

Planning Division
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April 20, 2022

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

Re: Initial Submission Review – Green Valley Ranch Master Plan Amendment No 2 - Comprehensive Plan Amendment, Zoning Map Amendments and Master Plan Amendment

Application Number: **DA-1662-25**

Case Numbers: **2002-1001-00; 2005-2018-01; 2005-2018-02; 2005-7006-02**

Dear Mr. Carro:

Thank you for your initial submission, which we started to process on March 7, 2022. 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 community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before May 9, 2022.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7261 or dbickmir@auroragov.org.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

Attachments: DEN and Xcel Energy Comments

cc: Mike Weiher - Terracina Design 10200 E Girard Ave, Ste A-314 Denver, CO 80231
Scott Campbell, Neighborhood Services
Laura Rickhoff, ODA
Filed: K:\SDA\1662-25rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- A package lift station is not an option to serve this development (Water)
- Include the entire Master Plan (Amendments 1 & 2 combined) in the analysis and maps (Planning)
- Clarify if any Planning Areas from Amendment 1 may trigger roadway improvements (Public Works)
- Ensure each Planning Area has two approved points of access (Fire/Life safety)
- Coordinate access locations with the traffic study (Traffic)
- Update calculations based on current land dedication standards (PROS)
- Comments are forthcoming for Architecture, Landscape and Urban Design Standards (Planning)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. Referrals were sent to 105 adjacent property owners, 4 registered community association and 10 outside agencies. No comments were received from any adjacent property owners. Five responses were received from outside agencies and are included in or attached to this letter. Please provide responses to each specific comment and questions within the response letter for your next submission.

2. Zoning and Land Use Comments

- 2A. Please include the entire Master Plan in all graphics and discussion. The proposed amendment modifies the overall approved MP area; therefore, the final product and recordation needs to be representative of the whole development.
- 2B. The “310” references an old application. Since the application was withdrawn the reference is obsolete. Please remove all “310” references.
- 2C. Please combine the justifications for the Comprehensive Plan and Zoning Map Amendments.
- 2D. Provide a better description of the subject property location for the Comprehensive Plan Amendment.
- 2E. Include an explanation about why the Comprehensive Plan Amendment is necessary. Is it to support a specific use?
- 2F. Expand the reason for the requested Zoning Map Amendment. Discuss limitation of residential uses in the MU-A District.
- 2G. Use street references to describe the location(s) of the Zoning Map Amendment.
- 2E. See redlines for suggested edits.

3. Completeness and Clarity of the Application

Tab #1 Letter of Introduction

- 3A. Please reframe the explanation / evolution of the Master Plan (MP). The two amendment areas were included in the first approved MP; therefore, no area is being added. Briefly explain the purpose of the first and second amendments and that the remaining area of the original MP, located east of E-470, has been removed and will be developed as a separate MP.
- 3B. Briefly mention there is a Comprehensive Plan Amendment and Zoning Map Amendment being requested concurrent with this MP amendment.

Tab #3 Context Map

- 3C. The Context Map needs to show information for a ½ mile radius around the site.
- 3D. Show adjacent site plans, proposed land uses, zoning districts, and jurisdictions.
- 3E. Show proposed streets and E-470 improvements.
- 3F. The Master Plan Manual requires showing existing platted lots. This may require a separate exhibit.



Tab #4 Site Analysis

- 3G. In general, the site analysis needs to encompass the entire Master Plan area. Reading through the discussion, it is difficult to tell whether they are about the entire site or the second amendment area. Please add location references, acreages, etc.. that will help clarify the discussion and provide orientation.
- 3H. Provide more detail about area east of E-470 being removed from the overall Master Plan. Show or reference the map in Tab 3.
- 3I. In addition to identifying adjacent planned development, describe the proposed/existing land uses surrounding the Master Plan area.
- 3J. Use streets/intersections to further describe the locations of adjacent Master Plans.
- 3K. Add arrows to indicate slope on Map 4.3.
- 3L. Fonts on easement maps are too small and text overlaps. Please increase scale of maps so information is readable.
- 3M. Enlarge street labels to be more visible on all maps.
- 3N. See redlines to address all questions and comments.

