

## RESPONSE TO PRE-APP COMMENTS

---

- Comment Responses





January 27, 2022

Laura Rickhoff  
City of Aurora Planning Department  
15151 E. Alameda Parkway, Suite 2300  
Aurora, CO 80012

**Re: 310 West - Green Valley Amendment 2 (#1559464)/Pre-Application Meeting held July 22, 2021**

Dear Ms. Rickhoff,

On behalf of Oakwood Homes and Terracina Design, we have reviewed the comments dated August 6, 2021. The following is a response to comments.

**Key Issues:**

- **Application Process:** As discussed in the meeting and in the zoning inquiry letter dated March 3, 2021, the proposed plan will require a Zoning Map Amendment and a Comprehensive Plan Map Amendment, both to be approved via public hearing before the Planning and Zoning Commission, and City Council. The Framework Development Plan Amendment may run concurrently with these processes; however, approval of the amendment is contingent upon approval of the zoning map and comprehensive plan changes. **RESPONSE: Understood. Zoning amendment and Comp plan amendment submitted concurrently with FDP amendment.**
- **Mixed-Use Regional Zoning:** MU-R Zoning requires specific design elements and standards such as a walkable main street, high-visibility sites adjacent to E-470 and outdoor plazas and common areas. See Planning comments on pages 8 and 10 for details. The master plan amendment and design standards should illustrate how the required elements will be incorporated into the proposed planning areas and will be aligned to serve the overall master plan area. **RESPONSE: MP Amendment includes a main street**
- **Small Lot Regulation:** There are limitations to the maximum percentage of small lots allowed. Standard and small lots are defined in the Unified Development Ordinance (UDO). Motor courts are considered small lots. Please find more information in the dimensional standard comments beginning on page eight. **RESPONSE: We will not exceed 50% small lots for the entirety of this MP Amendment 2**
- **Connectivity:** Site access should be aligned or spaced appropriately with surrounding development access and circulation plans. An effort should be made to analyze and reflect adjacent developments and coordinate plans for infrastructure and vehicular movement. **RESPONSE: Connections have been made where appropriate to adjacent uses where connections have been shown.**
- **E-470 Buffer and Coordination:** A 25' wide special landscape buffer may be required along the E-470 Multi-Use Easement. The applicant shall work with the E-470 Authority when developing their site layout to determine whether the buffer may be provided within the multi-use easement or whether it shall be located outside the easement on the applicant's property. Please find details on page 13. **RESPONSE: We reached out to Chuck Weiss of the E470 Highway Authority and we**

agreed that the 25' special landscape buffer shall remain outside the MUE due to the future prairie water line within the adjacent MUE.

- **Parks and Open Space:** Please update all the land use documents including the proposed residential density and open space documents. This includes Form J which will detail all parks and open space planned on site. This should include details regarding the programming, ownership, maintenance, size, and the trigger for construction. **RESPONSE: Land use documents updated to reflect the additional 300 acres as well as more current open space dedications from Amendment 1.**
- **Trail Network:** The First Creek Trail is intended to continue north from Trib T into this amendment area and up to 56th Avenue. Also, the High Plains Trail running along the west side of E-470 should be identified in this master plan. Please find further comments on page 18. **RESPONSE: Trails shown and labeled in open space and trails maps Tab 9.**
- **Public Art Plan:** Please develop a new public art plan specific to this area to be submitted with the master plan amendment. **RESPONSE: Public art plan created for additional 300 acres. Original public art plan kept in document to reflect amendment 1 area.**
- **Master Utility Study (MUS):** An updated master utility study is required. This can be a standalone study for the 310 West development areas or can be an amendment to include this area in the Green Valley Ranch East utility study. The study must include the conceptual layout of utilities and routing of sanitary sewer. Sewer is to extend north and connect through the Fulenwider development as shown in the Fulenwider MUS. **RESPONSE: A standalone MUS has been created for the new parcels to the north.**
- **Master Engineering Documents:** An updated Master Traffic Impact Study, Public Improvement Plan and Master Drainage Study are required with this Master Plan Amendment. Please find further information in the Traffic and Engineering Division comments throughout these notes. These updated documents must be ready for approval, with no significant comments remaining, before site-specific development plans will be accepted for review. **RESPONSE: A master TIS, PIP and Master drainage study have all been submitted as part of this submittal.**
- **Site Drainage:** Coordination with the development to the north is required as area drainage changes, including to downstream detention ponds, have occurred. **RESPONSE: Understood. We have continued to coordinate with the SkyDance development team, the City of Aurora and the Mile High Flood Control District. Our design is consistent with the current direction provided by the City to SkyDance and our project.**
- **Lot Drainage:** For alley-loaded product areas with more than the equivalent of (2) lots draining to the private alley, flows cannot cross the sidewalk. Find further detail on page 24. **RESPONSE: Please see comment response on page 24.**
- **CIG Easement:** As requested by Real Property, please provide a copy of the Colorado Interstate Gas/Kinder Morgan easement language. **RESPONSE: Refer to Exception 10 & 16 in submitted titlework.**

## Planning and Development Services Department

The Planning comments are numbered. When submitting an application, please include a letter of introduction responding to each of the numbered comments, including key issues from other departments.

### *Key Issues:*

- Small Lot Standards
- Residential Diversity
- Required elements for MU-R District
- Street Network and Connectivity between uses

***Standards and Issues:***

**1. Zoning and Placetype**

*1A. Zoning*

Mixed-Use Airport (MU-A): The Airport District is intended to enable the development of master planned developments that allow for a mix of uses, located and designed to leverage the economic opportunities created by Denver International Airport. A wide variety of attached and detached single-family, two-family, and low- to medium-density multifamily housing is permitted. Development pursuant to a Small Residential Lot option is also available. Higher densities are allowed primarily when residential development is adjacent to an activity center. For non-residential uses, the emphasis is on high-quality corporate office and business parks that desire or require high visibility and easy access to Denver International Airport, I-70, or E-470, as well as complementary hotel and conference facilities, as well as limited and supporting retail, commercial, and service uses that are not regional destinations.

Mixed-Use Regional District (MU-R): The MU-R District is intended to serve “image making” areas in Aurora such as gateways, major arterial street and highway intersections, and regional activity centers. The MU-R district allows for a mix of medium- to high-density residential and regional commercial uses, as well as other uses as shown in Table 3.2-1 (Permitted Use Table). The MU-R district intends to promote a distinctive, unified character and to ensure high quality development.

**RESPONSE: Noted**

*1B. Proposed Zoning*

Medium Density Residential (R-2): The purpose of the R-2 district is to promote and preserve various types of medium density housing with adequate amounts of usable common space and amenities. Development pursuant to a Small Residential Lot option is allowed in Subarea C. This district is intended for use close to collector streets and public transit facilities. The primary use in this district is single-family residences, but several types of attached dwellings are also permitted. The district generally prohibits commercial activity except for home occupations and typical neighborhood services.

**RESPONSE: We intend to rezone MU-A to R-2 to extend the active adult community.**

*1C. Comprehensive Plan Placetype*

The Comprehensive Plan identified the site as City Corridor Placetype. City corridors are a placetype that will contribute to the economic and fiscal success of the city. Corridors are centered along the city’s major roadways, home to a wide range of use, including commercial, retail, institutional, service and some residential. The focus of the City Corridor placetype is commercial activity, and as such, its primary uses are restaurants, retail, office and commercial services. Multifamily residential and institutional uses are secondary uses and allow for the development of mixed-use projects. Single-family attached residential is another potential secondary use; however, the placetype does not support single family detached residential. **RESPONSE: City corridor placetype will remain along 56<sup>th</sup>. A Comp plan amendment is being submitted concurrently for the active adult extension which converts city corridor with emerging neighborhood placetype.**

An amendment to the Aurora Places Comprehensive Plan Placetype Map will be required for areas that

include single family detached residential. Staff recommends the “Emerging Neighborhood” Placetype, which will be consistent with the proposed land use and is the designation for the residential development to the south. **RESPONSE: Comp plan amendment will propose Emerging Neighborhood as the new use that includes single family detached.**

