

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



May 14, 2020

Cindy Myers  
Century Communities  
8390 E Crescent Parkway 650  
Greenwood Village, CO 80111

**Re: Initial Submission Review:** The Aurora Highlands - Preliminary Plat No. 5 and Final Plat  
**Application Number:** DA-2062-11  
**Case Numbers:** 2020-4010-00; 2020-3019-00

Dear Ms. Myers:

Thank you for your initial submission, which we started to process on Monday, April 20, 2020. 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 and outside agencies.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before June 1, 2020. Under our system of enhanced review, it is possible to achieve a faster processing time if you respond early. Please be advised that the application fee of \$23,606.16 must be paid before resubmittal.

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) 739-7261.

Sincerely,

Debbie Bickmire, Planner II  
City of Aurora Planning Department

Attachments: Xcel Energy comments

cc: Samantha Crowder, Norris Design  
Eva Mather, Norris Design  
Nancy Bailey, ODA  
Laura Rickhoff, ODA  
Scott Campbell, Neighborhood Liaison  
Filed: K:\\$DA\2062-11rev1.rtf



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Provide more information regarding the closure of 38<sup>th</sup> Place (Planning)
- Approval subject to Preliminary Drainage Report approval (Engineering)
- Intersection angle of Tract B and 39<sup>th</sup> Avenue (Engineering)
- Is 38<sup>th</sup> Place being closed or providing temporary emergency access? (Life/Safety)
- A looped water supply is required (Water)
- Clarify dimensional calculations for street trees (Landscape)
- Address park design and Trail Node requirements (PROS)
- Provide Certificate of Taxes, Monument Records and Closure Sheet (Real Property)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

1A. Referrals were sent to 2 adjacent property owners and 10 outside agencies. There are no registered neighborhood organizations within one mile of the site. Written comments were received from Xcel Energy, Aurora Public Schools and Mile High Flood District and can be found within or attached to this letter. Please respond to their comments within the response letter for your next submission.

#### **2. Zoning and Land Use Comments**

- 2A. It is unclear in the proposed plans what is proposed for 38<sup>th</sup> Place and Tract C. Include a discussion of what is proposed and any associated timing. Be very clear explaining any interim condition and ensure all appropriate information is provided.
- 2B. The Lot Tracking charts do not match the lot counts in the preliminary plats that have been approved or are currently under review. Please verify the lot counts.
- 2C. Additional information is required to justify the intersection spacing. Please see the Traffic comments for additional information.
- 2D. Intervening open space tracts are required to be a minimum of 30 feet wide. Please revise the trail connections in Tract C.

#### **3. Completeness and Clarity of the Application**

- 3A. Revise the Letter of Introduction to address the following:
- Use the approval criteria outlined in the UDO and reference the Aurora Places Comprehensive Plan.
  - Include a discussion about the closure and/or transition of 38<sup>th</sup> Place.
  - Revise the referenced number of lots to match the preliminary plat and final plat.
- 3B. Revise the following on Sheet 1:
- Revise site boundary and add street labels on the vicinity map.
  - Revise the Owner's Signature Block to match City format.
  - Add the name of the final plat above the signature blocks.
  - Revise the Site Data block as shown on the redlines.
- 3C. Update the Lot Tracking charts on Sheet 3.
- 3D. Update Sheet 5 to eliminate the through access of 38<sup>th</sup> Place or to describe any proposed interim condition.
- 3E. Bar scales needs to be 2" long and add the scale description below, i.e. 1" = 50'.
- 3F. Show slopes on Sheet 9.

**4. Landscaping Issues** ([Debbie Bickmire / 303-739-7261 / dbickmir@auroragov.org](mailto:Debbie.Bickmire@auroragov.org) / [Comments in teal](#))

- 4A. Clarify the locations of the right-of-way segments included in the Street Tree Table.
- 4B. Add the minimum width for required street buffers.
- 4C. Provide summary of plants for open space tracts and buffers that identifies number of 5 gallon and 1 gallon plants.
- 4D. Identify phasing, if applicable, for the transition of 38<sup>th</sup> Place and include a timeline when landscape will be installed.
- 4E. Revise the screens used on the Hydrozone Map. The shades are too similar. A pattern is recommended.
- 4F. Add notes that trails are to be connected to the trail corridor in the future.
- 4G. Revise the 39<sup>th</sup> Place labels to 39<sup>th</sup> Avenue.
- 4H. See redlines for text edits.

