

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



October 24, 2019

Chris Fellows
WF Prairie LLC
1700 Lincoln Street, Suite 200
Denver, CO 80203

Re: **Initial Submission Review:** Painted Prairie Phase Two – Preliminary Plat with Adjustments and Plat
 Application Number: DA-1556-07
 Case Numbers: 2019-3052-00; 2019-4018-00

Dear Mr. Fellows:

Thank you for your initial submission, which we started to process on Thursday, September 30, 2019. We reviewed it 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 outside agencies. Staff would be happy to meet with you and your design team in the next couple weeks to discuss these comments and address any questions or issues you may have.

Since many 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 Friday, November 15, 2019. Your Planning Commission hearing date is tentatively set for Wednesday, January 8, 2020 if all submissions are made on time and all staff comments are sufficiently addressed.

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 Wieder, Senior Planner
City of Aurora Planning Department

cc: Brent Martin, LandDesign, 1360 Walnut Street, Suite 102, Boulder, CO 80302
Susan Barkman, Neighborhood Liaison
Jacob Cox, ODA
Filed: K:\SDA\1556-07rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Update the Letter of Introduction (see Item 2)
- Correct errors and inconsistencies throughout the Preliminary Plat (see Item 2)
- Increase lot sizes for front-loaded products to a minimum of 45' to comply with the UDO (see Item 3)
- Address concerns regarding the configuration of green courts adjacent to Tracts H and C (see Item 3)
- Provide requested documentation for the proposed Major Adjustments (see Item 4)
- Ensure that all cross sections are consistent with the Painted Prairie PIP (see Item 5)
- Provide a table that outlines the required amounts of masonry for all product types in Phase Two (see Item 6)
- Include additional information regarding fencing to ensure compliance with Tab 10 (see Item 6)
- Coordinate with the city's Addressor to determine all street names prior to the next submittal (see Item 7)
- Provide all requested landscape information so a comprehensive review can be completed (see Item 8)
- Update the Preliminary Plat to comply with all Civil and Traffic Engineering requirements (see Items 9 and 11)
- Discuss the community park, open space tracts, and internal trails with PROS (see Item 12)
- Identify all required fire lanes on the Preliminary Plat and Final Plat (see Item 13)
- Address all Real Property comments on the Preliminary Plat and Final Plat (see Item 14)
- Respond to comments received from Xcel Energy, Aurora Public Schools, and UCFCF (see Items 16-18)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Eleven adjacent property owners and two registered neighborhood organizations were notified of the proposed application. No comments were received from property owners or neighbors. Therefore, staff does not believe a neighborhood meeting is necessary at this time.

2. Completeness and Clarity of the Application

2A. Please update the Letter of Introduction to include additional information and to make requested revisions.

2B. Change the title of the plan to "Painted Prairie Phase Two Preliminary Plat with Adjustments." Including filing numbers and the word "subdivision" in the title is confusing and is not recommended. In addition, Contextual Site Plans and Waivers do not exist anymore following the adoption of the Unified Development Ordinance (UDO) on September 21, 2019. This is now referred to as Preliminary Plats and Adjustments, respectively.

2C. Sheet numbering throughout the plan set is inconsistent as noted in redline comments. Staff also recommends numbering the sheets in sequential order (i.e. 1, 2, 3 instead of 1.0, 1.1, 1.2) as this is easier to reference.

2D. The Letter of Introduction states that 547 units are proposed in Phase Two, but the Preliminary Plat states that only 496 units are proposed. Please reconcile this discrepancy.

2E. Match lines are incorrect throughout the Preliminary Plat. Please ensure these are correct with the next submittal.

2F. Turn off all AutoCAD SHX text on the Preliminary Plat so it's not visible in the "Comment" section of the PDF. This makes it very difficult to review and add comments to the document. The next submittal will not be accepted if the AutoCAD SHX text is turned on.

2G. The Vicinity Map on the Cover Sheet shows Painted Prairie as being easy to E-470. Please correct this map and "zoom in" to focus on the area immediately surrounding Painted Prairie instead of showing I-70, Pena Boulevard, etc.



2H. Sheet 2 includes many notes that appear to be relevant to Phase One, not Phase Two. Please update these notes accordingly or remove them if they are not applicable.

2I. There are several text errors (text appearing as lines, text appearing as symbols, etc.) in the Preliminary Plat. Please fix these with the next submittal.

