



Planning Division  
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Aurora, Colorado 80012  
303.739.7250

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September 12, 2018

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

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

Dear Mr. Jacobson:

Thank you for your third submission, which we started to process on Tuesday, August 21, 2018. We reviewed it and attached our comments along with this cover letter. All outstanding comments can be addressed in technical submissions, the first technical submission may be sent in after the Administrative Decision is complete. Your estimated administrative decision date is set for Wednesday, October 3, 2018.

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](mailto: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\1670-01rev3.rtf



## Third Submission Review

### PLANNING DEPARTMENT COMMENTS

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

No comments have been received as of 9/12/2018.

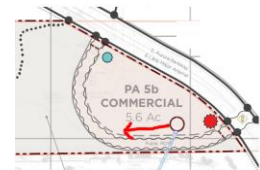
#### **2. Completeness and Clarity of the Application**

If you are able to make the corrections identified in this letter we can move on to an Administrative Approval which will include a condition to address the comments in this letter. After the Administrative Decision with conditions is complete you will make a “technical submittal” to address the changes identified in this letter. 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. Exhibits F & I Sign and Monumentation

- Move the Public Plaza to the west to be consistent with the node representation on other Exhibit J as well as previous discussions.



##### 3B. Exhibits A-D Architectural Standards and Materials

- The proposed allowance of 40% brick appears to be a reduction from the code requirements. Please remove this option or include the request as a waiver which will require Planning Commission approval. Address this issue on Form H as well (Form H “Materials” on page 9).

##### 3C. PIP Narrative

Sound wall need to be required with PA-2. Additional details may be discussed at the CSP level.

##### 3D. Form H: Architectural Standards

- Attached and Detached Garages #2 - Attached garages are encouraged to absorb the site's grade WHEN THIS APPROACH ALSO CONTRIBUTES TO MINIMIZING THE VISIBILITY OF GARAGES FROM STREETS AND PUBLIC AREAS.

##### 3E. Fencing

Please clarify the purpose or context of the requirement for minimum wall height of 5-feet. Also consider consolidation of this fencing section and the more detail fencing section in F1, perhaps include a reference to Form F1.

##### 3F. Form F1 UD Matrix

- Section 8 Commercial buildings and primary building entries are encouraged to face S. Aurora Parkway. Parking is encouraged to be oriented towards S. Aurora Parkway and shall be screened from view.
- Section 8 and 13, consider consolidating the plaza discussions.

##### 3G. Exhibit E2

Sheet 2, remove the green tint from the detentions ponds. Clarify the vegetation represented in the creek.

##### 3H. FDP Notes

- Note 18. Change note to remove the word administrative.
- Note 20. Consider removing note 20 as this should be covered by the PIP.



### 3I. Narrative

Number 5 Waivers. Remove “Per discussions with city staff, it has been determined that Pomeroy will not be required to fulfill the RAC standards as The Southlands development has satisfied these requirements.” Add “No FDP waivers are requested”.

## **4. Landscape Design Issues**

Kelly K. Bish, PLA, LEED AP/ [Kbish@auroragov.org](mailto:Kbish@auroragov.org)/ (303) 739-7189/ PDF comments in teal.

➤ **Pomeroy Urban Design and LS Standards.**

**Sheet 2**

- If the detail provided is to represent an enhanced cross walk, then label it as such.

**Sheet 3**

- See E-470 Graphic for requested notations.

➤ **Pomeroy Monument and Landscape Plan**

**Sheet 2**

- The response to the previous review comments indicated that these dots were provided on the Open Space, Circulation and Neighborhood Plan, however in reviewing that plan with this current submittal, this line type is not included in the legend nor in the enlargements.
- Add what this symbology is to the legend this sheet along with the black circles which seem to indicate nodes. Whether they are included on other sheets in the plan set, the symbology needs to be included with this legend as well.

➤ **Form G. Landscape Standards Matrix**

**Sheet 1**

- Change the requirement for buffer plant material from 1 street tree.. to 1 tree.
- Correct the typo by removing the “s”.
- Add “the landscape” to Code.
- Add buffers shall be measured from back of walk.
- It appears that the Exhibit reference may have changed to E3. Please review.

