



Planning Division
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January 12, 2023

Patrick Chelin
Aerotropolis Area Coordinating Metro District
1601 Blake Street Ste 508
Denver, CO 80202

Re: Second Submission Review – The Aurora Highlands North – Area B - Site Plan
Application Number: **DA-2062-33**
Case Numbers: **2022-4027-00**

Dear Mr. Chelin:

Thank you for your submittal. We have reviewed your Site Plan 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 agencies.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before February 6, 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 give me a call. I can be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning and Development Services

cc: Jeff Killion, Matrix Design Group
Scott Campbell, Neighborhood Liaison
Jacob Cox, ODA
Filed: K:\SDA\2062-33rev2.rtf



Second Submittal Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Show laneage for 48th Avenue (Planning and Traffic)
- Request adjustment for double-fronted lots, expand lot classifications (Planning)
- Provide minimum landscape requirements, add tract labels and area (Landscape)
- Resubmit Drainage Report, revise loop lane section, clarify streetlights (Public Works Engineering)
- Revise ramps and signage (Traffic)
- Label fire lane easements (Life/Safety)
- Extend maintenance access, separate mains, and manholes from curbs (Water)
- Revise open space credit, and provide security lighting in parks (PROS)
- Label all streets, easements, and tracts (Real Property)

PLANNING DEPARTMENT COMMENTS

1. Zoning and Land Use Comments

- 1A. Add a request for an adjustment to UDO Section 146-4.3.10.C for double-fronted lots on the cover sheet and in the Letter of Introduction. Provide a justification and discuss measures taken to mitigate the adjustment. The Planning Director will determine if it will be considered a major adjustment.
- 1B. Each motor court lot shall incorporate a [private, usable outdoor space](#) or spaces with direct access to the dwelling unit on the lot. A front yard may be counted toward the private usable outdoor space requirement if the front yard meets the minimum dimensions and contains at least 180 square feet of area and have minimum length and width dimensions of 10 feet and the space includes a front porch, deck, or similar space with minimum dimensions of six feet by eight feet.

2. Completeness and Clarity of Application

- 2A. Revise the Letter of Introduction to address the previous comments regarding a diagram to illustrate the locations of Planning Areas, include more directional references (N/S, E/W), and address redline comments.
- 2B. To justify the proposed adjustment request referenced above, include an analysis of the total number of lots adjacent to the Reserve Loop relative to the number of lots that are double-fronted.
- 2C. Label all easements in the loop lane section. Revise to comply with Roadway Manual standards.
- 2D. Provide separate lot typical diagrams for standard and small single-family detached residential lots. Provide separate typicals for motor court lots to identify easements and utility services; another for setbacks and building separation. Where motor court lots are double-fronted, homes must face the adjacent street. This may result in two different setback diagrams.
- 2E. Lot classifications on Sheet 5 are to identify housing types per Table 4.2-8 to demonstrate the required product mix per Table 4.2-7. Lots should be classified by their individual lot frontage width (not the width at the front setback). Add a category for lots 70' wide and greater.
- 2F. Replace the font indicated on the cover sheet. The font was not readable; therefore, all lot dimensions could not be verified. Additional comments may be forthcoming in the next review.
- 2G. Revise Site Data Block on the cover sheet to remove the required parking spaces and the number of stories.
- 2H. Move the Context Map to follow Sheet 5. Please include land use designation for the future uses (i.e., Park, open space, future school, CAC) per the Master Plan. Identify/label proposed streets.
- 2I. Label all existing and proposed easements. They need to be shown for reference on the site plan and can be dedicated per the plat later.
- 2J. Show the proposed lanes and sidewalks for 48th Avenue.
- 2K. Label all tracts and include the area. Make sure labels are all visible.
- 2L. Clarify the difference between street vs. pedestrian lights. Are referenced fixture heights, correct? Ensure fixtures are consistent with previous site plans and the Master Plan.



- 2M. Clarify whether a new metal fence type is proposed. Provide a detail or remove “screen” references.
- 2N. Make sure lots are labeled on all sheets and lot area is provided.
- 2O. Review how setbacks will be applied to “sideways” lots at the end of cul-de-sacs as noted on the redlines.
- 2P. Revise plans to eliminate overwrites and cut-off labels.
- 2Q. Address all redline comments, edits, and notations.