**5. Addressing** ([Phil Turner / 303-739-7357 / pcturner@auroragov.org](mailto:Phil.Turner@auroragov.org))

5A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES****6. Civil Engineering** ([Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org](mailto:Kristin.Tanabe@auroragov.org) / [Comments in green](#))**Preliminary Plat**

- 6A. The Preliminary Plat will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.
- 6B. Add the radius of the curb return in the Typical Lotting Setbacks and Easements diagram.
- 6C. What is required for emergency access? The landscape plans show improvements in Tract B.
- 6D. Address the following on Sheets 8 and 9:
  - Easements are required for off-site storm sewer.
  - Label slopes for the streets and through tracts. A 2% minimum is required in all landscape and non-paved areas.
  - Label the portion of existing storm to be removed.
  - Verify with Aurora Water if the storm connection at the intersection of Street A and Street B is permitted. They typically avoid having the storm under the curb ramps as it creates conflicts with other utilities.
  - Provide additional contour labels.
- 6E. Verify the presence of a maintenance path for existing utilities in Tract C.
- 6F. Local street lights need to be mounted at 20 feet. Revise the note on Sheet 20.

**Final Plat**

6G. There is an existing access and utility easement that goes through Tract C. Does the easement need to be released? Or if a fire lane is still required, that easement dedicated?

**7. Traffic Engineering** ([Carl Harline / 303-739-7300 / charline@auroragov.org](mailto:Carl.Harline@auroragov.org) / [Comments in amber](#))**Traffic Impact Study**

- 7A. To evaluate the network connectivity of the roadway networks for each build year, provide a figure (map) of the directional distribution overlaid on the proposed street network and mark/provide distributions assumed for each access point.
- 7B. The 2040 analysis indicates sub-standard performance (LOS F in the PM) for the EB/WB approaches of 39<sup>th</sup> Ave to Denali Blvd. In the mitigations strategies it is suggested to have a turning movement restriction based on time of day, but such a restriction will be required to be permanent and not based on time of day and will be required to be enforced via a built-up curbed median for a channelized right-turn only. Such an installation would be at the cost to owner.



7C. A note shall be included on the Preliminary Plat requiring access mitigations at the future date to be constructed by the Metro District. No costs to be applied to the City of Aurora for this request.

7D. See comments throughout the report.

#### **Preliminary Plat**

7E. Access restrictions for the northbound/southbound approaches of Loop Lane/Street A to 39<sup>th</sup> Ave. may be required pending comments to be addressed regarding the trip distribution assumed in the TIS.

7F. Include the following note on Sheet 2 per TIS conclusions: "Access restrictions as identified in the Traffic Impact Study to mitigate operational deficiencies at 39<sup>th</sup> Ave. and Denali Blvd. shall be constructed when warranted by the Metro District. No costs for these improvements will be applied to the City of Aurora for this request."

7G. Per City of Aurora Roadway Design Manual Section 4.04.5, "All roadways shall intersect at 90 degrees  $\pm$ 5 degrees." Add a dimension illustrating the intersecting angle of Tract B and 39<sup>th</sup> Avenue.

#### **8. Fire / Life Safety** (William Polk/ 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

##### **Preliminary Plat**

8A. Will there be a mail kiosk amenity? If so, please show how accessibility and ADA requirements will be addressed. Also, provide mail kiosks details.

8B. Provide a note on Sheets 5 and 6 that speaks to the temporary status of 38<sup>th</sup> Place and how a different, second point of access will be provided at the previously agreed upon date, December 20, 2020.

8C. The continuation of 39<sup>th</sup> Avenue is unclear. If intended for fire/emergency access, the road shall be designed to support a minimum imposed live load of 85,000 pounds constructed to the COA Roadway Design and Construction Specifications of Chapter 5. Please label and delineate a fire lane easement in Tract B on Sheet 7, if applicable.

8D. If 38<sup>th</sup> Place is gated it must be dedicated as fire lane easement instead of right-of-way. Please start the dedication process. Also, the 38<sup>th</sup> Place plan submittal will require revisions to reflect any changes.