#### 1D. *Overlay Districts*

##### Airport Influence District

The property is within the Airport Influence District surrounding Denver International Airport, therefore, an avigation easement with the city and the airport shall be conveyed by the person subdividing lands or initiating construction of any structure on already subdivided lands. Such avigation easement shall be an easement for right-of-way for unobstructed passage of aircraft above the property and shall waive any right of cause of action against the city of associated airport arising from noise, vibrations, fumes, dust, fuel particles, and other effects caused by aircraft and airport operations. The avigation easement shall be in a form approved by the city and shall be recorded in the office of Clerk and Recorder for the county where the property is located before permit or plat approval is granted. The avigation easement form can be found here. Please contact Karen Hancock at 303.739.7107 or [khancock@auroragov.org](mailto:khancock@auroragov.org) with any questions you may have. **RESPONSE: This avigation easement is in process and will be finalized before FDP is recorded.**

#### 1E. *Master Plan*

##### Airport Influence District

The site was included in the Green Valley Ranch East Framework Development Plan (FDP); therefore, the proposed development plan will be an amendment of the approved FDP. The Master Plan amendment is required in order to update the proposed development and provide a site design and architectural standards to characterize the proposed development across the site. **RESPONSE: Noted**

The Master Plan amendment will provide guidance for design development and ensure predictability as each Site Plan is proposed for the development. The master developer is responsible for managing the development and disposition of sites from planning refinement to final buildout, overseeing site preparation and shared infrastructure development, design review, maintenance, and asset management. **RESPONSE: Noted**

The required Letter of Introduction should address how the project meets the Master Plan criteria for approval. A Master Plan shall only be recommended for approval if:

- It is consistent with the Comprehensive Plan, the purpose statement for the zone district(s) where the property is located, the use regulations in Article 146-3 for the zone district(s), and all other adopted plans and policies of the City Council;
- It identifies a Master Developer and Master Plan that will foster future development of the property which complies with all applicable standards.
- It will result in a coordinated system of streets, trails, sidewalks, open spaces, and infrastructure systems that are integrated into the surrounding area and does not create significant adverse impacts on the surrounding area; and
- It will improve or expand multi-modal with park and open space connections to adjacent sites, neighborhoods, and urban centers. **RESPONSE: Letter of introduction includes these items**

#### 1F. *Public Improvements Plan*

A Public Improvements Plan (PIP) will be required and should address all public improvements

including streets, utilities, drainage, and dedicated parks and open space. The PIP should not only include a sheet in the plan set, but also a narrative that addresses utilities, roads, parks, and drainage. Stormwater management shall be designed to integrate with required outdoor common areas, designated parkland and open space areas, green space and landscaped areas to promote the use of natural systems to manage stormwater and to reduce the cost of construction and maintenance of pipes, culverts, and other hard infrastructure to the maximum extent practicable. Parks and open space shall be integrated into and throughout the development, connected with one another through pedestrian and bicycle circulation as well as connections to regional city trails. **RESPONSE: Public Improvement Plan provided per above criteria.**

## 2. Land Use and Development Standards

### 2A. Proposed Land Use

A few general notes that apply to the proposed land uses area as follows:

MU-A – This is a mixed-use zone district that is intended to leverage economic development opportunities spurred by nearby airport access and development. Non-residential uses should focus on high quality design and uses complimentary to the nearby airport. Residential uses are permitted; however, the district is limited to 50% residential development and the residential use shall be limited a maximum of 50% single-family detached. **RESPONSE: Noted.**

MU-R – This district is intended to provide retail goods and services to surrounding residential neighborhoods through an arterial and collector street network. A strong multi-modal network is essential to the development this area, and staff will be looking for strong circulation and access from this zone and connecting to the rest of the development and surrounding neighborhoods. The MU-R District includes specific design standards and requires specific elements. At a minimum, development in the MU-R district shall contain the following:

- An identified focal point that is visible from E-470
- A walkable main street element
- At least one public plaza or outdoor meeting area
- Identified high visibility sites adjacent to E-470
- A street network with north-south and east-west connectivity
- Bicycle lanes
- Pedestrian circulation
- Outdoor Common Area

A conceptual design should be provided with the Master Plan submittal to illustrate how the required elements could be incorporated into the proposed planning area and will be aligned to serve the overall Master Plan area. **RESPONSE: A detailed main street plan has been provided to show how these elements above can work within the MU-R area.**

R-2 – Is intended to promote various types of medium density housing. The maximum density of residential development in R-2, Subarea C is 5 dwelling units per acre. The complete list of permitted residential products can be found in Table 3.2-1. The expectation is that residential uses will meet the dimensional standards outlined in the UDO. **RESPONSE: Gross density will work out to be 5.0 DU/Ac throughout Amendment 2. Residential uses meet the dimensional standards outlined in the UDO. We**

are currently working with the city on creating a motorcourt product with SFA to be used within this amendment area.

### 3. Development Standards

#### 3A. Dimensional Standards

Refer to Section 146-4.2 and the Dimensional Standards Summary Tables for the dimensional requirements of each zone district. Code Section 146-4.2.3 includes special residential dimensional standards for motor courts, green courts, and single-family detached residential. **RESPONSE: Noted**

There are limitations to the maximum percentage of small lots. Standard and small lots are defined in the UDO. Motor courts are considered small lots. The expectation is for motor courts that abut the street to have the home and front door orient to the street and this includes motor courts with more than one street frontage. **RESPONSE: Noted. We will not exceed 50% small lots for all of Amendment 2 combined.**

Small lots are also required to be distributed throughout the Master Plan, typically this is evaluated at the neighborhood level. The distribution includes but is not limited to the following (UDO Section 146-4.2.3. A.3):

- (i) No more than 35 percent of the total number of lots in the Master Plan may be front-loaded Small Residential Lots.
- (ii) No more than 60 percent of the total number of lots in the Master Plan may be a single type as described in Section 146-4.2.3.A.8.
- (iii.) A minimum of 40 percent of the total number of lots in the Master Plan must meet or exceed the standards for minimum lot width and minimum lot area for “single-family detached dwelling, standard” shown in Table 4.2-2.
- (iv). If a Master Plan includes 200 lots or more, a minimum 10 percent of the total number of lots must be lots with at least 60 feet of lot frontage and 6,000 square feet of lot area. **RESPONSE: Small lot requirements will be met.**

All small lots must be within 1,320’ of usable park space. The design of the open space along the east side of the site plan needs to include nodes of usable outdoor space. All units must have 180 square feet of consolidated usable outdoor space on site. Additional park space may be required to meet this requirement. **RESPONSE: Noted. Final park locations will vary with individual site plans.**

#### 3B. Subdivision Standards

The Master Plan submittal should set-up the framework for the subdivision and plat process by establishing a strong network of circulation and access to neighborhood amenities. The Master Plan and PIP should establish a well-connected system of streets which organize small blocks, alleys (if applicable), and a high degree of pedestrian connectivity throughout the project. Also note, there should be a strong relationship between the level of density and building variation with the degree of block size and connectivity proposed in a street network. A mixed-use project proposing high and medium density development should also include an increased level of building design and small blocks with a high degree of connectivity. A detailed approach to buildings and their relationship to the public realm will be necessary to consider lot and density flexibility. **RESPONSE: Noted**

If the project will be platted in phases, each phase should prevent any remainder parcels which are

undevelopable or unplanned. The PIP and Master Plan should clearly identify how infrastructure and amenity access will be available to all phases of development. The Master Plan should also generally indicate the intended locations of land dedications for schools, parks or any other applicable public facilities. **RESPONSE: MP indicated general infrastructure and park locations.**

Refer to Section 146-4.5 (Access and Connectivity) for the subdivision standards that shall apply at the time of Subdivision and Site Plan applications. Generally, these standards require that all lots shall have direct or indirect access to a dedicated public or private street. Indirect access through an easement may be approved by the city for alternative lot layouts defined in the UDO, based on considerations of pedestrians, bicycle, emergency vehicle access and safety, and through-connectivity. No subdivision of land shall result in any remainder parcel or tract that does not otherwise meet the standards for a required open space, drainage area, buffer, or other area required by the UDO. **RESPONSE: Noted. Will be addressed at Site Plan submittals.**

