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December 5, 2019

Geoffery Babbitt  
GB Capital, LLC  
2993 S Peoria St. Suite 105  
Aurora, CO 80014

**Re: Second Submission Review – Vistas at Beacon Point – Site Plan/Preliminary Plat**  
Application Number: **DA-1616-09**  
Case Number(s): **2019-3046-00**

Dear Mr. Babbitt:

Thank you for your second submission. We have reviewed it and attached our comments along with this cover letter. As with the first review, the first section of our review highlights our major comments while the following sections contain more specific comments, including those received from other city departments and community members.

Significant progress has been made on this project, however there are several important issues remaining from city departments. A third submission will be needed to ensure these comments have been addressed before an approval can be issued. Please revise your previous work and send us a new submission on or before January 3, 2020.

As with the first review process, 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. Please be sure to contact Planning, or any relevant department, if there are questions or clarification needed for specific comments.

As always, if you have any comments or concerns, please give me a call. I may be reached at [chjohnso@auroragov.org](mailto:chjohnso@auroragov.org) or (303) 739-7112.

Sincerely,

Christopher Johnson, Planner I  
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department  
Julie Gamec – THK Associates Inc  
Scott Campbell, Neighborhood Services  
Mark Geyer, ODA  
Filed: K:\\$DA\1616-09rev2.rtf



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Based on the current lot dimensions, a Major Adjustment will be required. – Planning
- Please comments regarding sizing and placement of landscaping. – Landscaping
- Please turn off all AutoCAD SHX text and flatten plans. – Civil Engineering
- See redline comments on the Site Plan and Plat. Address comments for accuracy and completeness. – Real Property
- Please see comments regarding the Master Utility Study. – Aurora Water
- Review comments about labeling and conflicts for sight triangles. – Traffic Engineering
- Review updated Parks requirements for Land Dedication and Development Fees. – Parks, Recreation, and Open Space Department

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions Comments and Concerns

Comments on your second submission have been received from one agency, Xcel Energy, which can be found at the bottom of this letter. One comment was also received from a community member:

“I was contacted by (Julie) from the developer regarding some concerns from the Beacon Point neighbors. I was told that the increase in traffic was within Aurora’s permitted standards. I was also informed that there would be NO additional driveways added to E. Calhoun Drive, and that there would be 2 access points to the development from the East and West existing neighborhoods.

E. Calhoun Drive is currently a single lane (2 way) roadway and is very busy and loud. There is currently so much construction going on in both Beacon Point and Southshore, that the residents are becoming overwhelmed at the non-stop 18 wheeler and other truck noise 7 days a week, with loud engine braking. The thought process here is that the current housing market is being over-built (over-saturated), in a small geographic area. The opinion is that the City of Aurora should hold off on permitting this development to allow for the current new construction to impact this area of Beacon Point. Adding too many beans to the pot will result in an overflow. The current road conditions that egress from Beacon Point (Smoky Hill and Ider) are in disrepair, and will not support this additional traffic and overweight construction vehicles. If this progresses, please consider making a temporary construction entrance directly off of Smoky Hill Road to mitigate the construction vehicle traffic and noise that is driving the neighbors crazy.”

Eric Bugge, 26130 E Euclid Drive, Aurora, CO  
303-520-4061

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

2A. In the Data Block (and throughout the plan set) please ensure all references to specific zoning code sections reference the UDO. I have given specific correct sections in the redline comments. Additionally, ensure that abutting zone districts are labeled correctly. See plans.

2B. Only one Amendment Block is needed, one of the blocks on page 1 or page 2 can be removed.

2C. The symbol for the existing chain link fence is shown in the legend twice, please remove one.

#### 3. Waivers & Adjustments

3A. Each of the lots in Blocks 1, 2, and 4 meet the requirements to be considered standard lots. However, as mentioned in the first review letter, standard lots come with a required 20-foot rear setback per code section 146-4.2.2 Table 4.2-2. There are a couple options for ensuring code compliance:

- The rear setback of each standard lot should be increased to 20 feet and edited in the plans and the lot typicals and matrix accordingly. Based on the lot dimensions shown this would still provide a rather large building footprint even on the smaller standard lots. In the event that individual lots cannot accommodate the product type of the builder that is selected, then individual variances could be requested from the Board of Adjustments pursuant to all applicable fees, procedures, and criteria for approval in Section 146-5.4.4.B.
- An Administrative adjustment up to 10% can be requested, which would reduce the minimum rear setback to 18 feet. This must be listed on the plans and is subject to review and decision by the Planning Director.