**Sheet 2**

- Add as measured from the back of walk.
- Are private drive buffers to be 12 or 20 feet wide. See comment on sheet.
- Add under the required parks buffers “and may not be reduced by incentive features unless approved by the Parks, Recreation and Open Space Department.

**Sheet 3**

- While shrubs are called out for installation within parking islands, please reference the quantity required.
- Clarify what is to be included in the calculation for the 45% open space requirement. It appears as if detention ponds are being counted. What defines what the landscape area is that encompasses the open space area?
- Change may to “shall” where indicated.

**Sheet 5**

- Ornamental grasses shall not be used or considered for screening of parking lots as they are typically cut down in the winter and/or either flattened by snow and therefore do not make a good parking lot screen.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES****5. Xcel**

5A. Public Service Company of Colorado's Right of Way & Permits Referral Desk requests comment responses to all items indicated within the first two referral response letters sent October 17, 2017 and May 22, 2018.

**6. Civil Engineering**

Kristen Tanabe/ 303-739-7306/ [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org)

6A. Exhibits G and H Landscape and Urban Design Standards.

- See redline informational notes relating to lighting and enhanced crossing treatments.
- Please assure the Street Section is consistent across all documents in particular this document and the PIP.

6B. PIP Narrative

- Please identify what portions of the roadway (Aurora Parkway) are existing and what will be constructed with this development.

**7. Parks, Recreation, and Open Spaces (PROS) Department**

Chris Ricciardiello/ [cricciar@auroragov.org](mailto:cricciar@auroragov.org) 303-739-7154

7A. Exhibit J Connectivity –

- Break up graphic and trail designation as 6' wide local connection, 8' wide community connection, or 10' wide regional trail on this map.
- Show internal and regional trail on the east side.
- Add Form J for East side as approved. It's acceptable to break up into two separate Forms J
- Break out as separate note - "All Neighborhood and Community Park requirements will be handled with cash-in-lieu payment to the City of Aurora."
- See additional redline corrections on Form J.

7b. West side land use matrix

- It appears that total open space requirement for Pomeroy East and West will be 8.25 acres, utilizing population of 1,058 persons. Total provided open space East and West is 8.80 acres. PROS is aware the land use layout on Pomeroy East will change in the future and the FDP be amended accordingly. Park and Open Space land dedication will be amended at that time.
- See additional redlines.

7c. East side land use matrix

- Based on approved FDP provided open space PROS credited acreage = 6.6 acres in PA's -7, 10, 11, & 14. Pomeroy East, with a total of 6.6 credited acres of Open Space would be over-dedicated (requirement based on population is 2.89 acres). It appears that total open space requirement for Pomeroy East and West will be 8.25 acres, utilizing population of 1,058 persons. Total provided Open Space East and West is 8.80 acres. PROS is aware the land use layout on Pomeroy East will change in the future and the FDP be amended accordingly. Park and Open Space land dedication will be amended at that time.
- See additional redlines.

**8. Forestry**

Becky Lamphear/ [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) 303-739-7177

9A. Approval of tree inventory needs to occur before erosion control plan and civil plans.

**9. Real Property**

Darren Akrie, [dakrie@auroragov.org](mailto:dakrie@auroragov.org) and Maurice Brooks, [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org)

Subdivision Plats are required, if rights of way and easements fall outside of proposed subdivision plats then the applicant can dedicate these items by separate document. As you submit site plans I will be looking for items that may be encroaching into easements dedicated to the City, Items that are allowed will be monument signs, decorative fencing, gates and retaining walls. In order for these items to encroach into easements then a license agreement will be required.



## **10. Traffic Engineering**

Brianna Medema/ [bmedema@auroragov.org](mailto:bmedema@auroragov.org)/ 303 739 7336

10A. TIS – Please review redlines.

- 1) Propose mitigation measures for queuing beyond proposed storage for intersections 2 & 4.
- 2) Provide additional discussion in report for Queuing analysis.
- 3) Please update time of day distribution for Warrant 2.
- 4) Additional analysis is required for intersection 9. See below for more information.
- 5) Comments throughout.

## **11. Utilities Department**

Casey Ballard / [cballard@auroragov.org](mailto:cballard@auroragov.org) / 303-739-7382

11A. Master Utility Report

- Please address numerous redlines on this report. Most redlines address required additions to the report or question and clarification related to various analysis.