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January 23, 2023

David Carro
Clayton Properties Group II
4908 Tower Road
Denver, CO 80249

Re: Third Submission Review – Green Valley Ranch Master Plan Amendment No 2 - Comprehensive Plan Amendment, Zoning Map Amendments and Master Plan Amendment

Application Number: **DA-1662-25**

Case Numbers: **2002-1001-00; 2005-2018-01; 2005-2018-02; 2005-7006-02**

Dear Mr. Carro:

Thank you for your submission. 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.

Several important items need to be revised prior to scheduling the request for the Planning and Zoning Commission hearing. Please revise your previous work and upload a new submission on or before February 13, 2023.

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 let me know. I may be reached at 303-739-7261 or dbickmir@auroragov.org.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

cc: Mike Weiher - Terracina Design 10200 E Girard Ave, Ste A-314 Denver, CO 80231
Scott Campbell, Neighborhood Services
Jacob Cox, ODA
Filed: K:\SDA\1662-25rev3



Third Submission Review

PLANNING DEPARTMENT COMMENTS

1. Zoning and Land Use Comments

- 1A. Submit separate legal descriptions and illustrations for the two areas being rezoned. These are required as attachments when the request is presented to the Planning and Zoning Commission.
- 1B. Rephrase the discussion to emphasize the positives of the proposed Comprehensive Plan Amendment and Rezones. For example, the request is to better align with the proposed residential uses.
- 1C. Provide more context for the locations of the areas being rezoned.

2. Completeness and Clarity of the Application

Tab #1 Letter of Introduction

- 2A. Revise the letter per the redline comments and remove some repetitive language.

Tab #3 Context Map

- 2B. Revise the introduction so the Master Plan area is described consistently with the Letter of Introduction.
- 2C. The Master Plan is referenced as Green Valley and occasionally as Green Valley Ranch. Please revise to be consistent.
- 2D. Revise Tab 3.4 to change the zoning for Skydance to MU-A.
- 2E. Remove Parks and Open Space District (POS) from Tab 3.5 (the proposed zoning map). It is a land use, not a zone district.

Tab #4 Site Analysis

- 2F. Clarify the direction of flows in the Water Features section on Page 2.
- 2G. Is there an existing spring that feeds the pond located in the northeast quadrant of 48th Avenue and Picadilly Road?
- 2H. Specify what infrastructure needs to be brought to the site and from where.
- 2I. See suggested edits in the redlines.

Tab #6 Narrative

- 2J. The entire Master Plan (MP) is included in this amendment, therefore, revise references that the area north of 52nd Avenue is being “added.” It was included in the original MP approval and the land uses are being revised with this amendment.
- 2K. Revise Zoning Conformance to more specifically describe locations of current and proposed zone districts. See Tab 4 for recommendations.
- 2L. Review the discussion about school requirements and see the comments from APS. Additional non-active adult residential is proposed in the Mixed-Use areas.
- 2M. Expand the discussion of item 6 to discuss the infrastructure being constructed by the developer prior to the City acceptance and maintenance.

Tab #8 Land Use Map, Matrix and Standard Notes

- 2N. Review the number of proposed dwelling units and make them consistent.
- 2O. Revise Open Space acreage so Form J and Form D match.
- 2P. Why are there two densities in the Land Use Summary? Add a footnote to explain.
- 2Q. What is “Collector” referenced for Planning Areas 19 and 21?
- 2R. Add “AA” to all active adult Planning Areas.
- 2S. Round Planning Area acreage to tenths.

**Tab #9 Open Space, Circulation, and Neighborhood Plan**

- 2T. Ensure Planning Areas and associated acreage and density are consistent on the Overall Plan, the enlarged plans, and the Land Use Map in Tab 8.
- 2U. Review acreage totals to be consistent in Form J.

Tab #10 Urban Design Standards

- 2V. Repeat comment: Replace the font identified on the cover sheet.
- 2W. Clarify residential from non-residential standards on the cover sheet.
- 2X. Revise item 7 for signage standards. As written, it doesn't make sense.
- 2Y. Clarify whether the active adult clubhouse will serve the active adult residential development north of 52nd Avenue.
- 2Z. Revise sign description/reference(s) on Tab 10.4 and Tab 10.6 to be similar.
- 2AA. The lights illustrated in Tab 10.9 are not similar to what is actually being used for street lights in the current development. Update or include additional examples.
- 2BB. Include lighting standards and examples for non-residential development.
- 2CC. Address miscellaneous redline comments and questions.

Tab #11 Landscape Standards

- 2DD. The language was added to item 4 which stipulates the landscape requirements for curbside landscapes 6' in width or less. Per the recent Aurora Water ordinance restricting the use of turf, all curbside landscape will be required to use water-wise landscape that includes trees, shrubs, grasses, and native seed. Edit the statement per the redlines.