2J. Remove the Recorder's Certificate from the Cover Sheet of the Preliminary Plat. Unlike Contextual Site Plans, Preliminary Plats will not be recorded with the County and will instead just be signed by the property owner and city officials. This will make future revisions to the document simpler.

2K. All text and hatching should be visible when printed out at 11" x 17" as this is what inspectors use in the field. Please see redline comments and adjust accordingly.

2L. Please remove items from the Legend that are not being utilized or are not applicable to Phase Two.

2M. As a reminder, 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. Please note that a digital submission meeting the [CAD Data Submittal Standards](#) is required before your Final Plat mylars can be routed for signatures or recorded. Please review these CAD Data Submittal Standards and email your Case Manager the .DWG file before submitting your final mylars. Once received, the city's AutoCAD Operator will run an audit report and your Case Manager will let you know whether the .DWG file meets the city's standards.

3. Zoning and Land Use Issues

3A. As noted in Item 2B, the UDO is officially adopted and therefore the submittal needs to reflect the UDO. The Zoning District, Major Adjustment (Waiver) requests, Application Type, etc. must be consistent with the UDO. Please update submittal documents accordingly.

3B. The Lot Data Table notes that the smallest front-loaded single-family detached lots will be 47' wide, but the submittal documents depict 42' and 43' wide front-loaded single-family detached lots. Unless single-car or tandem garages are proposed for these lots, the smallest lot size that is permitted for this product type is 45' per [Section 4.2.3\(A\)](#) (Page 162). Revisions must be included with the next submittal.

3C. Please update the Lot Data Table to include a lot size (square footage) range for all product types. In addition, the maximum height permitted for single-family in the UDO is 38', so this can be updated in this table if desired.

3D. Please provide descriptions and/or graphics for all product types that are proposed with the next submittal. What is the difference between a garden court unit vs. a paired home vs. a townhome, for example?

3E. Many of the units that are proposed across the street from the community park and school are shown as front-loaded single-family detached. Given the traffic, parking needs, and number of pedestrians associated with these uses, staff highly recommends that you consider having alley-loaded units in this block instead. This would reduce auto-pedestrian conflicts, increase on-street parking, and improve the streetscape by not having visible garages.

3F. The configuration of the units adjacent to Tract H is not acceptable as it's not consistent with the ongoing 64th Avenue Study or the Aurora Places Comprehensive Plan. This green court must be reconfigured so the townhome units front on 64th Avenue, not the alley and garages. Please update accordingly.

3G. The green court surrounding Tract C does not appear to meet the UDO standards in [Section 4.2.3\(C\)](#) (Page 169). There are 19 units facing this green court, but any green court over 14 units must have both ends fronting on a public street. If this configuration is pursued, a Major Adjustment would be required.



3H. Please dimension all green courts in the Preliminary Plat with the next submittal so staff can verify compliance with the UDO standards in [Section 4.2.3\(C\)](#) (Page 168-171). If it's simpler, a separate green court plan could also be uploaded as a separate document that notes dimensions.

3I. In association with the 64th Avenue Study, on-street parking is needed along the entire section 64th Avenue, including east of Liverpool Street. This is needed in order to have sufficient guest parking for all green courts adjacent to 64th Avenue and to serve the community park, school, and other uses in the future.

3J. All proposed tracts that do not include usable open space should be removed and the lot lines should be extended to the street right-of-way. Examples include Tracts N, EE, KK, LL and QQ. This is a future maintenance issue. If larger setbacks are needed for these lots to comply with sight triangles, this can be noted in the Preliminary Plat using a different hatch and stating the setbacks in the Lot Data Table.

4. Adjustment (Waiver) Issues

4A. As noted in Item 3A, please revise the language in all submittal documents to reflect the UDO. This means that all Waivers will now be considered Major Adjustments and must be justified based on the criteria in [Section 5.4.4\(D\)](#) (Page 399). The new code sections must also be included.

4A. The first Major Adjustment that is requested is related to the garage door percentage along the front façade of front-loaded single-family detached homes. More information is needed about how many lots this would apply to, whether the corner lots will be more impacted by this based on increased setbacks, and how you would treat the proposed lots that are smaller than 47', which isn't currently addressed in the Letter of Introduction.

4B. The second Major Adjustment that is requested is related to the overall masonry percentage in Phase Two. Similar to what was provided for Phase One, please provide a chart that outlines the minimum masonry requirements for each product type. Ensure that you will have at least an average of 12% based on the product type makeup. Including graphics will also be important for this Major Adjustment.