### *3C. Traffic and Vehicular Circulation*

The Master Plan and Master Traffic Impact Study need to identify the future roadway network. Emphasis should be placed on internal north-south and east-west connectivity between the planning areas, as well as provide context to the proposed regional street framework. Site access should be aligned or spaced appropriately with surrounding development access and circulation plans. An effort should be made to analyze and reflect adjacent developments and coordinate plans for infrastructure and vehicular movement. **RESPONSE: Access points shown where possible and coordinate with adjacent developments where possible.**

Special attention to differing vehicular modes should be outlined in the circulation patterns of the Master Plan. Truck traffic for deliveries and services for commercial, and office uses should have an established route and pattern that is separated, as much as possible, from personal automobile use and residential areas. **RESPONSE: Noted**

The MU-R Zone District requires additional analysis for areas of high-visibility, and boundary road must be established due to the proximity of E-470. These areas shall be identified within the land use map and align with the traffic and vehicular circulation patterns. **RESPONSE: Our site is higher than E-470 due to the interchange ramps. Visibility into the MU-R is limited. We have indicated a focal point within the MU-R parcel.**

All proposed streets need to be labeled according to the city's street standard ordinance, Chapter 126-1 and 126-36. **RESPONSE: No internal streets are shown yet other than main street.**

### *3D. Parking, Loading, and Stacking*

Parking loading and stacking requirements for nonresidential uses shall be reviewed at the time of site plan. Please review the UDO requirements for parking and stacking requirements for proposed uses and identify any potential design conflicts with these areas. Parking regulations for all uses can be found in Section 146-4.6. **RESPONSE: Noted**

### *3E. Pedestrian Circulation & Open Space*

The Master Plan shall establish an overall framework of pedestrian circulation and access to the established open space system. Pedestrian access should be provided into and around the property, to

trail corridors and between individual sites and/or buildings. Look for opportunities to interconnect adjacent developments into a greater regional system. Accessible routes will be required between parking areas, buildings and to the public right-of-way. Consideration should be taken to ensure there will be able to provide adequate connectivity and accessible route(s). **RESPONSE: Noted**

The MU-R Zone District requires an established “Mainstreet” designation within the Master Plan. This should be a centralized area that is focused on a high-degree of pedestrian activity rather than auto-oriented activity. High-quality building and street design standards for these areas shall be more urban in nature in order to provide an enhancement to the pedestrian experience. Public spaces and plazas should also be provided in a system interconnected with the identified Mainstreet areas. **RESPONSE: Main Street shown thru MU-R area. Urban Design standards are provided in Tab 10.**

### *3F. On-Site Amenities and Use of Open Space*

The Master Plan should identify open space locations within the proposed development and meet the dedication requirements established in the UDO. Open spaces should be intentionally placed and integrated into the broader park and amenity areas provided throughout each neighborhood/ planning area and the project as a whole. Open spaces should not simply be remnant parcels of land or unusable spaces. View corridors and natural areas should be preserved and integrated throughout the site. Parks and open spaces should seek to provide attractive uses for all walks of life, both active and passive.

**RESPONSE: Noted**

For commercial land uses, please note that an outdoor amenity area for use by employees and customers should be provided in reasonable proximity to the buildings. These spaces should be well integrated into the pedestrian circulation of the site and intentionally placed so that they may be easily accessed. Commercial areas in MUA and R-2 identified on the master plan will be considered administrative activity center per the UDO. **RESPONSE: Main Street will include small plaza areas for outdoor gathering.**

### *3G. Landscape, Water Conservation, Stormwater Management*

#### *General Landscape Plan Comments:*

Prepare your landscape plans in accordance with the Green Valley Ranch Framework Development Plan (FDP), the Landscape Reference Manual as well as the Unified Development Ordinance (UDO). The landscape comments provided herein are based upon the above documents. Landscape requirements within the UDO should follow Section 146-4.7 Landscape, Water Conservation, Stormwater Management. The Landscape Reference Manual is available on line. Please ensure that the landscape architect or designer has a copy of these documents as well as our project specific comments.

**RESPONSE: Noted**

#### *Landscaping Plan Preparation:*

Please label all landscape sheets “Not for Construction”. Landscape construction drawings are not required and therefore do not necessitate the signature, stamp and seal of a licensed landscape architect upon final approval by the City of Aurora. Landscape plans submitted with a site plan or redevelopment plan are used by the city to determine compliance with the landscape standards and for code enforcement purposes. **RESPONSE: Noted**

Landscape plans submitted during the Development Application submittal process must be prepared on

24" x 36" sheets and have plant symbols, plant labels with quantities, and a plant schedule upon first submission or a complete review will not be possible and may result in additional submittals and ultimately delays in approval of the plan set. **RESPONSE: Noted**

*Sight Triangles:*

Include sight distance triangles per the Roadway Design and Construction Specifications document. All landscaping within the designated triangles shall not exceed 26" in height as measured from the roadway surface. **RESPONSE: Noted**

*Green Valley Ranch East Framework Development Plan (FDP):*

The following bullet points are not necessarily an all-inclusive list of the landscape requirements found within the Green Valley Ranch FDP. The applicant is responsible for reviewing this document and determining all applicable landscape conditions.

- Streetscapes: The Master Plan should address the streetscape, street frontage buffers (including the proposed widths, berming, plant quantities and plant types), and street furnishings such as benches, trash receptacles, planters, signage, banners, lighting etc. in terms of their style and use throughout the development. Street buffers should reflect the hierarchy of the street in addition to the proposed land development associated with that frontage. Include landscape design standards for screening of loading areas, detention basin landscaping, building perimeters, parking lot landscaping, non-street frontage buffers and enhanced site entrances. The proposed landscape standards should meet the current Unified Development Ordinance (UDO) at a minimum. **RESPONSE: Noted. Will take into consideration at site plan.**
- Entry Monumentation: Primary features to include a trapezoidal shaped column, wood beams and panels. **RESPONSE: Noted. Will take into consideration at site plan.**
- Views: Discuss how building placement can be oriented to address what people see when looking into the development from the external streets surrounding the site. Identify views, if any, and how they are highlighted or captured from within the development looking out. Amenity spaces, buildings, public art as well as principal entrances are encouraged to be located to create interesting views from the street and from within the site. **RESPONSE: Noted. Will take into consideration at site plan.**
- Retaining Walls: Split face masonry block in a variety of earth toned colors. **RESPONSE: Noted. Will take into consideration at site plan.**
- Fencing and Privacy Walls: Fencing adjacent to open space and detention facilities to be three-rail or open rail vinyl fence. Internal fencing based on location to be vinyl privacy fencing and may require masonry columns. Columns to be placed at lot corners, high visibility areas, and along arterial and collector roads. **RESPONSE: Noted. Will take into consideration at site plan.**
- General Landscaping: Primary theme throughout to consist of large sweeping native areas that use landforms and xeric native plantings. Large planting beds with masses of grasses, shrubs and trees to provide seasonal interest. Land forms will be accentuated with the use of berming and rock outcroppings to create spaces for both wildlife and residents. **RESPONSE: Noted. Will take into consideration at site plan.**

- Landscaping along E-470: Native landscaping along with an eight-foot-tall decorative masonry sound wall. **RESPONSE: Noted. Will take into consideration at site plan.**
- Landscape Buffers: Arterial and Collector roads to maintain a minimum of 20' landscape buffer. **RESPONSE: Noted. Will take into consideration at site plan.**

Section 146-4.7.5 Required Landscaping (C) Curbside Landscaping 2a.

Street trees are required at a ratio of one street tree per 40 linear feet along all street frontages. Street trees shall be provided in the curbside landscape when a detached walk is provided or 4'-5' from behind the back of walk when an attached walk is provided. Street trees shall be located 50' from the face of a stop sign to maintain regulatory sign visibility. Refer to Figure 4.7-2.

