please label: 23' Public Access, Fire Lane and Utility Easement.

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

- 9H. Please add the following Note: Prior to the first Certificate of Occupancy being issued in PA-7 both S. De Gaulle Street and the internal fire lane, public access and utility easement connecting through PA-6 to Aurora Parkway must be constructed and approved by the Public Improvements section within Public Works.
- 9I. Please label: 23' Public Access, Fire Lane and Utility Easement.
- 9J. Please show the 23' Fire Lane.

#### ***Mylar Set – Sheet 8 of 18***

- 9K. Please relabel: 23' Public Access, Fire Lane and Utility Easement.

#### ***Mylar Set – Sheet 18 of 18***

- 9L. Please label: 23' Public Access, Fire Lane and Utility Easement.
- 9M. Please add the following Note: Prior to the first Certificate of Occupancy being issued in PA-7 both S. De Gaulle Street and the internal fire lane, public access and utility easement connecting through PA-6 to Aurora Parkway must be constructed and approved by the Public Improvements section within Public Works.
- 9N. Please show the 23' Fire Lane.

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

#### ***Various Sheets of Multiple Tabs in Documents***

- 10A. Please add the following Note: Prior to the first Certificate of Occupancy being issued in PA-7 both S. De Gaulle Street and the internal fire lane, public access and utility easement connecting through PA-6 to Aurora Parkway must be constructed and approved by the Public Improvements section within Public Works.
- 10B. Please label: 23' Public Access, Fire Lane and Utility Easement.
- 10C. Please show the 23' Fire Lane.
- 10D. Please label: 23' Public Access, Fire Lane and Utility Easement.

#### ***Master Utility Plan***

- 10E. Please upsize to 12" per previously approved MUS.
- 10F. Per pre-app notes, no grading will be allowed over these waterlines. Please relocate roadway.
- 10G. Verify access can be provided to this manhole
- 10H. Please send water model as .inp file with updated alignments.
- 10I. Please be aware of the criteria for dead end water lines.
- 10J. Please add design point and supporting calculations for this manhole where existing and proposed flows are combined.



***MUS Report Comments***

- 10K. -Please add calculations for water and sanitary on the residential portion (# of units) on PA-6
- 10L. -Please include calculations and channel report for the existing manhole downstream of the point of connection for the sanitary.
- 10M. -Please revise the number of channel reports. Only include one report per design point. Assume minimum slope.
- 10N. -Split flows for PA-7 do not add up to the 14.3 acres. Please verify all taps and acreage is incorporated in the split flows.

**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. 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.

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

- 12A. No comments at this time.