Tab #12 Architecture Standards

- 2EE. Remove "points" references from residential features. Points will be determined per the UDO checklist.
- 2FF. Add the requirement that street-side motor court homes must have doors oriented toward the street. Provide elevation(s) to demonstrate the street elevations.
- 2GG. Add "Building Orientation" for Commercial/Retail uses. Encourage building orientation toward the street without intervening in parking areas. Add a statement regarding limitations of drive-thru's adjacent to streets per the use-specific standards in the UDO.
- 2HH. Include building form variations, fenestration, changes in the building plane, roof line, etc.... and create a top, middle and bottom using architectural features for Commercial/Office and Institutional uses.
- 2II. Encourage Commercial/Office and Institutional uses to be oriented toward the street, use structured parking and discourage parking visible to the public streets.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**3. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)****Public Improvement Plan**

- 3A. The Master Plan Amendment will not be approved by Public Works until the Master Drainage Amendment is approved.
- 3B. Add language that states additional roadway improvements may be required for planning areas to meet life safety and traffic needs. This was supposed to be in the roadway section and not drainage improvements.

4. Traffic Engineering (Carl Harline / 303-739-7336 / charline@auroragov.org / Comments in amber)**Traffic Impact Study**

- 4A. Check to make sure access point geometry (queuing, especially) at Ints 18/19/27 works with the close proximity of the Tibet/56th intersection.
- 4B. Figure 2 differs from the later Figures 9 and 10 respectively to the built access conditions but does match the other submitted documents for this plan update. Please update later Figures for consistency within the document. See the markup on Figure 11.

**6. Public Art** ([Roberta Bloom / 303-739-6747 / \[rbloom@auroragov.org\]\(mailto:rbloom@auroragov.org\)](#))

6A. Contact Roberta Bloom directly for comments on the Public Art Plan.

7. PROS ([Michelle Teller / 303-739-7437 / \[mteller@auroragov.org\]\(mailto:mteller@auroragov.org\)](#) / Comments in purple)**Tab #8 Land Use Map**

7A. The land dedication should show the total inclusive of the community park.

7B. Update land dedication totals as noted in redlines.

Tab #9 Open Space

7C. The floodplain allowance is not being interpreted correctly; you may count *more* floodplains as open space within your development should that be desirable and remove a pocket park in the active adult area as service is being met. PROS supports the design and addition of pocket parks as shown but note based on land dedication triggered is not a requirement. See clarification within Tab 9.

- As noted in Tab 8, it is requested that a portion of community cash in lieu be paid with the master plan amendment with the additional being paid at the time of the first plat. Please verify the cost per acre for the community park cash in lieu by connecting with Michelle Teller and Curtis Bish so that an invoice can be issued. You may use this number if a recent appraisal has been completed in the last six months. Real Property has also generated a number (\$177,673.00) based on the cost of city-purchased lands in the last year which may be utilized.
- See technical comments in Tab 8 and 9. Ensure numbers are consistent for both documents.

8. E-470 Public Highway Authority ([Brandi Kemper / \[bkemper@e-470.com\]\(mailto:bkemper@e-470.com\)](#))

8A. Occupying space for utility work, access, and any construction within the E-470 ROW and MUE (multi-use easement) is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the "Permit Manual") and will require an E-470 Construction or Access Permit. The administration fee is \$750.00 and \$75,000 per acre for construction.

8B. A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction.

8C. Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>

8D. E-470 discourages residential uses adjacent to the roadway.

8E. E-470 is not responsible for noise mitigation.

8F. E-470 will be widened to 4 lanes in each direction in the future.

8G. A 10' wide concrete regional trail will be constructed along the west side of E-470 in the future. Please coordinate with the City of Aurora, Adams County, and E-470 for trail improvements that may connect to the regional trail system.

8H. Additional comments will be issued as the design progresses.

9. Aurora Public Schools ([Joshua Hensley / \[jdhensley@aurorak12.org\]\(mailto:jdhensley@aurorak12.org\)](#))

9A. The third submittal of this development application includes residential land uses within the mixed-use planning areas located east of Tibet Road. The total school land requirement for the non-active adult portion of Green Valley Ranch East, including the planned housing in the mixed-use areas, is approximately 32 acres. The development plan includes an 18-acre P-8 school site. This school site is sufficient for the district to construct a P-8 school with the capacity to serve the Green Valley Ranch East community. Aurora Public Schools agreed to apply the school dedication required for the purposes of calculating cash-in-lieu of land as site plans are approved. The district will request cash-in-lieu of land when the balance of the obligation from approved site plans exceeds 18 acres. Cash-in-lieu of land is required to serve high school-age students at a district located outside of Green Valley Ranch. The land value for cash-in-lieu will be based on the market value of zoned land with infrastructure in place.



AURORA PUBLIC SCHOOLS - STUDENT YIELD
1/19/2023

GVRE - Master Plan Amndt NO 2 (DA-1662-25) - Non-Active Adult

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	1,662	0.7	1,163
MF-LOW	300	0.3	90
MF-HIGH	798	0.145	116
TOTAL	2,760		1,369

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	565	0.16	266	831	0.2	332	1,163
MF-LOW	0.17	51	0.08	24	75	0.05	15	90
MF-HIGH	0.075	60	0.04	32	92	0.03	24	116
TOTAL		676		322	998		371	1,369

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	676	0.0175	11.8288
MIDDLE	322	0.025	8.0460
HIGH	371	0.032	11.8829
TOTAL	1,369		31.7577