**RESPONSE: Noted. Will take into consideration at site plan.**

In addition to the street trees, the UDO requires plantings within the curbside landscape to vary depending upon the width required by the street cross section. Curbside landscape widths three feet or less may be rock mulch, no white rock. Curbside landscape widths four to six feet in width shall be shrubs, ornamental grasses and perennials at a ratio of one shrub/grass per 40 square feet of curbside landscape. Grasses may only be provided to a maximum of 40%. Shrubs and grasses must be five-gallon size at time of installation. For curbside landscapes six to ten foot in width, a combination of shrubs/grasses with native seed may be provided or all shrubs and grasses. Any curbside landscape areas ten feet in width or greater may be sod if desired. **RESPONSE: Noted. Will take into consideration at site plan.**

Section 146-4.7.5 P. Residential Yard

All new single family detached, attached and two-family residential homes shall provide for front and side yard landscaping for corner lot yards visible from public view to meet the water-wise or turf landscape options. Front yard landscape requirements can be found in Table 4.7-3 Residential Yard Landscape Requirements. The table provides a starting point for those lots that are 4,500sf or larger. Smaller lot sizes shall utilize the requirements of this table as much as possible but may need to modify the standards to reflect the lot sizes being proposed. The city does offer developers a \$1,000 tap credit for each home that has a separate meter and participates in the "xeric" front yard landscape requirements. For further information on the xeric tap credit, contact Tim York in Aurora Water at 303.326.8819 for the specific landscape requirements. **RESPONSE: Noted. Will take into consideration at site plan.**

Section 146-4.7.5.J.3. Multifamily and Single Family Attached (Townhome) Residential Structures

All new multi-family buildings shall provide building perimeter landscaping. Plant beds shall be an average of six feet wide and shall consist of 1.25 plants per five linear feet of unit perimeter footage. At least five percent should be a mixture of evergreen and deciduous trees, at least 15% shall be tall shrubs with a mature height of six feet and up to 80% shall be a mixture of evergreen and deciduous shrubs chosen to create seasonal interest. An example table demonstrating compliance has been provided below. **RESPONSE: Noted. Will take into consideration at site plan.**

**Building Perimeter Landscape Table**

Building	Building Perimeter Landscape Description	Length	Trees Required	Trees Provided	Tall Shrubs Required	Tall Shrubs Provided	Regular Shrubs Required	Regular Shrubs Provided
1	Building 1 Elevation	207 LF						
	5% Trees (Mix of Evergreen and Deciduous)		3	3				
	15% Tall Shrubs				5	8		
	80% Other Shrubs						42	42
2	Building 2 Elevation	238 LF						
	5% Trees (Mix of Evergreen and Deciduous)		3	3				
	15% Tall Shrubs				9	9		
	80% Other Shrubs						48	48
3	Building 3 Elevation	208 LF						
	5% Trees (Mix of Evergreen and Deciduous)		3	3				

**Section 146-4.7.5 I. Private Common Open Space/Tract Landscaping**

All areas of land that have been disturbed during construction and are required or designated to be preserved and protected from future development for non-public active and passive recreation area and facilities, trails, wildlife habitat or the preservation of view corridors and natural land features shall be landscaped with one tree and ten shrubs per 4,000 square feet. **RESPONSE: Noted. Will take into consideration at site plan.**

**Section 146-4.7.5. H. Special Landscape Buffers for Development Adjacent to I-70, I-225, E-470, Public Parks, Open Space and Trails**

While landscape requirements are typically administered by the Planning and Development Services Department, because this proposed application is anticipated to be adjacent to a Parks Recreation & Open Space Department (PROS) maintained facility, these buffer requirements are overseen by PROS and any requests to deviate from these standards should be directed to that department. If the standards of this section conflict with other buffer requirements found within the UDO, the standards of this section shall apply. The encroachment of buildings or portions of buildings including porches, patios, trash enclosures, dumpsters, parking lots and internal vehicular drives, sidewalks and detention and water quality pond infrastructure into landscape buffers is prohibited. The provision of trail connections is generally permitted through the buffers but shall be approved by PROS on a case-by-case basis and is based upon unique site conditions and alternatives to those impacts including mitigation measures. **RESPONSE: Noted**

A 25' wide special landscape buffer may be required along the E-470 Multi-Use Easement. The applicant shall work with the E-470 Authority when developing their site layout to determine whether the buffer may be provided within the multi-use easement or whether it shall be located outside the easement on the applicant's property. Reductions in the buffer width are not permitted. The buffer shall contain one tree and 10 shrubs per 30 linear feet of buffer. The E-470 Authority has an approved trail design for this portion of the corridor and the applicant shall coordinate with the Authority and the Parks Department on the type of buffer plant material to be provided. **RESPONSE: Noted. Buffer shown on MUE detail within FDP.**

**Section 146-4.7.5 L. Site Entryways and Intersections.**

Provide a distinctive landscape feature at each site entrance. Distinctive landscape features should consist of specimen quality plant material that will provide visual interest during all seasons. This is often provided around any proposed signage and/or monumentation. **RESPONSE: Noted. Will**

take into consideration at site plan.

Section 146-4.7.3 M. Detention and Water Quality Ponds.

The city encourages applicants to utilize Low Impact Development (LID) techniques as permanent best management practices (BMPs). Some examples of LID techniques are depicted in the images below and include permeable pavements, vegetative swales and rain gardens. **RESPONSE: Noted. Will take into consideration at site plan.**



Applicants may propose their own BMPs or work with the City of Aurora’s Water and/or Public Work’s Departments.

All detention pond facilities shall be approved by the Aurora Public Works Department. The area within the tract surrounding the pond shall contain a minimum of one tree and 10 shrubs or the approved tree and shrub equivalents per 4000 square feet above the 100-year water surface elevation. When overlapping landscape standards occur such as when buffers, detention/water quality and parking lot landscape requirements fall within the buffer, they may be counted towards meeting the buffer requirements, however the most restrictive requirements shall be met. **RESPONSE: Noted. Will take into consideration at site plan.**

Section 146-4.8.3. C. Irrigation

All developments shall install an automatic irrigation system for landscape areas. To assess irrigation, tap fees, the Water Department will require the applicant divide their landscape into water conserving, non-water conserving and non-irrigated areas as part of the landscape submittal. A table summarizing the quantities along with a plan that clearly delineates these areas should be provided. Contact **Timothy York at 303.739.8819 or tyork@auroragov.org** regarding irrigation plan requirements and application fees. An irrigation permit is required prior to the installation of an irrigation system. **RESPONSE: Noted. Will take into consideration at site plan.**

*3H. Building Design Standards*

Design standards for all the proposed use types shall be required with the Master Plan application. A variety of density and building types should be mixed throughout the project to create a diverse selection of mixed-use development opportunities. The locations of building types need to generally be identified within the land use plan, and account for the varied requirements of each zone (for example limits to SFD or other building types). A pattern and design book should not only address the quality and variation of proposed residential development (SFD, SFA, and MF), but also the commercial centers,

logistics/flex space, and office uses listed in the proposed plan. **RESPONSE: Limitation on certain residential parcels in MU-A have been identified.**

An architectural theme should also be established in the design standards, which outlines a range of architectural styles, colors and building materials to be used for future development of the project. In addition to the requirements outlined in the Master Plan, Section 146-4.8 of the UDO contains specific standards for the design of buildings. These standards include requirements for building orientation and spacing, breaking up the massing of building facades with articulation elements, four-sided building design, and permitted materials, among other things. **RESPONSE: Noted. Refer to Tab 12 in FDP.**

When drafting the design standards for the Master Plan, review the UDO requirements (details below) as a guideline. Seek to remove potential conflicts between the UDO and Master Plan. Additionally, look for any code requirements that may need an adjustment. **RESPONSE: Noted**

Code requires that you incorporate material changes and architectural features such as glazing, textured surfaces, projections, color, overhangs, and changes in parapet height to improve the façade and create an inviting and attractive street presence. Buildings must be designed to create a clear base, middle, and cap, with specific instructions and tips for how this can be achieved in Section 146-4.8.5.C. Ground floor designs should support a pedestrian-friendly environment, provide visual interest, and help to create an atmosphere that promotes foot traffic. Code also requires that you use changes in the wall planes, both horizontally and vertically, at specific intervals and provide a variety of durable materials to create visually interesting buildings. **RESPONSE: Noted.**