Tab #6 Narrative

- 3O. Use the Narrative to discuss the original approved master plan area, subsequent Amendment 1, which modified the land uses in a specific area of the approved MP, and that the second amendment is modifying the land uses in a second area of the approved MP, as well as, remove the area east of E-470 from the area included in the Master Plan.
- 3P. Move the residential component of the MP description to the character section.
- 3Q. Clarify the regulatory conflicts section to identify all requirements and whether they are being met (or not).
- 3R. Revise the narrative for all categories to discuss the entire MP.

Tab #8 Land Use Map, Matrix and Standard Notes

- 3S. Revise the Land Use Summary to remove the reference to Amendment 2. Add a footnote to identify what is included and/or excluded from the summary.
- 3T. Add the Land Use Codes (found in the MP Manual) to identify the different types of residential uses that are proposed in individual planning areas. There can be more than one per planning area.
- 3U. Per the Land Use Codes, is there any Mixed Commercial uses proposed?
- 3V. Show access east of Tibet that is coordinated with the Windler development. We expect the two developments to have a connecting roadway.
- 3W. E-470 required a 66' setback from their ramp on 56th Avenue.
- 3X. There is additional work regarding the conceptual layout to meet the MU-R requirements. Additional comments will be forthcoming in the Urban Design Standards.

Tab #9 Open Space

- 3Y. Discuss the improvements of the entire Master Plan area, not just Amendment 2.
- 3Z. Show/label the "Grand Park Corridor" and which Planning Areas are included.

Tab #10 Urban Design Standards

- 3AA. Comments are forthcoming by separate cover.

Tab #11 Landscape Standards

- 3BB. Comments are forthcoming by separate cover.

Tab #12 Architecture Standards

- 3CC. Comments are forthcoming by separate cover.

Public Improvement Plan

- 3DD. Include the entire MP area in the discussion and all graphics.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Public Improvement Plan

- 4A. The Master Plan Amendment will not be approved by public works until the Master Drainage Amendment is approved.
- 4B. This is a stand-alone document that does not incorporate or reference the previous improvements. At a minimum there should be text referring to the overall development and an overall exhibit showing the entirety of the new Green Valley Ranch (GVR) development. The other planning documents have treated this as an addition to the whole rather than a stand-alone document.
- 4C. Are there any Planning Areas from the rest of GVR that may trigger the identified roadway improvements?
- 4D. The approved PIFA for GVR does not extend north of 52nd Avenue. See Page 8.
- 4E. Half roadway section(s) adjacent to Planning Areas are required to be constructed with the Planning Area. This PIP does not identify when full sections of roadway will be completed.
- 4F. Public improvements need to be completed with the first (not final) CO/TCO.
- 4G. Show improvements noted on Page 13.
- 4H. Clarify off-site reference on Map Sheet 2 and show/label future potential signalized intersections.
- 4I. It would be helpful to have the exhibits in the order they are described in the narrative.
- 4J. Proposed grading is not a part of the PIP. Please remove.

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

Traffic Impact Study

- 5A. Update accesses to match current site plan.
- 5B. Provide additional detail on development of background traffic. Provide relevant sheets from referenced traffic studies in the appendix.
- 5C. Several recommended signals along Tibet St will not meet minimum spacing of 660' as currently proposed. Ideally there will only be one signal along Tibet between 48th and 56th.
- 5D. Provide site trip distribution to/from the east on 56th.
- 5E. Provide trip generation rates.
- 5F. See comments throughout the report.

Public Improvement Plan

- 5G. Coordinate access locations with the traffic study. There are several inconsistencies.
- 5H. Show signal locations per the traffic study.

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

Tab #8 Land Use Map and Matrix

- 6A. Revise Note 8 on Sheet 17 to include "separate and approved" points of access. The developer is responsible for two separate and approved points of access.