- A Major Adjustment would have to be requested in order to reduce the required setback for every lot, which would again need to be shown on the plans. However this would prohibit the project from being approved administratively and would instead require approval from the Planning Commission at a public hearing and would be subject to the Criteria of Approval in Section 146-5.4.4.D.3.

If you wish to discuss these options further, please feel free to contact me. Please also keep in mind that, in the event of approval of a 10-foot rear setback variance, this small of a rear yard often creates problems for homeowners in the future. When setback minimums are reduced, and homes are placed so close to this setback line it creates significant potential for conflicts with easements and limits the ability for remodels, home expansions, and add-ons such as decks and patios. In short, it is recommended that if you do not absolutely have to use that large of a building envelope in order to accommodate the product type, then it should be avoided.

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

##### Sheet L-1

- General Comment: No more than 40% of the plant material within the curbside landscape can be ornamental grasses. Less is preferred. Grasses if used, MUST be 5-gallon size. Shrubs selected are expected to reach a mature size of at least 4' wide. Most of the plant material specified will get much less than 4' wide.
- The front yard landscape scenario is applicable for lots that are generally 4,500 sf or larger. This development also has lots that are 3,158sf whereby these standards need to be modified. Please provide a front yard and side yard scenario that addresses the landscape requirements for the smaller lots.
- Update the Landscape Tract Table per the comments.
- All ornamental grasses counted towards the curbside landscape requirement must be 5-gallon size at the time of installation.
- Given the location of the sight triangles, make sure the plant material does not reach more than 26" in height as measured from the roadway surface. Trees are excluded. Review this requirement on all sheets where sight triangles have been provided.

##### Sheet L-3

- Make sure the utilities are turned on and darken them slightly.

##### Sheet L-4

- Street trees must be set back 50 feet from the face of the stop sign.

##### Sheet L-6

- Update the various tables per the comments.

#### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **5. Civil Engineering (Kristen Tanabe/ 303-739-7306/ [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / comments in green)**

##### Site Plan

##### Sheet 1

- Please remove AutoCAD SHX text items in the comment section. Please flatten to reduce select-ability of the items.
- The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.
- Add the following notes:  
"In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by City Engineer"  
And  
"The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Street light and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing site location of lights, electrical



one line and grounding details shall be submitting to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the street lights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.”

#### Sheet 3

- The text for the curves is too small. Please increase this throughout, 0.08” minimum is recommended.
- Who will maintain the private alley and tracts? If the existing metro district has agreed to maintain please provide documentation.
- Label the indicated flowline radius, 15’ minimum.
- The alley entrances are not cross pans. Label as a curb cut and refer to Standard Detail.

#### Sheet 4

- Advisory Note: Finished floor for the indicated unit as well as the units along the tract must be 1' above the 100-year water surface for the emergency overflow conveyance.
- Max slope of 2% is permitted across the sidewalk.
- Grading offsite will require a letter from the adjacent property owner.
- Aurora Water will not maintain area inlets. Please label inlets as private. Verify with Aurora Water if this portion of storm sewer is public or private. Update note accordingly. Maintenance of roads, storm sewer, sanitary and water mains by the City of Aurora is still to be determined.

#### Sheet 12

- The indicated street section is only intended to service 40 or fewer lots. Minimum section should be 34 feet flowline to flowline. If an alternative layout has been approved by the City Engineer, please provide correspondence.
- Documentation was supposed to be provided from the existing metro district on why they would not allow a private association to maintain private streets in the district. It would then be determined if the streets would be public.
- Provide a cross section for the alley. The alley is private – is the existing metro district taking on that maintenance?

#### Sheet 13

- Analysis required along Calhoun Drive and Newbern Street. Additional street lights may be required.
- Street lights required along Oak Hill Drive.
- If the streets are allowed to be public streets, COA lighting standards shall be met. Photometric analysis requires a summary luminance table as outlined in the draft lighting standards. Standard street light fixtures and poles shall also be used.

