



Planning Division
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November 28, 2016

Lisa Evans
Century Communities
8390 E. Crescent Parkway #650
Greenwood Village, CO 80111

Re: Third Submission Review – Gardens at East Iliff (Danbury Park) – Plat
Application Number: **DA-1053-09**
Case Number: **2016-3035-00**

Dear Ms. Evans:

Thank you for your third submission, which we received on Friday, October 21, 2016. We reviewed it and attached our comments along with this cover letter.

Please see the comments from Real Property and Xcel Energy regarding easements by separate document. Planning also needs to ensure the school cash-in-lieu fees are paid at the time of the plat recordation or a separate agreement has been reached with both parties.

As always, if you have any comments or concerns, please give me a call or send along an email. I may be reached at 303-739-7251 or etart@auroragov.org.

Sincerely,

Elizabeth "Libby" Tart-Schoenfelder, AICP
Senior Planner II
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department
David Addor, Engineering Service Company, 14190 E Evans Ave, Aurora, CO 80014
Mary Avgerinos, Neighborhood Liaison
Mark Geyer, ODA
Filed: K:\SDA\1053-09rev3.rtf



Third Submission Review

1. Community Questions Comments and Concerns

1A. Name: Sandra Soule, 12819 E. Dickensen Place, Aurora, CO 80014

Phone: 720-535-4431, Email: glindapw@comcast.net

Comment: Pages 3 and 5 show incorrect property lines in the southeastern corner of the Century property. This .1 acre is in dispute and must be resolved before any construction can take place near that corner.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Xcel Energy

2A. Name: DONNA GEORGE

Organization: XCEL ENERGY PUBLIC SERVICE CO - CONTRACT ROW PROCESSOR

Address: 550 15TH ST, SUITE 700 DENVER, CO 80202

Phone: 303-571-3306, Email: donna.l.george@xcelenergy.com

Comment: It is acknowledged that PSCo will be granted a blanket easement by separate document, and advises that this easement be executed and recorded immediately after the plat is recorded so that our existing natural gas main that resides within the proposed right-of-way vacation area will not be at risk of being uncovered by an easement. Bear in mind that Ordinance No. 2016-08 does not cover PSCo's facilities.

3. Real Property

3A. There may be some existing sidewalk easements that may have to be released. And the License Agreement for the Gate need to be completed.

4. School District

4A. Please see the following email dated November 22, 2016 from David Strohfus, 720-554-4244 or dstrohfus@CherryCreekSchools.org. Staff has also attached the recent letter dated November 11, 2016, from CCSD to Planning at the City of Aurora regarding this cash-in-lieu discussion:

I need to be clear about our hesitation with this appraisal. We're not questioning what Century stands to profit on each lot – the discounted present value. We're also not questioning the aggregate retail price. The stance of the district is that we need to recover the retail price of land – the actual value of the land that is being developed. If CCSD were to go out to purchase land, we would pay a real price for this land without discounts on the present valuation of that land. I'm not sure what we will accomplish with the appraiser.

What we need is for the City of Aurora to offer a ruling on what they see as appropriate for this project to move forward in meeting the needs for both the school district, the city, and the developer.

The LDC for Aurora is designed to designate land for schools – or a comparable value. That's why the appraised value method is included.

David Strohfus
Director of Planning &
Interagency Relations



Educational Services Center
4700 S. Yosemite Street
Greenwood Village, CO 80111

720.554.4244

dstrohfus@cherrycreekschools.org

November 11, 2016
Ms. Libby Tart
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

**Subject: DA-1053-08 Danbury Park Site Plan and Street Vacation
Century Homes
94 Detached Condominiums**

Ms. Tart,

Cherry Creek School District No. 5 has reviewed the information provided by the City of Aurora regarding the development application for Gardens at East Iliff (formerly known as Danbury Park) by Century Communities and will provide educational services to the future residents of this project. Students from this development are within the current boundaries of Ponderosa Elementary School, Prairie Middle School, and Overland High School. Boundaries are subject to change when necessary to promote the efficient utilization of school facilities

Utilizing the City of Aurora Land Development Code, the land dedication calculation for the school district is 0.61805 acres or an appropriate cash-in-lieu fee. This acreage was calculated using the Aurora Building and Zoning Code 147-48 based on student yield ratios for multifamily low density housing.

		ELEMENTARY	MIDDLE	HIGH	TOTAL
A	Standard Student Yield Ratio Factor (Sec. 147-48 (a-2) Table 1)	0.17	0.08	0.05	0.300
B	Acres Per Child (Sec. 147-48 (2) Table 2)	0.0175	0.025	0.032	
C	Number of Dwelling Units	94	94	94	
D	Land Dedication Acreage (A*B*C)	0.27965	0.188	0.1504	0.61805
E	Cash-in-Lieu				TBD

The District proposes to utilize the Appraisal Method to determine the fair market value as outlined in 14-111.05.02 B.1 of the Arapahoe County Land Development Code. The cash-in-Lieu fee will be determined by a fair market appraisal. Century Communities has engaged an independent appraiser and anticipates receipt of the appraisal on or about November 15, 2016. Century and Cherry Creek Schools will review and agree upon the fair market value. Once determined, Century will make payment when requested by Cherry Creek Schools.

Thank you for the opportunity to review this proposal. Should you need additional information from Cherry Creek Schools, please feel free to contact me.

Sincerely,

David Strohfus
Director of Planning and Interagency Relations

cc: Sheila L. Graham – Assistant Superintendent of Educational Support Services
David Henderson – Director of Facility Operations
Angela McCain – Director of Planning and Interagency Relations