Public Improvement Plan

- 6B. Revise emergency access to "two separate and approved points of access." The looped water supply and two points of access must be accounted for in the overall development and each individual phase of the project.
- 6C. Each individual site plan submittal must identify phasing requirements to include adjacent infrastructure needs to meet minimum water supply and access requirements.
- 6D. Please explain how PA 53-55 will achieve two approved points of access.
- 6E. Clarify if main in 52nd Avenue will serve as a connection point creating a looped water supply.
- 6F. Subsequent site plans will need to provide a letter from Petroleum or Gas Company, on company letter head that reflects their setback requirements from the easement line and the actual underground pipe to the exterior wall of your proposed structures. The setback established by Petroleum or Gas Company must be included on the site plan as part of the General Notes.



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

Master Utility Study

- 7A. All segments of the second creek interceptor and Possum Gully sanitary main must be constructed to serve this development. No temporary lift station will be permitted. Please provide the updated flows for each sanitary sewer basin.
- 7B. Please provide circular worksheets at all pipe size changes to show pipe capacities.
- 7C. A temporary lift station is not an option to serve this site development. Construction of the Second Creek interceptor and Possum Gully sanitary sewer must be coordinated and constructed with neighboring developers.
- 7D. All master utility exhibits must also be submitted as stand-alone plans with signature approval blocks included.
- 7E. See all comments on the redlines.

Public Improvement Plan

- 7F. A package lift station is not an option to serve this development. Construction of the Second Creek interceptor will be required.

8. Public Art (Roberta Bloom / 303-739-6747 / rbloom@auroragov.org)

- 8A. Please add planning area numbers to the map indicating potential public art sites. And, if possible, please provide additional timeline information for specific planning areas.

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

Tab #8 Land Use Map

- 9A. Please update the calculations based on current land dedication standards. This includes multifamily calculations of 2.5, single family at 2.65, and active adult at 1.58.
- 9B. Please provide a trigger for outstanding community park cash in lieu collection.

Tab #9 Open Space

- 9C. Based on the updated calculations, the plan is deficient in open space. Please include the floodplain calculations to go toward this deficiency.
- 9D. Neighborhood Parks must have playgrounds included; although the Amendment 2 area is primarily active adult, playgrounds will be required to meet service radius requirements.
- 9E. See redlines to address all comments and questions.

10. E-470 Highway Authority Chuck Weiss / cweiss@e-470.com)

10A. E-470 submits the following comments:

- E-470 discourages residential uses adjacent to the roadway.
- E-470 is not responsible for noise mitigation.
- E-470 requires a minimum 660' separation between the E-470 ramp and the nearest intersection.
- Occupying space for utility work, access, and any construction within the E-470 ROW and MUE (multi-use easement) is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the "Permit Manual") and will require an E-470 Construction or Access Permit. The administration fee is \$750.00 and \$75,000 per acre for construction.
- A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW prior to construction.
- Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>
- The highway will be widened beginning in 2022 to 3 lanes in each direction with grading and structures widened to the ultimate width accommodating 4 lanes in each direction. There will also be improvements to the 56th Avenue interchange.
- A 10' regional trail will be constructed along the outside of the highway as part of the widening project, please coordinate recreational improvements along the E-470 corridor with the City of Aurora.
- Drainage improvements upstream and downstream of E-470 cross culverts will need to be coordinated between the City, MHFD, and E-470.



- Any disturbance within E-470 ROW/MUE will need to be revegetated with an E-470 approved seed mix unless otherwise noted.
- Any fencing disturbed will need to be replaced meeting E-470 specifications.
- Any survey monuments disturbed will need to be replaced meeting E-470 specifications.
- A comment/response document would be helpful to track the revisions to each submittal.
- Additional comments will be issued as design progresses.

11. Aurora Public Schools / Josh Hensley / 303-365-7812 / jdhensley@aurorak12.org)

11A. The total school land requirement for the non-active adult portion of the Green Valley Ranch East Master Plan Amendment is approximately 28 acres. The master plan includes an 18 acre school site. This school site is sufficient for the district to construct a P-8 school with capacity to serve the Green Valley Ranch East community. Aurora Public Schools agreed to apply the school dedication requirement for the purposes of calculating cash-in-lieu of land as site plans are approved. The district will request cash-in-lieu of land when the balance of the obligation from approved site plans exceeds 18 acres. Cash-in-lieu of land is required to serve high school age students at a district location outside of Green Valley Ranch.