3. Landscaping Issues (Debbie Bickmire / 303-739-7261 / dbickmir@auroragov.org / Comments in teal)

- 3A. This Site Plan was submitted prior to the effective date of the new ordinance, however, be advised, site plans going forward will not be permitted to have turf in front yards or in the tree "lawn" (curbside landscape). You should consider how to transition from turf permitted in earlier site plans to the water-wise designs that will be required in subsequent plans.
- 3B. Provide landscape requirements for each proposed lot *type* (per Table 14.3A) based on lot width. Include requirements in 10' increments up to the width of the widest lot. Identify how many different plant types are required per yard and include a statement requiring a variation of landscape designs.
- 3C. Provide landscape requirements for motor court lots. The landscape is required on all 4 lots. Include separate requirements for lots that front adjacent streets.
- 3D. Add a note to identify who is responsible for the maintenance of motor court shared drives, landscape, and fencing.
- 3E. Planning Area 30 is intended for non-residential/commercial uses. Per Table 14.2, provide a landscape buffer of 1 tree and 5 shrubs per 25 linear feet behind the residential lots. Add a Non-Street Buffer Table to identify the buffer requirements and landscape provided.
- 3F. All landscape tracts should have 1 tree and 10 shrubs per 4,000 square feet. The landscape should be distributed throughout the tract. Please provide all required landscapes or provide an explanation for any deficiency.
- 3G. A 20' landscape buffer is required where lots are adjacent to collector streets. The buffer should include 1 tree and 10 shrubs per 40 linear feet. The buffer should include shrubs in addition to grasses. Add a Street Buffer Table to identify the buffer requirements and landscape provided.
- 3H. Provide additional landscape including evergreen trees and shrubs in the buffer adjacent to the double-fronted lots to mitigate visibility.
- 3I. Some streets have more street trees than required, while others fall short. See redlines for comments where additional trees should be added. If the use of trees is limited, provide shrub equivalents.
- 3J. The Catalpa ‘Timeless Beauty’ is commonly called Desert Catalpa, however, it is not a catalpa species. Please replace this with a street tree.
- 3K. Eastern Redbud does not thrive in Colorado. Replace or specify a cultivar that is tolerant of Colorado weather.
- 3L. The plant schedule includes 5-gallon shrubs and 1-gallon grasses, however, there are no 5-gallon shrubs included in the landscape tables. Please revise as needed.
- 3M. Adjust the scale of plan symbols and legend symbols so they are consistent. The fence linework is very difficult to discern.
- 3N. Ensure a minimum 20' buffer is maintained from the back of the sidewalk along 48th Avenue.
- 3O. Show the grayed-back outlines of the adjacent curbside and buffer landscape provided by separate site plans. Reference the name of the site plan and the case number.
- 3P. Move tract labels so they are visible and horizontal. Add area to all tracts on the plans.
- 3Q. Add all required landscape notes.
- 3R. Address all comments and notations on the redlines.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

- 4A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved. Comments were provided on 8/3/22 and no subsequent submittal has been made.
- 4B. For one-way travel on a loop lane, a minimum of 18' is required, for two-way travel, a minimum of 23' is required. Refer to Section 4.04.2.09 of the Roadway Manual.
- 4C. Revise the loop lane section to include a fire lane, utility, and access easements.
- 4D. Modify the PA-29 Offsite Infrastructure Improvement notes on Sheet 7 per the comments on the redlines.
- 4E. Provide the centerline radius geometry on all site plan sheets.
- 4F. Clarify street light nomenclature (SL-1 for locals, 20' pole height, SL-3 for collector streets, 30' pole height). Pedestrian lights in parks and tracts are private. The "Pedestrian Light" is a streetlight.
- 4G. Adjust streetlight locations per the redlines.
- 4H. Label and/or revise street radii as noted.
- 4I. Add the following note to all sheets as indicated on the redlines:
"Private temporary swales shall be maintained by the owner or Metro District and slopes less than 2% will be permitted for up to 36 months or until adjacent development occurs. Otherwise, revisions shall be submitted for concrete low-flow trickle channels with a minimum 0.5% slope. In addition, the City reserves the right at any point to require the construction of the trickle channel should there be any issues with reduced capacity, sedimentation, ponding, or other items identified by the City Engineer."
- 4J. Indicate the direction of emergency overflow for detention ponds.
- 4K. Provide a minimum 2% slope for all non-paved areas.

5. Traffic Engineering (Carl Harline / 303-739-7548 / charline@auroragov.org / Comments in amber) **Traffic Impact Study (TIS)**

- 5A. Update per the redline comments.

Site Plan

- 5B. Add the note provided on Sheet 2.
- 5C. Show how the alignment on 48th Avenue will line up with the future signalized crossing of 48th and Harvest.
- 5D. Add street name signs to all stop signs at intersections. Locate street name signs on all inside corners where the street name changes.
- 5E. The TIS indicates the approach at Jamestown St. to be right-in/right-out only. On the right-out approach, include signs indicating as such.
- 5F. Remove the crossing from the T-intersection. Defer 4-leg crossing for if/when access to PA-29 is confirmed/complete.
- 5G. Mail kiosks should be located so the closest edge is a minimum of 30' outside of the intersection.
- 5H. Add/modify ramps as noted on the redlines.
- 5I. Remove midblock crossing(s), and/or add marked crossing and signs.
- 5J. Add/modify signage as indicated on the redlines.
- 5K. Consider relocating the mail kiosk on Harvest Mile Street.
- 5L. Add pedestrian crossing warning signs at the trail crossing on 43rd Place.
- 5M. Intersections shall meet at a 90-degree angle (± 5 degrees).
- 5N. Address all comments and notations on the redlines.