**Table 4.8-1**  
**Building Design Standards Applicability by Building Type**  
 Adjustments for Affordable Housing Structures appear in Sections 146-4.8.5 and 146-4.8.6

Standard	Single-family detached or two-family dwellings	Single-family attached	Multifamily buildings	Single-story non-residential buildings	Multi-story mixed-use or non-residential buildings	Large-scale retail large format-over 75,000 sq. ft. gfa.
<b>General building design standards</b>						
Design variety	✓					
Distribution of masonry and architectural features	✓					
Windows	✓					
Building orientation and spacing			✓	✓	✓	✓
<b>Massing and articulation</b>						
Horizontal articulation		✓	✓	✓	✓	✓
Vertical articulation	✓		✓		✓	✓ [1]
Maximum building length			✓	✓	✓	
<b>Building materials</b>						
Primary building materials	✓		✓	✓	✓	✓
Masonry standards		✓	✓			
<b>Four-sided building design</b>						
Façade character elements			✓	✓	✓	✓
Entry design			✓	✓	✓	✓
<b>Roof design</b>						
Roof materials	✓		✓	✓	✓	✓
Roof form	✓		✓	✓	✓	✓
<b>Screening of mechanical equipment</b>						
Rooftop equipment	✓		✓	✓	✓	✓
Ground-mounted equipment	✓		✓	✓	✓	✓
Garbage storage areas			✓	✓	✓	✓

Notes:  
 [1] Only applies when more than two stories or over 30 feet tall.

Architectural details shall be continued on all four sides of the buildings to prevent the back of house appearance. See the table above for applicable building design standards and ensure that the building elevations meet all applicable requirements. **RESPONSE: Noted**

For single-family detached home models, the models will need to follow the styles and level of quality and detail shown in the approved Master Plans. Please be aware that code has specific requirements for design variety and durability, and that the building elevations must meet a minimum score of 17 points in Section 146-4.8.3.F, Table 4.8-2 in order to receive building permits. **RESPONSE: Noted**

### 3I. *Exterior Lighting*

Standards for exterior lighting are found in Section 146-4.9 of the UDO. The Master Plan design standards shall establish development wide lighting standards for the project. Please address all types of lighting fixtures (street, pedestrian, building, landscaping, etc.), as well as general guidelines for lighting levels and requirements. **RESPONSE: Noted. Will take into consideration at site plan.**

### 3J. *Signs*

Section 146-4.10 of the UDO governs signage standards. Please review this section for complete details. The Master Plan design standards should include a general style, material and color palate and proposed locations for monument signage intended for the project. **RESPONSE: Noted. Signage standards provided in FDP**

### 3K. *E-470 MU Easement*

A Multi-Use Easement is recorded along E-470 that extends approximately 75' beyond both sides of the highway right-of-way. Coordination with E-470 will be required through the project review and referral process. Note that staff generally receives comments from the agency against residential development along the highway. This may be an issue with the proposed land use map. **RESPONSE:Noted**

## 4. **Adjustments**

Section 146-5.4.4 details the definitions, applicability, procedures, and criteria of approval for all adjustments to development standards. If any adjustments are requested, they must clearly be listed and justified in the Letter of Introduction. They must also be listed on the cover sheet of the Site Plan and any other sheets on which they are applicable. Approvals of adjustment requests are not guaranteed. Adjustment requests should identify the reason for the adjustment, efforts to minimize the adjustment, and design elements proposed to mitigate the standards proposed for reduction. Typically, mitigation techniques should go above and beyond requirements from other code sections. If an adjustment does not meet the limits for administrative approval under Section 146-5.4.4.F, then the adjustment will require approval from the Planning and Zoning Commission. **RESPONSE: Noted.**

## 5. **Submittal Reminders**

### 5A. *CAD Data Submittal Standards*

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. **RESPONSE: Noted**

### 5B. *PDF Requirements*

The application will be uploaded through the city's development review website as separate PDFs. Please ensure that all AutoCAD SHX text items are removed from the "Comment" section during the PDF creation process and that the sheets are flattened to reduce ability to select items. PDFs will be rejected during pre-acceptance reviews if they do not comply with this requirement, which could result in delays. **RESPONSE: Noted**

### 5C. Mineral Rights Notification

Please fill out the [Mineral Rights Affidavit](#) and supply this document to your Case Manager with the application submittal. **RESPONSE: submitted with FDP**

#### ***Pre-Submittal Meeting:***

Contact the assigned Case Manager to schedule a pre-submittal meeting at least one week prior to submitting an application. At the pre-submittal meeting, staff will review the submittal requirements, discuss the review timeline, provide a fee estimate, and review the process for uploading files and inputting adjacent property owners.

Please note that a separate pre-submittal meeting is required with Real Property for the Subdivision Plat prior to application submittal. Please contact Real Property directly to schedule this meeting.

**RESPONSE: Noted**

#### ***Community Participation:***

Please work proactively with registered neighborhood organizations and adjacent property owners. Registered neighborhood organizations within a one-mile radius and adjacent property owners will formally be notified of the application when a submittal has been made to the Planning and Development Services Department. **RESPONSE: Noted**

#### ***Neighborhood Services Liaison:***

- Meg Allen is the neighborhood liaison for the project. She has put together a report attached to these notes listing the registered neighborhood organizations within one mile of your proposed project and can assist in scheduling and facilitating meetings with community members. Please work with the organizations that express interest in your project to address comments and mitigate concerns. **RESPONSE: Noted**
- All meetings with registered neighborhood organizations should also include the Planning and Development Services Department Case Manager so that questions concerning the UDO and procedures can be properly addressed. The Case Manager will record any project-related commitments that are made to the community at these meetings. **RESPONSE: Noted**
- Additional information about the Neighborhood Liaison Program can be found on the [Housing and Community Services](#) page of the city website. **RESPONSE: Noted**

### **Oil and Gas Development**

We have reviewed the area of your development. There are no known plugged and abandoned (P&A) wells within your site and no existing or planned oil and gas surface facilities on your site.

In the future, a horizontal well may be drilled underneath your site. If so, the depth would be greater than 7,000 feet below the surface. At that depth, we do not expect any effects to be felt at the surface. The wells would be drilled from the Axis Exploration Quicksilver/DIBC 18 pad, which would be located east of your development area. The current planned location for this well site is not approved through the Axis Exploration Operator Agreement with the city. The Operator Agreement does state that if an alternate location is found in Section 16 and/or Section 7 of Township 3S, Range 65W, the Operator make seek to have the Operator Agreement

amended in order to have this alternate location added to the Operator Agreement, and therefore approved. No permitting documents have been submitted to the city for review for the current planned location or any alternate location. The current well site location and proposed wells have been approved by the COGCC. The City of Aurora has no authority or control over subsurface well equipment or operations. Contact the Colorado Oil & Gas Conservation Commission (COGCC) for more information.

There may be existing underground pipelines in rights-of-way. If you have questions or concerns about this, the Oil & Gas Division can assist with providing additional information. **RESPONSE: Noted**

Should you have any questions about oil and gas development, please reach out to Jeffrey Moore, Manager of the Oil & Gas Division. **RESPONSE: Noted**

## **Parks, Recreation & Open Space Department (PROS)**

### ***Project Characterization:***

Based on your proposal, the following information has relevance to the determination of PROS' requirements for this project:

- Your proposal includes a master plan update which will require parks and open space.
- All open space and neighborhood parks will need to be met within the full master plan area; all community parks will be handled via cash-in-lieu at the time of the first plat. **RESPONSE: Noted**

### ***Open Space and Form J:***

The development of Tributary T is proposed to include a low water crossing between this neighborhood and the future neighborhood park. Please ensure a local connection is provided through the southern end of the neighborhood to be connected to the low water crossing. This should be designed as a 30' corridor with a minimum 6' concrete walk and should ideally be at the end of the cul-de-sac between two lots.

