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April 28, 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:

The attached comments are supplemental to the first review letter sent on April 20, 2022. My apologies for the delay. Please incorporate revisions to these Tabs and comments with your response to the first review comments.

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: Example Design Standards

cc: Mike Weiher - Terracina Design 10200 E Girard Ave, Ste A-314 Denver, CO 80231
Scott Campbell, Neighborhood Services
Laura Rickhoff, ODA
Filed: K:\\$DA\1662-25rev1_supplement



Initial Review Supplement Comments

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. Overall, the Design Standards still have an emphasis on residential development, whereas, nearly half of the amendment area consists of mixed use, commercial, and office uses. The standards should identify preferred materials, building forms and features, and concepts. I am attaching some examples that have illustrated these elements for your reference.

Tab #10 Urban Design Standards

- 1B. Add monument signage locations for the MU-R area to the map in Tab 10.3.
- 1C. Consider providing separate standards for residential, mixed use, commercial and office uses.
- 1D. Vinyl is no longer a permitted fence material. It has been permitted in the Amendment 1 area for consistency, however, that portion of the development is close to build-out. Other fence types have also been introduced and the area north of 52nd will need to eliminate vinyl and incorporate different fence materials. Please add what type of fencing, if any will be permitted for non-residential uses.
- 1E. The Main Street design on Tab 10.15 doesn't relate to the actual site proportions and dimensions. Show conceptually how the plan could be implemented in the actual site.

Tab #11 Landscape Standards

- 1F. The landscape requirements for residential lots are from the old code and no longer consistent with what is being installed. Please update to reflect the current practices in the approved site plans.
- 1G. Identify whether there will be different curbside landscape treatments based on road classification. Only curbside landscape areas 10-feet wide or greater can include turf exclusively. Due to pending water conservation regulations, identify areas where turf is desirable.
- 1H. Include standards for commercial and other non-residential uses.
- 1I. Include standards for the Main Street area.
- 1J. Revise language regarding images being illustrative.

Tab #12 Architecture Standards

- 1K. Illustrations of architectural features should be included for multifamily residential, commercial, office and industrial uses. Please reference the requirements in the UDO for more information.
- 1L. See attached examples of approved standards regarding level of detail.
- 1M. Include preferred/permitted materials and other features for non-residential uses.