6. Fire / Life Safety (William Polk/ 303-739-7371 / wpolk@auroragov.org / Comments in blue)

- 6A. Label all fire lane easements within sections and plan sheets.

7. Aurora Water (Iman Ghazali / ighazali@auroragov.org / Comments in red)

- 7A. Call out all connections to existing utilities.
- 7B. Ensure there is a 5' separation of mains and manholes from the curb.



- 7C. Locate the water service tap at least 36" away from the nearest joint.
- 7D. Add the notes provided on Sheet 37.
- 7E. Extend maintenance access to the top of outlet structure(s).
- 7F. Show slope at bottom of pond(s).
- 7G. Maintain a 10' separation between water and sanitary mains.
- 7H. Revise manhole locations as noted on the redlines.

8. PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple)

- 8A. Note that there are several repeat comments that were not addressed with the first review; please review the tract tables and what is eligible for credit. Roadways do not count as open spaces.
- 8B. Remove tracts with roadways from the open space credit.
- 8C. Remove median landscape areas from open space credit. They do not meet open space requirements.
- 8D. Open space credit is requested for Tract I. Add seating and label the tract acreage on Sheet 62.
- 8E. Identify security lighting in pocket parks.
- 8F. See all comments within the site plan.

9. Real Property (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

- 9A. Label streets as public or private.
- 9B. Add the area for all tracts.
- 9C. Label all existing and proposed easements.
- 9D. Ensure all blocks are labeled. Revise as noted.
- 9E. Address all comments and notations on the redlines.

10. Xcel Energy (Donna George / donna.l.george@xcelenergy.com)

- 10A. Xcel has no additional comments from the Right of Way Referral Desk.

11. Aurora Public Schools (APS) (Josh Hensley / jdhensley@aurorak12.org)

- 11A. APS will request cash-in-lieu of land when the balance of the obligation from approved site plans exceeds the acreage of school sites to be dedicated. In accordance with Section 4.3.18 of the Unified Development Ordinance, land value for cash-in-lieu will be based on the fair market value of zoned land with infrastructure in place. The land use obligation for this site plan is updated based on the number of planned residential units.

Aurora Highlands North Area B - Site Plan (DA-2062-33)

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	589	0.7	412
MF-LOW		0.3	0
MF-HIGH		0.145	0
TOTAL	589		412

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12 TOTAL
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	200	0.16	94	295	0.2	118	412
MF-LOW	0.17	0	0.08	0	0	0.05	0	0
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		200		94	295		118	412

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	200	0.0175	3.5046
MIDDLE	94	0.025	2.3560
HIGH	118	0.032	3.7696
TOTAL	412		9.6302



Aurora Highlands Development Tracking - 12/19/2022

Filing	SFD	MFL	MFH	Total Units	K-8	HS	Total Yield	Dedication Requirement	Status
CSP 1	84			84	42	17	59	1.3734	Approved
CSP 2 DA-2062-06	182	44		226	102	39	141	3.265	Approved
Plat 4 DA-2062-10	9			9	5	2	7	0.1472	Approved
Plat 5 DA-2062-11	47			47	24	9	33	0.7685	Approved
Plat 8 DA-2062-14	174			174	87	35	122	2.8449	Approved
Plat 10 DA-2062-16	176			176	88	35	123	2.8776	Approved
Site Plan 14 DA-2062-20	156	62		218	94	34	128	2.9583	Approved
Site Plan 16 DA-2062-23	273			273	137	55	192	4.4636	Approved
Plat 6 DA-2062-13	26			26	13	5	18	0.4251	Final Mylars
Plat 13 DA-2062-17	13			13	7	3	10	0.2126	Tech Subm
Site Plan 15 DA-2062-21	295	122		417	178	65	243	5.6254	Final Mylars
Site Plan 17 DA-2062-26	97			97	49	19	68	1.586	Tech Subm
Aurora Highlands North A DA-2062-31	618	100		718	334	129	463	10.7618	2nd Submittal
Aurora Highlands North Area B DA-2062-33	589			589	295	118	413	9.6302	2nd Submittal
Site Plan 7 DA-2062-36	51	38		89	35	12	47	1.0837	2nd Submittal
Site Plan NO 21 DA-2062-37	82	96		178	65	21	86	1.9719	1st Submittal
Total	2,872	462	0	3,334	1,555	598	2,153	49.9952	