**RESPONSE: Unclear which area this is referring to, but trails along Trib T connect to all Filings within Amendment 1 and cross 38<sup>th</sup> Ave via a grade separated crossing by others.**

### ***Trails:***

The First Creek Trib T trail system within Green Valley Ranch East connects to the north side of the development. This trail is intended to continue north through to 56th as a major bicycle/pedestrian route in which several other major regional trail corridors connect into. PROS will be looking for the continuation of this community trail system to meet open space land dedication and connectivity requirements. Community trails are required to be a 30' off street corridor, with a minimum 8' wide trail; landscaping, benches, trash receptacles security lighting. Connections back into the adjacent sites must also be provided. **RESPONSE: Noted**

The High Plains Trail within the multi-use easement is currently proposed by the Public Highway Authority to run along the west side of E470 within your location. Although this alignment has not been finalized, please identify this regional trail on your plan set for context. PROS will be looking to see that east west connections are made to this regional trail which should also be identified on the master plan. Please reach out to the E470 Public Highway Authority early in the process to determine your responsibility for construction of the future regional trail along your property and clearly state this within the Form J of your master plan. **RESPONSE: Noted**

***Park Design:***

The future residential anticipated within this master plan does trigger the requirements for parks on site. Please note the following requirements for neighborhood parks:

- Minimum size is 3.0 acres for a neighborhood park. **RESPONSE: Noted**
- Neighborhood Parks may not be adjacent to arterial roadways or highways, may not be surrounded by roadways, and must be adjacent to at least one right of way. **RESPONSE: Noted**
- All residential planning areas must be within a ½ mile service radius from the boundary of a neighborhood park. Please provide these service radii within the master plan. **RESPONSE: Noted**
- Where there is a gap in service from neighborhood parks, pocket parks may be used. They have a service radius of ¼ mile and must be a minimum of 0.5 acres. **RESPONSE: Noted**
- Please refer to the PROS Dedication and Development Criteria Manual for the elements which are required within neighborhood parks to help inform the anticipated design as outlined in the form J. **RESPONSE: Noted**

***Population Impact:***

For multi-family homes, population calculations for the project are based on an average household size multiplier of 2.5 persons per unit. **RESPONSE: Master Plan Manual says 2.2. Please clarify.**

For single-family homes, population calculations for the project are based on an average household size multiplier of 2.65 persons per unit. **RESPONSE: Noted**

***Land Dedication:***

To ensure that adequate park land and open space areas are available to meet the needs of the population introduced into the city by the new dwelling units, Section 147-48(b) of City Code specifies that land shall either be dedicated on-site within the project’s limits or a cash payment in-lieu of land dedication shall be paid. The required dedication acreage is computed by applying the following standards to the projected population for the project:

- 3.0 acres for neighborhood park purposes per 1,000 persons **RESPONSE: Noted**
- 1.1 acres for community park purposes per 1,000 persons **RESPONSE: Noted**
- 7.8 acres for open space purposes per 1,000 persons **RESPONSE: Noted**

***GIS Information:***

PROS is now requiring that all Master Plan submittals provide either a CAD file or GIS File Geodatabase which includes all proposed polygons for parks or open space as well as the proposed lines for trails. This data is recognized as being ‘conceptual’ and will not commit the development to the exact location of the park or trail. This data is used to help PROS create a more equitable system by understanding where future gaps in the system may be. Please refer to the Master Plan Manual or reach out to PROS for additional details. **RESPONSE: Noted**

## **Aurora Public Schools**

The proposal states that the amendment to the Green Valley Ranch East FDP to add 310 West will only include aged restricted residential units. Aurora Public Schools is willing to waive the school land obligation for 310 West provided there are assurances through zoning, community covenants or other instruments that all units will be age restricted with no school age residents when built and in the future.

**RESPONSE: Noted**

## **Library & Cultural Services**

GVRE/310 West will need to file a new public art plan specifically for this additional acreage. The plan should be included with the submittal of the master plan amendment. The plan should include:

- What you would like to achieve with the public art **RESPONSE: Noted**
- Please calculate the total public art requirement based on land use and using the formula below:
  - Residential = \$330.77 per acre
  - Mixed Use = \$508.88 per acre
  - Non-Residential = \$540 per acre **RESPONSE: Noted**
- Once you have established the total requirement, then develop a budget using this model as a template:
  - Total Budget of \$100,000
  - 75% Professional Artist Budget \$75,000
  - 5% Public Art Plan Application Fee (to be paid to City) \$ 5,000
  - 10% Future Maintenance & Repairs (set aside) \$10,000
  - 10% Project Coordination (up to 10%) \$ 10,000 **RESPONSE: Noted**
- A timeline for implementation. **RESPONSE: Noted**
- A Map indicating potential sites for public art **RESPONSE: Noted**
- Images of the public art that represent the aesthetic, scale, materials, etc. that might be appropriate for this context. **RESPONSE: Noted**

*Please contact Roberta Bloom with any questions. [rbloom@auroragov.org](mailto:rbloom@auroragov.org) 303.739.6747*

## **Aurora Water**

Aurora Water will receive a referral of the Site Plan and Subdivision Plat for review and comment. Please respond to all

Water Department comments with your initial submittal.

### ***Key Issues:***

- ▶ An updated utility study is required. This can be a standalone study for the 310 West development areas or can be an amendment to include this area in the GVRE utility study. Study must include conceptual layout of utilities and routing of sanitary sewer. Sewer is to extend north and connect through the Fulenwider development as shown in the Fulenwider MUS. **RESPONSE: MUS provided**
- ▶ Ensure each phase of development has a looped water supply. **RESPONSE: Understood. The looped water**

supply will be detailed as a portion of the individual phases Site Plan.

- ▶ No grading is allowed over the Prairie Water pipeline. **RESPONSE: Understood.**
- ▶ A [domestic allocation agreement](#) will be required for connections 2” and larger. **RESPONSE: Understood.**

#### ***Utility Services Available:***

- Water service may be provided from 56th Avenue and Picadilly Road. **RESPONSE: The water model presented within the attached Master Utility Report and the descriptions within the PIP Report depicts connections to this main.**
- Sanitary sewer service may be provided via extension through Fulenwider. **RESPONSE: Per conversations with Aurora Water staff, the portions of the project that are tributary to the Second Creek lift station with either utilize this gravity outfall (option 1), or will be lifted to the First Creek lift station (option 2) if the gravity outfall isn’t available.**
- The project is located on Map Pages 96S and 96T. **RESPONSE: Noted**
- General utility design criteria can be found in Section 5 of the Standards and Specifications Regarding Water, Sanitary Sewer and Storm Drainage Infrastructure (Utility Manual). **RESPONSE: Noted**

#### ***Utility Development Fees:***

- A partial Storm Drainage Development fee is required prior to the recording of the Subdivision Plat or at the time of building permit approval if a Plat is not required. Additional Storm Drainage fees may be charged and are based on the amount of impervious surface created by this project. **RESPONSE: Noted**
- The Water Transmission Development Fee and the Sanitary Sewer Interceptor Fee have been combined into the water connection fee and are required to be paid after issuance of building permit and prior to issuance of the Certificate of Occupancy. **RESPONSE: Noted**
- For a full listing of Utility Fees, please see the Aurora Water Fee Schedules. **RESPONSE: Noted**
- Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area. **RESPONSE: Noted**

### **Public Works Department**

*Traffic Engineering will receive a referral of the Site Plan, Subdivision Plat, and Civils for review and comment.*

#### ***Key Issues:***

- ▶ An update to the Master Traffic Impact Study (MTIS) that was completed for the Green Valley Ranch East (GVRE) FDP is required; or a separate MTIS for this application area may be submitted. See below for more information. **RESPONSE: Master TIS for this additional area has been provided.**
- ▶ Internal and external access/intersection spacing - Site accesses on Picadilly Road need to align with roads on the west side. Minimum access spacing is 300’ on arterial roadways. **RESPONSE: Noted**

▶ If an interim roadway network is proposed, a traffic analysis for this condition would be required.

**RESPONSE: Only perimeter roadwats are shown other than main street.**

▶ Roadways should conform with GVRE, UDO and COA Roadway Manual requirements.

