



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

*Worth Discovering • auroragov.org*

June 11, 2021

Derrick Hoffman  
DR Horton  
9555 S Kingston Court  
Englewood, CO 80112

**Re: Second Submission Review:** Citadel on Colfax Residential – Master Plan Amendment, Site Plan and Plat  
**Application Number:** DA-1422-16  
**Case Number:** 2017-6017-08; 2021-3007-00; 2021-4004-00

Dear Mr. Hoffman:

Thank you for your second submission, which we received on May 20, 2021. We reviewed it and attached our comments along with this cover letter. The review letter contains comments from all city departments.

Since many important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission at your convenience.

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 give me a call. I may be reached at 303-739-7857.

Sincerely,

Sarah Wile, AICP  
Senior Planner, City of Aurora  
Planning & Development Services Department

cc: Jeff Weeder, Galloway & Company, 6162 S Willow Drive Suite 320, Greenwood Village, CO 80111  
Cesarina Dancy, ODA  
Filed: K:\SDA\1422-16rev2.rtf



## PLANNING DEPARTMENT COMMENTS

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

1A. With the next submittal, please provide an update on your conversations with Mr. Dobson.

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

2A. Please update the Letter of Introduction to include the approval criteria for a Major Site Plan in Section 146-5.4.3.2.c. The approval criteria included in the current letter is from the previous Zoning Code.

2B. Make minor revisions to the Vicinity Map, Signature Block, and Data Block per redline comments.

2C. Update the title to “Citadel on Colfax Townhomes” instead of “Citadel on Colfax Residential” so that it matches the application name in the city’s database. In addition, other residential projects could be proposed in Citadel on Colfax in the future, so it’s better to be more specific.

2D. Update the Case Numbers for the adjacent Planning Areas per redline comments.

2D. Only sheets that are changing as part of the third Master Plan Amendment need to be uploaded as part of this application. Please only upload the sheets that are changing with the next submittal.

2E. The city has developed [CAD Data Submittal Standards](#) for internal and external use to streamline the process of importing AutoCAD information into the City's Enterprise GIS. A digital submission meeting the CAD Data Submittal Standards is required before final mylars can be routed for signatures or recorded for all applications.

### **3. Zoning and Land Use Issues**

3A. The Landscape Plan (Sheets 22 and 23) appears to show multiple porch overhangs encroaching into the sidewalk for lots west of Eagle Street. These are not shown on other sheets. Encroachments of buildings into easements and/or tracts is not permitted, so clarification is needed on this issue.

3B. It appears that some of the porch overhangs may conflict with the proposed tree grates along the west side of Eagle Street. Please coordinate with Kelly Bish and Sarah Wile to resolve this issue.

3C. Many of the tree grates along Eagle Street appear to be partially in the tract and partially in the lot. This could be a maintenance concern. Please clarify who is responsible for maintaining all proposed landscaping on the site. Is the HOA and/or Metro District maintaining all tract and lot landscaping, or only tract landscaping?

3D. Provide another lot detail on Sheet 4 that shows that the conditions proposed along with west side of Eagle Street with 5’ front setbacks. Ensure that all dimensions are labeled. Understanding how the landscaping, porches, porch overhangs, utilities, easements, etc. function is important for the consideration of this front setback adjustment.

3E. There are two bold lines shown for the lots located west of Eagle Street and it is difficult to tell what each is representing from the Legend. Please clarify this with the next submittal.

3F. The monument sign is included in the Legend on Sheet 6 and the response to comments stated that one was proposed near Altura Boulevard, but it does not appear to be shown on the plan set. Please verify the location of the monument sign.

3C. The proposed dog park design (Tract C) in the Site Plan doesn’t match what is proposed in the Master Plan Amendment. Please ensure consistency between the two documents.

3D. Include details for all proposed fences with the next submittal, as well as the monument sign base.



#### **4. Adjustments**

4A. Review Item 7H regarding the potential landscape buffer adjustment and include in the Letter of Introduction and on the Cover Sheet if it is needed.

4B. The justification included in the Letter of Introduction for the lot size adjustment is not accurate and should be updated to reflect the adjustment approval criteria in Section 146-5.4.4.D.3. See redline comments for additional information.

4C. Make minor revisions to how the adjustments are noted on the Cover Sheet per redline comments.