4C. The third Major Adjustment that is requested is related to the front yard setback variation requirement. In the Letter of Introduction, please elaborate on the product mix by breaking down the percentage of each type of unit, the estimated number of homebuilders, etc. to further demonstrate how this Adjustment would be mitigated.

4D. The last two Major Adjustments that are requested related to Sustainable Use Neighborhood standards are no longer applicable as those sections are not in the UDO. However, additional information still needs to be provided about the lot sizes that are proposed for front-loaded single-family detached homes, and there are still sustainability requirements as outlined in Tab 10 of the Painted Prairie FDP.

5. Street and Pedestrian Issues

5A. Coordinate with the city's Addressor, Phil Turner, to determine all street names prior to the next submittal. It is difficult to review the plans without street names. See Item 7 for additional information.

5B. The cross section shown for Liverpool Street does not match the latest submittal of the Public Improvements Plan. The PIP shows a 6' sidewalk with a 10' tree lawn, on-street parking, a bike lane, and a travel lane on the east side of the median. Please revise.

5C. Please show additional details about how the tracts adjacent to 64th Avenue and 63rd Avenue will be programmed. How will these relate to the actual streets and what pedestrian connections will be provided within them?



6. Architectural and Urban Design Issues

6A. Please provide a table that outlines the required amounts of masonry for all product types in Phase Two.

6B. All fencing shown on Sheet 5.0B appears to be a “privacy fence,” which is not consistent with the latest version of Tab 10 in the Painted Prairie FDP. In addition, the conditions adjacent to 64th Avenue and within green courts are not addressed at all. Revise this document with the next submittal. Please also include details of the fences on this sheet so it’s easier to reference in the future.

6C. Because this application will be going before the Planning Commission based on the Major Adjustments that are requested, staff recommends that you prepare some graphics that illustrate the product mix, streetscape designs, and anything else that can demonstrate the neighborhood concepts proposed for Phase Two. This was very helpful when Phase One went to Planning Commission previously. These would be uploaded as separate documents and would not be part of the Preliminary Plat.

7. Addressing (Phil Turner / 303-739-7271 / pcturner@auroragov.org)

7A. 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](#).

8. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

General Landscape Plan Comments

8A. The landscaping is very difficult to read throughout the plan set. Please dial back the darkness of the utilities to each lot, the alley line work, the grading, the darkness of the sidewalk hatch, the match line color, etc., so the trees and tree labels are easier to read.

8B. Please enlarge the font size for the plant labels and general text. It should be double that size. They are too small to read when printed at 11” x 17”, which is often what our inspectors have out in the field. The font color should also be changed.

8C. Provide a tract landscape table and show the tract landscaping. Make sure that if there are multiple tracts to include a separate plan clearly showing and labeling the tracts.

8D. Please note that there appear to be six different street cross sections proposed for this application. Where curbside landscape areas (i.e. tree lawns) are less than 10' in width, sod is not permitted. Curbside landscapes may be planted with native seed or native seed in combination with shrub and ornamental grass beds. Ornamental grasses may not be more than 40% of the curbside landscape area and must be 5-gallon size. Plant quantities are determined by taking the square footage of the curbside landscape area and dividing it by 40. This planting scheme is more in keeping with the desired prairie landscape for Painted Prairie.

8E. Include a color-coded plan delineating the various lot types to indicate the landscape requirements being provided by each lot type for the front and side yards.

8F. Provide the landscape table showing compliance with the street tree requirements.

8G. Include the required landscape notes as found in the Landscape Reference Manual.

8H. Correct all sheet numbers as they are out of order.