**RESPONSE: Noted**

▶ Multiple intersections are candidates for a future traffic signal if and when signal warrants are met, which would require signal escrows for these locations from the applicant. **RESPONSE: Noted**

▶ Applicant shall install two 2" conduits and pull boxes to be owned/maintained by the City of Aurora, for future fiber optic interconnect of traffic signals along arterial roadways. **RESPONSE: Noted**

- Conduit

- Conduit material shall be Schedule 80 HDPE (or similar).
- A # 14 AWG stranded copper conductor shall be installed for city underground locating purposes.
- A nylon pull tape with a minimum 1,250 lb. tensile strength shall be installed in all new conduit. **RESPONSE: Noted**

- Pull Box

- Pull boxes shall be 30"x48"x24", with two-piece interlocking lids.
- City conduit shall be installed into City Pull Boxes. **RESPONSE: Noted**

▶ Gates are required to be setback from public road flowline a minimum of 35-feet, longest expected vehicle or at least the 95th percentile queue. If the gating system swings, it shall swing into the site.

**RESPONSE: Noted**

- Show all adjacent and opposing access points on the Site Plan. **RESPONSE: Noted**

#### **ROW/Plat:**

- Right turn lanes for major intersections shall consider alternative geometric configurations (standard geometry for channelized right turn lanes with acceleration lane, compound curves for channelized right turn lanes without acceleration lanes). **RESPONSE: Noted**

#### **Traffic Signal Escrow:**

- Multiple intersections are potential candidates for a future traffic signal if and when signal warrants are met. As an adjacent landowner/developer, you must participate in the cost of the traffic signal installation. Add the following note to the Site Plan:

- **(Applicant/owner name, address, phone)** shall be responsible for payment of 25%/50%/100% of the traffic signalization costs for the intersection of \_\_\_\_\_ and \_\_\_\_\_, if and when traffic signal warrants are satisfied. Traffic signal warrants to consider shall be as described in the most recently adopted version of Manual on Uniform Traffic Control Devices, as of the date or dates of any such warrant studies. For warrant purposes, the minor street approach traffic shall typically be comprised of all through and left-turn movement and 50% of right turn movements unless otherwise determined by the traffic engineer. **Pursuant to 147-37.5 of city code, the percentage of the traffic signalization costs identified above shall be paid to the city by the applicant / owner, to be held in escrow for such purpose, prior to the issuance of a building permit for the related development or as otherwise required by city code.** The percentage above will be applied to the entire traffic signalization cost as estimated at the time of the escrow deposit to calculate specific dollar funding requirement. **RESPONSE: We proposed a PIFA, therefore we would not follow the signal escrow schedule.**

### **Traffic Impact Study:**

- A Master Traffic Impact Study will be required for this site which will include addressing the following specific items:

- 1) Existing, buildout and 2040 average daily traffic counts.
- a) The city can provide some historic count data, but the city has also taken pre-post COVID19 count data that can support scaling of counts taken during this time. Coordinate, via email, with Steve Gomez on this item.
- 2) Trip Generation from the site
- 3) Roadway network analysis
- 4) Include detailed analysis, including a vehicle queuing evaluation of:
  - a) All site access points and internal intersections
  - b) Intersection of 56th Avenue at Picadilly Road
  - c) Intersections of 56th Avenue at E-470 ramps
  - d) Intersection of 52nd Avenue at Picadilly Road
  - e) Intersections of 56th Avenue at Tibet Street
  - f) Intersection of 52nd Avenue at Tibet Street
- 5) Signal Warrant Analyses of multiple intersections – Warrant 1,2,3 all to be included (collect 72 hr tube counts for analysis)
- 6) If a traffic signal or multiway stop warrant is met at an intersection, then a roundabout shall also be considered at the intersection.
- 7) Analysis of pedestrian connectivity
- 8) Discussion of the application of elements from the Traffic Calming Toolbox and countermeasures applicable from the FHA Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations (July 2018) to address any concerns for speeding, pedestrian crossings, etc. Techniques in the Traffic Calming Toolbox include: Advanced Yield Lines, Enhanced Crosswalk, High-Visibility Signs and Markings, In-Street Pedestrian Crossing Signs, Enhanced Pedestrian Crossing Sign Devices (HAWK or RFB), Mid-Block Lane Narrowing, Curb Extension, Angled Parking, Pedestrian Safety Island, Staggered Pedestrian Safety Island, Lane Narrowing, Mini Roundabout, Speed Cushions and Chicane. Details of Enhanced Crosswalk, compact roundabout, speed cushions and chicane may be made available if requested.

**RESPONSE: Noted**

The Traffic Study shall be prepared in accordance with the City of Aurora Traffic Impact Study Guidelines.

Submitting the Traffic Study:

- The Traffic Study shall be sent directly to Steve Gomez at [segomez@auroragov.org](mailto:segomez@auroragov.org) as soon as possible.
- The Traffic Study shall also be uploaded with the rest of the submittal.
- Previously approved Traffic Impact Studies/Letters are available through this link. **RESPONSE:**

**Noted**

### **Engineering Division**

*The Engineering Division reviews the drainage and public improvement components of your project plans. Engineering reviews referrals of the Site Plan and Subdivision Plat from the Planning Department.*

### **Key Issues:**

- ▶ The Public Improvement Plan (PIP) and master drainage study shall be updated to include this new area. **RESPONSE: Noted**
- ▶ Coordination with the development to the north is required as area drainage changes, including downstream detention ponds, have occurred. **RESPONSE: Noted**
- ▶ This application will be referred to Mile High Flood District (MHFD) for review and comment. It is advised that coordination with MHFD is started as soon as possible. **RESPONSE: Noted**
- ▶ A preliminary drainage report shall be submitted with the site plans. Detention and water quality/EURV shall be in conformance with the updated master plan. **RESPONSE: Noted**
- ▶ Previously approved plans and reports can be found on the city's website. Instructions can be found here: Getting to Engineering Documents Online. Older documents can be provided upon request. **RESPONSE: Noted**

***ROW/Easements/Plat:***

- Additional ROW dedication may be required for the external public streets, as well as for any proposed public streets within the site. **RESPONSE: Noted**
  
- The dedication of a 25-foot lot corner radius is required at the intersection of arterial roadways, a 20-foot lot corner radius is required at the intersection of collector roadways, and a 15-foot lot corner radius is required at the intersection of local roadways. **RESPONSE: Noted**
  
- Please coordinate with the Real Property Division of Public Works for the dedication of any required easements. If a plat will be prepared for this development, the plat can cover the required easements. **RESPONSE: Noted**
  - Sidewalk easements may be required for new sidewalk installed.
  - A drainage easement shall be required for any detention/water quality facilities on site. This drainage easement shall tie to a public way.
  - Utility easements shall be required for any proposed water/sanitary sewer/public storm sewer located outside of public right-of-way.
  - Public access/fire lane easement shall be required for fire lanes outside of public right-of-way. Please coordinate with Life Safety for their alignment.

***Drainage:***

*Drainage design standards can be found in the City's ["Storm Drainage Design and Technical Criteria"](#).*

- Per Section [138-367](#) of the Aurora Municipal Code, a Preliminary Drainage plan and report is required prior to Site Plan or Plat approval. A Preliminary Drainage Plan and Report shall be submitted at the time of Planning Department application submittal. A review fee shall be paid to the City prior to acceptance of the preliminary drainage report. The site plan will not be approved until the preliminary drainage report is approved. **RESPONSE: Noted**
  
- The engineer is responsible for researching and determining if there has been a study by Mile High Flood District (MHFD) proposing improvements within or adjacent to said development. Any such improvements may be required to be constructed with the subject development. Coordination with MHFD and the City shall be initiated in such case at the master plan level or as soon as determined with any proposed development. **RESPONSE: Noted**
  
- Under the provisions of Colorado Revised Statute 37-92-602(8), any detention or infiltration

facility that becomes operational after August 5, 2015, is required to notify downstream water rights holders prior to operation. Mile High Flood District (MHFD) has created a spreadsheet form (called *SDI Design Data*) for determining compliance with the statute and a web portal that will send a weekly e-mail notification to downstream water rights holders, satisfying the notification requirements. The developer will be responsible for having a professional engineer, licensed in the State of Colorado, complete the *SDI Design Data* and uploading to the web portal. Public Works Engineering will verify the information matches the final drainage report. Notification must be made before Civil Plans will be approved or Stormwater Permits will be issued. **RESPONSE: Noted**