AURORA PUBLIC SCHOOLS - STUDENT YIELD 3/16/2022

GVRE - Master Plan Amndt NO 2 (DA-1662-25) - Non-Active Adult

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	1,647	0.7	1,153
MF-LOW	103	0.3	31
MF-HIGH	192	0.145	28
TOTAL	1,942		1,212

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	560	0.16	264	824	0.2	329	1,153
MF-LOW	0.17	18	0.08	8	26	0.05	5	31
MF-HIGH	0.075	14	0.04	8	22	0.03	6	28
TOTAL		592		279	871		340	1,212

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	592	0.0175	10.3581
MIDDLE	279	0.025	6.9860
HIGH	340	0.032	10.8899
TOTAL	1,212		28.2340

PA-58 Mixed Use calculated as MF-Low

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

12A. See attached comment letter.

13. Adams County Department of Planning and Development (developmentsubmittals@adcogov.org)

13A. Thank you for including Adams County in the review for Project Number: 1596069. We have no comment on the subject referral.

14. DEN Planning + Design (Lisa Nguyen / lisa.nguyen@flydenver.com)

14A. See attached comment letter.



Right of Way & Permits

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

March 28, 2022

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

Attn: Deborah Bickmire

Re: Green Valley Master Plan Amendment No. 2, Case # DA-1662-25

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the comprehensive plan amendment, zoning plan amendment, master plan amendment documentation **for Green Valley Master Plan A2**. Please be aware PSCo has an existing high-pressure natural gas transmission pipeline and associated land rights along Picadilly Road and note that an engineering review may be necessary. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across PSCo's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the amendments, it is the responsibility of the property owner/developer/contractor to contact PSCo's Encroachment Team for development plan review and execution of a License Agreement (upload all files in PDF format) at https://www.xcelenergy.com/encroachment_application (click *Colorado* if necessary). An engineer will then be in contact to request specific plan sheets.

For future planning and to ensure that adequate utility easements are available within this development and per state statutes, PSCo requests the following utility easements *within each single-family residential lot*:

- 6-feet wide for natural gas facilities with a minimum 5-foot clearance from any structure and where there is drivable pavement with space for service truck access (8-feet wide, 6-inches thick) with plowing in snowy conditions
- 8-feet wide for electric facilities including space for transformers, pedestals, and cabling
- if natural gas and electric are within the same trench, a 10-foot-wide utility easement is required, not to overlap any wet utility easement
- bear in mind that these utility easements must have 5-feet of separation from gravity-fed wet utilities (typically sewer – going out of house) and 10-feet of separation from forced-fed water utilities (typically water – going into house)

For easements within each *retail/commercial* lot, 10-foot-wide perimeter easements will be necessary.

As the development areas progress, the property owner/developer/contractor must complete the application process for any new natural gas or electric service via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect).

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



MEMO

Date: March 18, 2022

To: City of Aurora

From: DEN Planning + Real Estate Through: Lisa Nguyen/Elise Brenninkmeyer

Subject: GREEN VALLEY MASTER PLAN AMDT NO 2 - COMP PLAN AMDT, ZONING MAP AMDTS AND MASTER PLAN AMDT

Denver International Airport received your referral letter and we appreciate the opportunity to comment on the proposal. DEN provides the following comments:

- The property is located south of DEN, within the 55 DNL and will be subject to overflights. A White Paper on Noise DNL is attached, for reference.
- The proposed development is in the **'10,000' Critical Area for Wildlife-Attractant' Separation Area** for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA) and within. The USDA Wildlife Biologist assigned to DEN, assist in implementing DEN's Wildlife Hazard Management Plan (Benjamin.J.Massey@usda.gov). They have requested coordination as this project progresses. USDA and DEN will provide assistance with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see attached). DEN also requests that the landscape plan include maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 40-hour drain time following a 100-year event.
- The site is found within/under the navigable airspace associated with DEN, as promulgated and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable Airspace. Based on Part 77 and the development site location, the proponent is required to file notice with the FAA, via the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any structure or temporary construction equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for the 7460 process can be determined ("Notice Criteria Tool") and/or the filing can be initiated is: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

Thank you for the continued opportunity to provide comments.