

November 29, 2021

Ariana Muca

Planning Division

15151 E. Alameda Parkway, Ste. 2300

Aurora, CO 80012

Re: Pre Application Comments – Pomeroy/Pronghorn FDP Amendment

Application Number: #1371385

Dear Ariana,

We received your comments dated November 9, 2021. Please see our responses below:

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

- The master plan amendment will not be approved by public works until the master drainage study is approved. Comments were provided in February and no subsequent submittal has been made (Public Works).  
*Response: Comment noted. Report and plan will be revised and resubmitted via the engineering portal.*
- Master utility plan has several comments with particular regard to calculations that need to be redone or updated to city standards (Water).  
*Response: Master utility plan comments have been addressed. Calculations have been clarified.*

#### **PLANNING DEPARTMENT COMMENTS**

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

1A. No comments at this time.

*Response: Acknowledged.*

##### **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.*

*Response: Acknowledged.*

##### **3. Streets and Pedestrian Issues**

3A. The 4-foot fence in the legend vs in the site plan does not match. Please make sure the legend matches the site plan exactly.

*Response: The legend has been revised to reflect the width of the open rail fence that is shown on the site plan.*

- 3B. Enhanced crosswalk legend and site plan need to match for clarity.

*Response: The enhanced sidewalk legend callout has been revised to reflect what is shown on the site plan.*

- 3C. You have community nodes at the intersection of South Aurora Parkway. Please explain what community nodes will be going there? I suspect that you are indicating a crosswalk which not a community node but a requirement for safety.

*Response: Correct, the nodes indicate an enhanced crosswalk.*

- 3D. 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. Please send confirmation of email/meetings regarding this issue.

*Response: We acknowledge that ultimately there will be a regional trail constructed on part or all of our property lying east of the Murphy Creek flood plain. Until the City of Aurora determines a final design for the regional trail we cannot indicate the precise location of that trail on any drawings. We will also have to work at that time with Xcel, Aurora Water and Mile High Flood District on various parts of the final trail design. Further we have had discussions with Aurora Water relating to their need to retain a maintenance road for the sewer line east of Murphy Creek and we have committed to Aurora Water that the final design will continue to have such a maintenance road. We have also had discussions with both Mile High Flood District and Aurora Water regarding the rehabilitation and restoration of Murphy Creek. We are proceeding under the Mile High Flood District's "fee in lieu" program to design and construct the rehabilitation and restoration of Murphy Creek. A design contractor (Olsson) has been chosen by the City and Mile High Flood District to perform the preliminary design. The final design of Murphy Creek will also influence the final design and location of both the regional trail and the sewer maintenance road.*

*Our team is actively working with PROS on the open space plan and correspondence between Doug Hintzman and our team has been provided in this resubmittal.*

#### **4. Architectural and Urban Design Issues**

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

- 4A. Repeat Comment: 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.

*Response: The statement has been placed throughout the FDP submittal and more specifically in Exhibit A – Residential Design Guidelines.*

#### **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 is 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.

*Response: CAD Package will be shared. Note that no building footprints are proposed at this time. The current phase of the project is FDP amendment, and no building footprints or individual lots are proposed as*

*a part of the FDP amendment.*

## **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)

#### ***Pomeroy 1<sup>st</sup> Framework Development Plan Amendment***

- 7A. The master plan amendment will not be approved by public works until the master drainage study is approved. Comments were provided in February and no subsequent submittal has been made.  
*Response: Comments have been retrieved and will be addressed and resubmitted to the engineering portal.*
- 7B. Landscape Sections – Should this be Elk Way.  
*Response: The Landscape Section has been revised to be titled as 'South Elk Way'.*

#### ***Tab 9 - Public Improvement Narrative***

- 7C. The FDP/Master plan amendment will not be approved by public works until the master drainage study is approved.  
*Response: Comment Noted.*
- 7D. Represent the Chelsea Draw improvements as piped vs open channel representing a corridor width  
*Response: A pipe has been shown for Chelsea Draw and a corridor width of 50' has been identified.*

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

- 7E. The master plan amendment will not be approved by public works until the master drainage study is approved. Comments were provided in February and no subsequent submittal has been made.  
*Response: Comment noted.*
- 7F. separate plan is not required as it is included with the narrative.  
*Response: Comment noted.*

### **8. Traffic Engineering** (Steve Gomez / 303-739-7336 / [sgomez@auroragov.org](mailto:sgomez@auroragov.org) / Comments in amber)

#### ***Tab 9 - Public Improvement Narrative***

- 8A. Sheet 9 see call out for “Fire”.  
*Response: Typo has been fixed.*

#### ***Open Space Circulations – Connectivity Diagram in Pomeroy 1st Framework Development Plan Amendment***

- 8B. See comments on Connectivity Diagram, separate submittal.  
*Response: Please note the west side graphic is an inventory only and represents the approved 2019 FDP. The Pomeroy 1<sup>st</sup> Amendment applies only to the east side. It was agreed upon in previous conversations with city staff that per the FDP manual the private roadway within PA 7 does not need to be shown in the connectivity diagram or land use map.*

- 8C. Sheet 18 see call out for “Fire”.  
*Response: Typo has been fixed.*

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

- 8D. Sheet 9 see call out for “Fire”.  
*Response: Typo has been fixed.*

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

- 9A. No further comments.  
*Response: Comment noted.*

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

***Master Utility Plan***

10A. Please give street name or EDN/EA# to reference which manhole.

*Response: Street name has been added to identify this manhole.*

10B. Does this calculation represent maximum allowable flow?

*Response: Yes, this column title has been updated to be more clear.*

10C. Based on the exhibit DP2 should be PA7 + PA6 not just PA7.

*Response: This calculation row is to calculate PA7 peak flow. PA6 flow is calculated below, and the "Maximum Day Flow (cfs) = 0.21" is shown at the bottom of these sections to show the PA6 + PA7 flow of 0.21 CFS.*

10D. Please include columns for Peak Hour, Fire flow and Max Day + Fire Flow.

*Response: Columns for Fire Flow, and Max Day + Fire Flow have been added. Max Hour Flow column has been renamed to Peak Hour Flow.*

10E. What does this exhibit represent? Is this from the Water CAD model? Label assets to reference on results sheets.

*Response: A new exhibit has been created for clarity, it represents the WaterCAD model and entities, and the new exhibit labels all assets for reference.*

10F. Existing flows from Sorrel Ranch at POC required to determine if this 8" pipe will need to be upsized.

*Response: Per conversations with Aurora Water, flow monitoring will be required to determine existing flows, as no information is known about existing flows. A flow monitoring consultant has been engaged and the necessary data will be analyzed with a future Utility Report submittal.*

10G. Add contours to this exhibit. Please separate water and sanitary layouts.

*Response: Contours have been added to the exhibits, and the WT and SS have been separated out into separate plans.*

10H. Add signature block.

*Response: Signature Blocks have been added.*

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

10I. Looped connection will be required and follow proposed routing on the MUS.

*Response: Language has been revised to require the loop within PA7 for the development to PA6.*

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

10J. Each area must have an outfall for sanitary and a looped water connection no matter which PA comes in first.

*Response: Language has been revised to require the loop within PA7 for the development to PA6.*

**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. *Repeat Comment:* 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.

*Response: Legal description and closure sheet on 8.5x11 sheets have been included.*

Sincerely,

Jeff Neulieb  
KEPHART