- Detention of storm drainage is required for this site and shall be incorporated on the site, unless other accommodations are approved by the City Engineer. **RESPONSE: Understood. The Master Drainage Report is consistent with the approved Master Drainage Plans for the area.**
- Release rate for the detention pond shall be based upon the “Storm Drainage Design and Technical Criteria” Manual, latest revision. **RESPONSE: Noted**
- Storm water from concentrated points of discharge from a minor storm event shall not be allowed to flow over sidewalks but shall drain to the roadway by the use of sidewalk chase sections. Sidewalk chase sections shall not be located within a curb cut, driveway, curb ramp, or curb return. **RESPONSE: Noted**
- For alley-loaded product areas with more than the equivalent of (2) lots draining to the private alley, flows cannot cross the sidewalk. One of the following treatments shall be utilized unless otherwise approved by the City Engineer: 1. The 2-year storm event shall be collected prior to the sidewalk crossing. 2. The alley v-pan shall be warped to curb returns which shall include curb ramps with truncated domes. 3. The v-pan of the alley shall be perpetuated to the connecting street with the sidewalk approaching the alley terminated with truncated domes just prior to the alley. Any warping of the v-pan shall occur downstream of a line parallel to the adjacent sidewalk. **RESPONSE: Noted**
- A public storm sewer system appears to be located near this site. Please have your Engineer or Surveyor verify and tie your site drainage into it. **RESPONSE: Understood and the specifics of the tie(s) will be determined in the subsequent Site Plan and Construction Plan processes.**
- Extend storm sewer through the site, including inlets, pipes, manholes, etc., as needed. **RESPONSE: Noted**

#### **Fire/Life Safety Comments - Building Division**

*The Building Division will receive a referral of the Site Plan and Subdivision Plat for review and comment. They will review these documents for Life Safety (Fire Code) and Building Code issues.*

#### ***Key Issues:***

- ▶ At this initial phase of the development process the Fire/Life Safety comments will be focused on the forthcoming ISP, PIP and master plan submittals. The focus of our group’s review will be the establishment of two points of emergency access, off-site infrastructure, internal site connectivity and a looped water supply to the overall site. More specific on-site comments will follow at the time of Site Plan and Civil Plan submittals. **RESPONSE: Noted**

#### **Fire Hydrants:**

The number and spacing of fire hydrants are determined using the 2015 IFC, Appendix B & C. As indicated in the previously stated code sections, fire hydrant coverage requirements include both internal site areas and abutting public street systems.

- In single-family detached residential sites, the IFC reflects an exception in Section 507.5.1 that allows IRC R-3 dwellings to utilize a 600' on center spacing of fire hydrants.  
**RESPONSE: Noted**

### **Phasing Plans:**

A phasing plan must be provided with the Planning Departments Site Plan and the Public Works Departments Civil Plans submittals.

### **Real Property Division**

*The Real Property Division reviews the Site Plan and processes Subdivision Plats, Easements, and License Agreements that may be necessary for development of property.*

### ***Key Issue:***

► General comments which will be repeated once a pre-application meeting is scheduled for the first Site Plan submittal. **RESPONSE: Noted**

### ***Subdivision Plats:***

- The property has never been platted and shall be subdivided at this time in order to obtain a building permit. Plats must be prepared using City of Aurora specifications provided in our most current Subdivision Plat Checklist. Plat review may run concurrently with your other Planning Department submittals. **RESPONSE: Noted**
- A pre-submittal meeting with Real Property is required on all plat submittals so our team may verify that basic elements have been addressed before they are submitted to Planning. This 30-minute meeting is for the 1st submittal of plats only and is by appointment only. Call Darren Akrie at 303.739.7300 to schedule your appointment. The person preparing the plat and your project manager should attend the meeting. Please bring two sets of the plat. **RESPONSE: Noted**

### ***Site Plans:***

A Site Plan will be required by the Planning Department. Real Property has items that need to appear on that site plan above and beyond what other departments may require. These items are listed on the Real Property Subdivision Plat Checklist. **RESPONSE: Noted**

### ***Separate Documents:***

• During the pre- application meeting no requirement for separate documents were specifically identified for your site as proposed. However, review of your actual Site Plan when submitted may identify additional conditions which will require a separate document. Following are the links to additional information if needed later in your formal review process: **RESPONSE: Noted**

- Dedications Packet
- Easement Release
- License Agreement Packet

- You may have items that encroach into city-owned property or easements (i.e. retaining walls, medians, stairs, etc.). If allowed, these types of encroachments require a License Agreement. Requirements can be found in the License Agreement Packet. It takes 8-10 weeks to complete the process after submittal. The License Agreement must be completed before the Site Plan is recorded.  
**RESPONSE: Noted**

- If a requirement for new street lighting is identified during the review process, this may be an opportunity to partner with cell carrier providers. New technology allows these providers to incorporate their technology with street lighting. These carriers are willing to take on the cost of purchasing and installing a light with qualifying projects. Please contact Leslie Gaylord at 303.739.7901 for additional details and contact information. **RESPONSE: Noted**



## Pre-Application Conference

---

Neighborhood Liaisons  
Housing and Community Services  
15151 E Alameda Parkway  
Aurora, Colorado 80012  
Phone: 303-739-7280  
Fax: 303-739-7191  
[www.aurora.gov](http://www.aurora.gov)

To: Bruce Rau  
From: Meg Allen  
Date: July 22, 2021  
Subject: 310 West Green Valley Amendment 2  
Location: SEC of E 56th Ave and Picadilly Rd

Listed below are the neighborhood associations that are currently registered with the Neighborhood Liaisons within one mile of your proposed project. Once your application has been formally submitted each Neighborhood Organization will receive a copy of your application along with a comment card to be returned to the Planning Department. The comment card allows neighborhood organizations to share their concerns about the application prior to Planning Commission. Since the neighborhood list is updated frequently, it is recommended if you submit your application to the Planning Department any time after 30 days of today's date, you should obtain a new, current list. Your Planning Case Manager will have an updated list available at your presubmittal meeting.

As an applicant for a proposed development or use approval in the City of Aurora, you are strongly encouraged, but not required, to set up a neighborhood meeting with these representatives as soon as possible, but no later than 21 days prior to your scheduled public hearing. The purpose of this meeting is to explain your proposed development or use approval, and if necessary, to work with neighborhood representatives to address their concerns. Your assigned Neighborhood Liaison will assist you in scheduling and mediating the meeting at your request. The liaison will also provide you with an updated and accurate neighborhood association mailing list prior to the meeting. Adjacent property owner address information is available on the Adams and Arapahoe Count web sites at [www.co.arapahoe.co.us](http://www.co.arapahoe.co.us) and [www.co.adams.co.us](http://www.co.adams.co.us). It is the applicant's responsibility to mail and/or e-mail a letter of invitation to all neighborhoods and adjacent property owners at least 10 days prior to the meeting. A sample letter of invitation is included in this packet. The assigned Planning Case Manager will attend the meeting to note any agreements made by the applicant, and will include those agreements in their presentation at public hearings. You may anticipate being asked at public hearings if you have met with nearby neighborhoods and the result of such meetings.

As the Neighborhood Liaison for this area, I am available to assist you in communicating with the neighborhood listed below. For assistance or to set up a neighborhood meeting, please contact me at 303-739-7280.

The neighborhoods within 5280 feet of your proposed developments are:

---



## List of Neighborhood Associations

Location: SEC of E 56th Ave

Record Id	HOA #	Organization	Contact	Phone
17-1307329-000-00-NA	423	E-470 Neighbors	MARGARET A. "MARGIE" SOBEY 1403 S ADDISON CT Aurora, CO 80018 MSOBEY@E470NEIGHBORS.ORG	(303) 881-2882
17-1277319-000-00-NA	422	Master Homeowners Association for Green Valley Ranch	GVR METRO DISTRICT MICHAELA DUFFY 18650 E 45TH AVE DENVER CO 80249 MDUFFY@GVRMETRODISTRICT.COM	(303) 307-3240