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

5A. Include a Key Map on each Building Elevation sheet that identifies which architectural style is proposed for each building. It would also be helpful to have an overall plan shows the architectural style for each building on a single sheet.

5B. Staff highly recommends preparing colored building elevations and/or renderings for the Planning and Zoning Commission public hearing.

5C. The masonry calculations have only been included for the front elevations, so it is unclear whether the overall calculations account for the other façade areas. The city's masonry requirement is based off of the entire façade area, so clarification is needed to verify that this is met.

5D. Are wraparound porches proposed for all corner units as shown in the building elevations? It appears that some of the units along Eagle Street may not, but the elevations don't reflect this.

5E. Please add another window on the first floor of the corner units to enhance the ground floor elevations.

5F. Many of the building elevations in the plan set appear blurry. Please fix this with the next submittal.

#### **6. Addressing (Phil Turner / 303-739-7271 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))**

6A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include parcels, street lines and building footprints (if available) at minimum. Please ensure that the digital file is provided in the correct projection so it will display correctly within our GIS system. More information can be found [here](#).

#### **7. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)** *Sheet 21*

7A. The number of trees that are being upsized to 3" does not meet the 20% requirement.

7B. Provide additional columnar tree species as street trees. Consider the following: Pyrus Callervana Jack, Linden Summer Sprite, Prairie Sentinel Western Hackberry, and Armstrong Gold Red Maple. Currently there are too many of the same type.

7C. Any adjustment requests need to be included on the Landscape Plan and the Cover Sheet. Also update the Letter of Introduction to include the adjustments, along with an explanation of the adjustment request and the mitigating measures being taken to offset the adjustment.

7D. Provide a table documenting compliance with the street tree requirement and the tract landscaping requirements. The street tree table should be listed by street and further broken down by the east / west and north / south sides of the street.



*Sheet 22*

7E. Ensure that the proposed guide rail is shown. Adjust the line type scale.

7F. One of the street trees is missing a plant call-out.

7G. Dimension the eastern buffer.

7H. While the buffer depth along the eastern property line is not being met, plant material can still be provided. An adjustment should be requested. Landscaping being provided on an adjoining lot does not satisfy this project's responsibility to provide the required buffer depth and plantings on their property.

*Sheet 23*

7I. The grass areas are too small per the UDO. These will be difficult to irrigate and maintain. Add additional shrub material.

*Sheet 24*

7J. Adjust the street tree species being provided to match what was approved in the Master Plan.

*Sheet 25*

7K. Add an additional tree where noted.

7L. Provide a detail of the tree grate and a planting detail utilizing the tree grate.

**OTHER DEPARTMENT AND OUTSIDE AGENCY COMMENTS**

**8. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)

8A. Add "prior to issuance of a certificate of occupancy" to the note on Sheet 3.

8B. 8' maximum retaining wall height is permitted. A railing or barrier is required for all walls over 30".

8C. Include a typical section for the retaining wall.

**9. Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in orange)

9A. See Sheet 3 for the desired lighting layout at mid-block pedestrian crossings. S15 does not address mid-block crossings.

9B. Relocate the stop sign to behind the sidewalk.

9C. Move the sight triangles up to the stop location.

**10. Aurora Water** (Steve Dekoskie / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)

10A. There is a conflict with the water service line and the inlet. The water service line must be 5' from the inlet.

10B. Per Aurora Water standards, water meters must be a minimum of 2.5' apart from the outside edge of the meter pit. How far off of the lot line are the meters proposed?

10C. See Aurora Water specifications for details on clustered meters.

10D. A license agreement is required for all encroachments into the utility easements.

10E. Where are the irrigation meters located to serve this development?



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

11A. Show the existing fire hydrant at the southeast corner of the site.

11B. Remove the fire hydrant noted on Sheet 14.

**12. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

12A. When labeling easements that will be vacated, add “by separate document.”

12B. There are no pocket utility easements for water meters or fire hydrants shown on the Site Plan. If any are needed, they need to be included.

12C. Add tract areas where requested on the Site Plan.

12D. Address all redline comments on the Plat and Site Plan.

12E. Update the title commitment to be within 120 calendar days of the Plat recordation date.

12F. Send in the state monument records for the aliquot corners used and the closure sheet for the legal description.