#### Plat

- The indicated area must also be a drainage easement since it is conveying surface flows and the emergency overflow path for the existing inlet.

### **6. Traffic Engineering** (Briana Medema / 303-739- 7336/ [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / comments in yellow)

#### Site Plan

##### Sheet 2

- Add the following note:  
“The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards, and shown on the signing and striping plan for the development.”

##### Sheet 6

- Ensure all sight triangles are labeled as such; “sight” not site triangles.



Sheet 7

- Shift the tree position to more than 50' from the stop sign.

Sheet 9

- Shift location of the indicated trees to more than 50' back from face of stop sign.

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

### Site Plan

Sheet 5

- Please remove WL stub and cap at main if it will not be used for this project.
- Please provide necessary information for the MUS on this parcel: Sanitary Calculations, Water Model with necessary fire flow information, etc.
- Sanitary main for the indicated segment ranges from 13VF to 25 VF deep. Special design may be required.
- Add note stating that the surface/grate of these inlets will NOT be maintained by the city as they are not conveying public flows. If the note cannot be added, a redesign of the storm system will be necessary to separate public and private infrastructure.
- Dedicate Utility Easement for Storm Line if this is to be maintained by the City.
- Potential Access path (Highlighted in Red) for manholes south of residences.
- Advisory notes: Insert the turnaround in this area for maintenance trucks. Have the maintenance path change from concrete to an aggregate road to discourage public access.

## **8. Parks, Recreation and Open Space Department** (Curtis Bish / 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org))

The revised unit count for the project has resulted in changes to the following PROS-related requirements:

- Land Dedication – Required land dedication for neighborhood park, community park, and open space purposes is 0.40 acres, 0.15 acres, and 1.03 acres, respectively. Therefore, a total land dedication requirement of 1.58 acres shall be satisfied by a cash-in-lieu payment. Please coordinate with PROS staff to agree upon a per-acre value to apply to this payment.
- Park Development Fees – The \$1,900.64 per unit fee will still apply as long as the building permits are pulled this year. If permits for your project are pulled next year, the per-unit fee will be slightly higher to account for 2020 adjustments to park construction costs.

Please add notes somewhere on the site plan to acknowledge the above requirements and how they are proposed to be satisfied.

## **9. Real Property**

Darren Akrie/ 303-739-7337/ [dakrie@auroragov.org](mailto:dakrie@auroragov.org) / comments in pink

Maurice Brooks/ 303-739-7294/ [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / comments in pink

### Site Plan

Review all redline comments and address all necessary changes for completeness and accuracy.

Sheet 3

- Label all easements shown herein. Match the plat.
- Combine the indicated Block numbers and change the Lots numbers. Update all labels throughout accordingly, ensure they match the Plat.

### Plat

Review all redline comments and address all necessary changes for completeness and accuracy.

- Add all public street names within ½ mile of the site.
- The indicated distances and bearings in the Legal Description are different from the illustration.
- Change the filing number in the Legal Description.
- Add a space to the indicated note.
- Add Tract for the alley if private. Label it is a Tract and dedicate the easements to the City.



- Move the indicated notes to the legend on the illustration pages.
- Label all easements. Provide all requested widths and dimensions. Ensure that all bearings match the description.
- Combine the indicated Blocks and renumber the lots accordingly. Due to the separation by a right of way, Block 1 is not permitted as shown.
- If Alleys are private, they need to be shown as Tracts and dedicated to the City as 'access, utility, and fire lane easements'.
- L7 data is missing.

#### **10. Xcel Energy**

Name: Donna George

Organization: Xcel Energy

Address: 1123 W 23<sup>rd</sup> Avenue, Denver CO 80223

Phone: 3035713306

Email: [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)

Comment: Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a conflict** with the above captioned project in that the lots within Block 3 are missing 8-foot wide utility easements for electric distribution facilities. Should natural gas and electric reside within the same trench, a 10-foot wide utility easement is required, not to overlap any wet utility easement.

PSCo acknowledges the requested 6-foot gas easements being labeled on the plat and plans throughout the development, as well as the 8-foot utility easements on the remaining lots.