Sheet 5.1-5.6

- 8I. Turn off all the miscellaneous line work and labels where indicated.
- 8J. Provide the required tract landscaping and table to document compliance.
- 8K. The Urban Design Standards in the FDP identified a primary entry monument along 64th Avenue.
- 8L. The median proposed within Liverpool Street is supposed to have landscaping, but nothing has been provided.
- 8M. The internal local street on Sheet 5.2 is supposed to have a detached sidewalk according to the street cross sections provided within the FDP. Provide the correct street cross section and the required street trees.
- 8N. Add street trees where indicated on Sheets 5.5 and 5.6.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 9A. The Preliminary Plat will not be approved by Public Works until the Preliminary Drainage Report is approved.
- 9B. Add required note to Sheet 2 per redline comments.
- 9C. Provide a typical section for Liverpool Street on Sheet 2.0.
- 9D. Show curb cuts for alley access on all sheets.
- 9E. Label and dimension the 64th Avenue right-of-way on all sheets.
- 9F. Show and label the drainage easement for the water quality pond.
- 9G. Per Section 4.03.3 of the Roadway Manual, at a street intersection where two streets slope down to the intersection, an inlet shall be placed on the through street's uphill point of curb return and on the intersections street's uphill point of return.
- 9H. The city discourages street slopes less than 0.8%.
- 9I. There should be inlets to collect flows from the alley before they spill over the sidewalk.
- 9J. Show and label the 100-year water surface elevation, outlet structure, maintenance access, etc. Please review Section 3.62 and 6.39 of the Storm Drainage Manual for pond requirements.
- 9K. Add a note that street light locations are conceptual and that final street light locations shall be determined with the Street Lighting Plan submitted with the Civil Plans. Street lights on public roads will be owned and maintained by the city and must be the city's standards.
- 9L. A 25' lot corner radius is required where indicated on the Final Plat.

10. Aurora Water (Steven Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

- 10A. Water meters must be located within a 10' pocket easement, 2' from any concrete. Pocket easements must be located outside of the utility easements. Water meters can be clustered up to a maximum of 4 meters served from a 2" tap on the main. Clustered water meters must have address tags on the meter pit and yolk. Construction of all water infrastructure will be in accordance with the revised 2020 Aurora Water specifications.



11. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in orange)

11A. The Traffic Impact Study was not uploaded with the initial submittal of the application and therefore comments on the Traffic Impact Study will be delayed. Please note that redline comments on the Preliminary Plat were made without having reviewed the Traffic Impact Study.

11B. Sight triangles must be shown for all intersections, which are based on intersection control.

11C. Revise the traffic signal escrow note on Sheet 2 per redline comments.

11D. Call out future signal locations.

11E. Move ramps to the correct side of the roadway where indicated on Sheet 5.

11F. Review tree placement relative to stop sign locations. There should be a minimum of a 50' setback from the face of the stop sign per COA STD TE-13.3.

12. PROS (Chris Ricciardiello / 303-739-7154 / cricciar@auroragov.org / Comments in purple)

Community Park

12A. The Preliminary Plat for Painted Prairie Phase Two shows the community park site, PA-4 in the FDP Amendment, as a part of the filing. Overlot grading for the northeast portion of the development seems to be included in the filing as well. Infrastructure for the northeast corner, inclusive of the community park, is not included in the Preliminary Plat, however. This raises the question regarding the timing for the development of the northeast corner and the community park.

Open Space Tracts

12B. Open space tracts (Tract A, Tract D, Tract E, Tract H, Tract K, Tract M, Tract X) interior to the subject filing may receive open space land dedication credit from PROS in the ongoing FDP Amendment. These tracts must be programmed in accordance with the tract descriptions in Form J of the FDP Amendment and shown as designed open spaces in this Preliminary Plat. Landscape plans in this submittal do not show these tracts as improved. Provide distinct design solutions in accordance with Form J descriptions for each tract.

Internal Trails in Open Space

12C. The FDP under review indicates that there are community connection trails proposed for various axes within this area. The Preliminary Plat for Phase Two does not show these open spaces as developed, nor the community connection trails in accordance with the FDP. Please add these elements.

Final Plat

12D. The Final Plat shows the northeast corner of the development, inclusive of the community park, as unplatted, whereby the Preliminary Plat appears to show the corner as included with overlot grading. Please reconcile these disparate conditions.

13. Fire / Life Safety (Jeff Goorman / 303-739-7464 / jgoorman@auroragov.org / Comments in blue)

13A. Provide phasing plans if any phasing is proposed.

13B. Verify the occupancy of all units per redline comments on the Cover Sheet.

13C. Revise notes on Sheet 2 per redline comments.

13D. Show the locations of all mail kiosks, including a curb ramp detail, for accessibility.



13E. All fire lane easements must be identified and labeled on the Preliminary Plat and Final Plat.

13F. Add correct street names on all sheets.

13G. Fire lane signs shall be placed at a maximum of 100' on center. Include tow away signs below each fire lane sign. See redline comments on Sheet 2.1.

13H. Add, remove or relocate fire hydrants per redline comments.

14. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

14A. Change the title of the Preliminary Plat so it doesn't have the word "Subdivision" in it.

14B. Revise notes on Sheet 2.

14C. All street names must be consistent on the Preliminary Plat and Final Plat.

14D. Dedicate off-site drainage easements by separate document.

14E. Add the boundary, bearing, distance and curve data to the Preliminary Plat.

14F. Send in the Title Commitment.

14G. Make changes to the Cover Sheet of the Final Plat.

14H. Review and address all redline comments on the Final Plat.

15. Development Fees (Jason Fowler / 303-739-7393 / jfowler@auroragov.org)

15A. The Storm Drain Development Fee that is due prior to recording the Final Subdivision Plat is \$100,426.88 (80.859 acres x \$1,242.00 / acre). Please make the check payable to City of Aurora.

16. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

16A. See the attached comment letter.

17. Aurora Public Schools (Josh Hensley / 303-365-7812 / jd hensley@aurorak12.org)

17A. The approved FDP for Painted Prairie includes a 16.25 acre P-8 school site. APS agreed to apply the school dedication requirement for calculating the residual cash-in-lieu requirement in excess of the P-8 school site dedication as Site Plans for the project are approved. Cash-in-lieu is required to serve future high school age students at a district location outside of Painted Prairie. The cumulative number of units in Filing 1 and Filing 3 will not exceed the 16.25 acre school dedication.

18. Urban Drainage and Flood Control District (303-455-6277 / submittals@udfcd.org)

18A. It appears there is a water quality pond at the northwest corner of the site, and a grass-lined swale at the southwest portion of the site. Both of these drainage improvements currently outfall into the undeveloped portion of their property west of Filing 3. These outfalls are not directly connected to the High Line Canal / drainage channel. Based on the Site Plan provided, it appears that these are temporary measures in anticipation of an eventual future phase of the development. Depending on the flows and forces associated with these outfalls, the design may need to be adjusted. There is not enough information currently to provide comments. The District would like to be included on future submittals so that the design can be appropriately reviewed.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

October 17, 2019

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Sarah Wieder

Re: Painted Prairie Subdivision Filing No. 3, Case # DA-1556-07

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for **Painted Prairie F3**. The 6-foot gas easements and 8-foot utility easements for electric facilities are inconsistent throughout the alley-loaded lots. Additionally, 10-feet will be necessary if there will be joint trenching.

Please note that all utility easements within tracts that abut drivable areas (whether rights-of-way or tracts) need to be 10-feet in width to accommodate the connectivity of natural gas and electric distribution facilities throughout the development, and not be labeled "gas" easements but "utility" easements.

Please also note that 4-foot easement widths are insufficient for natural gas or electric distribution facilities.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service via xcelenergy.com/InstallAndConnect. The Builder's Call Line is 1-800-628-2121. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

AURORA PUBLIC SCHOOLS - STUDENT YIELD
10/15/2019

Painted Prairie - Filing 1

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	414	0.7	290
MF-LOW	186	0.3	56
MF-HIGH		0.145	0
TOTAL	600		346

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	141	0.16	66	207	0.2	83	290
MF-LOW	0.17	32	0.08	15	47	0.05	9	56
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		172		81	254		92	346

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	172	0.0175	3.0167
MIDDLE	81	0.025	2.0280
HIGH	92	0.032	2.9472
TOTAL	346		7.9919

Painted Prairie - Phase Two, Filing 3

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	337	0.7	236
MF-LOW	159	0.3	48
MF-HIGH		0.145	0
TOTAL	496		284

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	115	0.16	54	169	0.2	67	236
MF-LOW	0.17	27	0.08	13	40	0.05	8	48
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		142		67	208		75	284

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	142	0.0175	2.4782
MIDDLE	67	0.025	1.6660
HIGH	75	0.032	2.4112
TOTAL	284		6.5554

Cumulative Dedication Requirement 14.5472

Filing 1:

	Housing Type	Units
Alley SFD	SFD	126
SFD	SFD	188
Green Courts	SFD	100
Paired Units	SFA	102
Town Homes	SFA	84
	SFD Total	414
	SFA Total	186
	Total	600

Filing 3:

	Housing Type	Units
SFD	SFD	270
Green Courts	SFD	67
Paired Units	SFA	86
Town Homes	SFA	73
	SFD Total	337
	SFA Total	159
	Total	496