



Planning Division
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Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

April 22, 2024

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

**Re: First Technical 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 technical 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.

There are several minor items to be addressed. Please revise your previous work and send us a new submission on or before May 13, 2024. Please note that we cannot record the Master Plan until the Master Drainage Study has been approved. If any revisions are proposed to these plans to address proposed development, please coordinate with me before submittal.

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, Agent
Cesarina Dancy, ODA
Filed: K:\SDA\1662-25tech1



First Technical Submission Review

PLANNING DEPARTMENT COMMENTS

1. Zoning and Land Use Comments

1A. Some comments have been provided pursuant to recent pre-application meetings for specific uses. Please review the Master Plan to ensure the proposed uses are consistent with the Master Plan.

2. Completeness and Clarity of the Application

Tab #3 Context Map

2A. Add one minor clarification.

Tab #6 Narrative

2B. Address minor text edits.

Tab #7 Public Art

2C. The Public Art Plan is being routed for the signature of the Director of Library & Cultural Services.

Tab #8 Land Use Map, Matrix, and Standard Notes

2D. Revise the mixed-use Planning Areas in Form D to include non-residential uses. Use the land use descriptions provided in Table A-1 of the Master Plan Manual. Residential development is discouraged adjacent to E. 56th Avenue.

2E. Review the uses in Tab 8.5 and adjust as needed to update land uses.

Tab #9 Open Space, Circulation, and Neighborhood Plan

2F. Revise reference to PA-61 in Form J as noted on the redlines.

2G. Revisions may be required to PA-58 to accommodate future commercial development in PAs-47, 48, 53, 54.

2H. The final approved plan requires the signature of the Director of Parks, Recreation and Open Space.

Tab #11 Landscape Standards

2I. One minor edit due to UDO updates.

Traffic Impact Study

2J. Review for consistency with modifications to land uses in Tab 8.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Chris Eravelly / 303-739-7457 / ceravell@auroragov.org / Comments in green)

3A. The PIP and PIFA do not align. Additional discussions are on-going.

3B. The Master Plan Amendment will not be approved by Public Works until the Master Drainage Amendment is approved.

3C. Please add the following statement: "Any improvement identified in this document to be the responsibility of ARTA, are the responsibility of the Master developer. At the time when the project is constructed, if the master plan has not been incorporated into ARTA, and ARTA has not accepted the responsibility of said improvements, then it is the responsibility of this development."

4. Traffic Engineering (Carl Harline / 303-739-7336/ charline@auroragov.org / Comments in orange)

4A. No additional comments.



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

5A. Submit a signed, stamped copy of the Master Utility Study.

6. PROS (Scott Hammons / shammons@auroragov.org / Comments in purple)

6A. No additional comments. Upon final approval Form J will be routed to the Director for signature.