8E. Provide a narrative on Sheet 17 to describe the temporary access agreement of 38<sup>th</sup> Place and how it will transition into a landscaped trail.

8F. Reminder: A letter is required to be on file from CGI on company letterhead, which reflects their set back requirements from the easement line and the actual underground pipe to the exterior wall of your proposed structures.

#### **9. Aurora Water** (Steve Dekoskie / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

8A. Review typical lot services design. Gas lines to be installed on the back side of the water meter pocket easements.

9B. All water mains and manholes must be a minimum of 5' from the edge of curb and gutter. A license agreement will be required for encroachments into the utility easements on loop lanes.

9C. Address the following on Sheet 6:

- Add valves on either side of the 8" water main and install in the street. The interim water loop will become permanent.
- A 26' Utility easement is required for 2 public mains. A 10' pocket easement is required for the water meters. All pocket easements are to be located outside of the utility easements.
- Is there an option to make a water line connection that is not located through the floodplain? At a minimum, the utility easement must have a level gravel surface to allow for vehicle maintenance access throughout the utility easements.

9D. Address the following on Sheet 8:

- No interim water mains will be permitted. The looped water supply must be in place per the MUS prior to any issuance of certificate of occupancy.
- Utility easements need to extend 8' from the edge of mains. Water mains and manholes to be 5' from edge of curb and gutter.

**10. Real Property** (Darren Akrie / 303-739-7331 / [dakrie@auroragov.org](mailto:dakrie@auroragov.org) / Comments in magenta)**Preliminary Plat**

- 10A. Street names need to be assigned and/or verified. Please send in the .dwg file for addressing.  
10B. The subsequent distances should be the same total distance for the same line. Please review and revise.  
10C. Label the easement(s) in Tract C.

**Final Plat**

- 10C. Provide the current Certificate of Taxes Due from the County Treasurer's office, the State Monument Records for the aliquot corners used on the plat, and the closure sheet for the description.  
10D. The Owner's name should match the titlework.  
10E. Edit the text on the cover sheet as indicated on the redlines.  
10F. Address the following on Sheets 2-:  
  - Add the Section corner labels.
  - Provide recordation information as indicated on redlines
  - Work with addressing to get street names.
  - The subsequent distances should be the same total distance for the same line. Please review and revise.
  - Review and label the easement(s) in Tract C.
  - Make sure all tracts are labeled.
- 10G. Work with Andy Niquette ([aniquet@auroragov.org](mailto:aniquet@auroragov.org)) to finalize recordation of off-site easements.

**11. Revenue** /Aurora Water/TAPS / Melody Oestmann / 303-739-7395 /[dsporter@auroragov.org](mailto:dsporter@auroragov.org)

Storm Drain Development Fees: 17.72 acres x \$1,242/acre = \$22,008.24

Make check payable to City of Aurora.

**12. PROS** (Doug Hintzman / 303-739-7147 / [dhintzma@auroragov.org](mailto:dhintzma@auroragov.org) / Comments in purple)

12A. Regarding the park area in Tract A, which is surrounded by streets, consider these guidelines for how loop lane islands and other spaces surrounded by streets could be designed to offer local recreation value/benefit.

1. **Minimum Site Size:**
  - a. At least ½ acre (21,780 square feet) of contiguous land should be provided per individual site.
2. **Dimensional Criteria:**
  - a. More than 50% of the longest dimension of an area should be a minimum of 100' wide.
3. **Buffer Criteria:**
  - a. A 25' wide buffer, measured from the back of curb, should be provided adjacent to all streets and from the boundary of any adjacent incompatible use or hazard.
  - b. The buffer should include a combination of the following vertical elements to provide an adequate physical barrier between the street and the interior programmatic elements that provide recreation value for the site:
    - i. Landscaping
    - ii. Berm landforms
    - iii. Raised planters
    - iv. Walls
    - v. Seat walls
    - vi. Open style fencing
  - c. Vertical elements used within the perimeter buffer should be context-sensitive based on external and internal influences, including the use of features that will complement the recreation value of the site.
  - d. Variation in the vertical elements along the perimeter will be allowed, with gaps in the buffer provided for physical and visual access to the site, as appropriate.
  - e. The distance that recreation uses are set back from the street and the nature of the facilities themselves should be determinants for the appropriate scale and type of vertical elements. For example, a fence or wall will be less important as a safety measure if sufficient distance between the facilities and streets is provided.



- f. Where plant material is used on its own or in conjunction with another element, the buffer need not be planted the entire 25' width. Instead, the intent is to achieve an aesthetic, functional delineation at the edge of the site to define the space and separate it from the streets, which may be accomplished with minimal landscaping.
  - g. Sidewalks may meander through the buffer space or parallel the curbs of the streets.
4. **Recreation Value Criteria:** The area should provide recreation value by offering the following programmatic elements:
- a. Typical park elements:
    - i. Internal circulation paths
    - ii. Benches
    - iii. Tables
    - iv. Trash receptacles
    - v. Pet waste stations
    - vi. Landscaping
  - b. One or more of the following:
    - i. Small playground area with equipment that offers diverse play opportunities for children and with safety surface.
    - ii. Open turf field with minimum size of 75' x 50' for informal play; buffer area cannot be counted toward minimum size
    - iii. Play court for basketball, pickleball or volleyball, etc.
    - iv. Artwork with enhanced setting (larger artwork may not need enhanced setting)
  - c. May include the following:
    - i. Demonstration xeric garden or perennial/shrub garden
    - ii. Small shelter
    - iii. Lighting
    - iv. Other elements as approved by PROS

12B. See redline comments on Sheet 12. Comments include:

- Provide buffers.
- Move bench further from street.
- Consider tying two seating areas together with common elements.
- Enhance the seating area with large boulders, special paving pattern and/or artistic elements
- Add shade to seating area.

12C. The purpose of the Trail Node (Sheet 15) is to serve the regional trail users; items such as benches should be visible from the trail; treatments surrounding benches should make them appear inviting and intended for trail users; pavement should accommodate users (including families of 4) on bikes; feel free to send ideas for our review before the next submittal.

### **13. Aurora Public Schools** (Josh Hensley / [jdhensley@aurorak12.org](mailto:jdhensley@aurorak12.org))

13A. APS agreed to apply the school dedication requirement for the purposes of calculating cash-in-lieu of land as site plans are approved for Aurora Highlands. The district will request cash-in-lieu of land when the balance of the obligation from approved site plans exceeds the acreage of school sites dedicated. The school obligation for the residential units proposed as part of site plans 1-5 do not exceed the total planned school land dedication for the overall development, so there will be no cash-in-lieu of land due with this filing.



**Aurora Highlands - Plat #5 - May 11, 2020**

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	47	0.7	33
MF-LOW		0.3	0
MF-HIGH		0.145	0
<b>TOTAL</b>	<b>47</b>		<b>33</b>

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	16	0.16	8	24	0.2	9	33
MF-LOW	0.17	0	0.08	0	0	0.05	0	0
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
<b>TOTAL</b>		<b>16</b>		<b>8</b>	<b>24</b>		<b>9</b>	<b>33</b>

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	16	0.0175	0.2797
MIDDLE	8	0.025	0.1880
HIGH	9	0.032	0.3008
<b>TOTAL</b>	<b>33</b>		<b>0.7685</b>

CSP No 1 School Land Obligation = 1.3734  
 CSP No 2 School Land Obligation = 3.3372  
 Plat No 4 School Land Obligations = 0.1472  
 Total School Obligation to Date = 5.6263

**14. Mile High Flood District (Mark Schutte / [mschutte@mhfd.org](mailto:mschutte@mhfd.org) )**

14A. We have no comment on this submittal as it impacts no major drainageways and contains no eligible drainage improvements. We do not need to see future submittals.

**15. Xcel Energy (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com) )**

15A. Please see attached comment letter, which requests the addition of a tract use table to the plat.



**Right of Way & Permits**

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

May 8, 2020

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

Attn: Deborah Bickmire

**Re: The Aurora Highlands F5, Case # DA-2062-11**

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the plat for **The Aurora Highlands F5** and requests that a tract use table be added to the plat, and, that utilities are allowed in all tracts, particularly in typical crossing areas such as lot connectivity in the front and rear of lots.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). 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.

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