

Planning Division  
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May 20, 2022

Chris Fellows  
Painted Prairie Owner, LLC  
5600 Greenwood Plaza Boulevard, Suite 220  
Greenwood Village, CO 80111

**Re: Fourth Submission Review:** Painted Prairie Phase Three – Site Plan with Adjustments and Subdivision Plat  
**Application Number:** DA-1556-16  
**Case Numbers:** 2021-4021-00; 2021-3042-00

Dear Mr. Fellows:

Thank you for your fourth submission, which we referred out on May 2, 2022. We reviewed it and attached our comments along with this cover letter. The review letter contains comments from all city departments.

Since many 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 10, 2022 to remain on schedule.

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 303-739-7857.

Sincerely,

Sarah Wile, AICP  
Senior Planner, City of Aurora  
Planning & Development Services Department

cc: Brent Martin, LandDesign, 1360 Walnut Street, Suite 102, Boulder, CO 80302  
Cesarina Dancy, ODA  
Filed: K:\SDA\1556-16rev4.rtf



## Fourth Submission Review

### **1. Planning** (Sarah Wile / 303-739-7857 / [swile@auroragov.org](mailto:swile@auroragov.org) / Comments in teal)

- 1A. Please make minor updates to the requested graphic in the Letter of Introduction for clarification purposes.
- 1B. Update the Lot Data Table on Sheet 3 as the number of lots still adds up to 323 instead of 320.
- 1C. Ensure consistency between the Data Block and Letter of Introduction on which Planning Areas are included within Phase Three.
- 1D. Sheet numbers were removed from many of the Key Maps throughout the Site Plan. Please re-add these.
- 1E. Staff appreciates the additional details and graphic that have been provided regarding the townhome masonry adjustment. Please note that staff will still be recommending the UDO-required masonry percentage to Planning and Zoning Commission for the 36 townhomes that front on streets (not green courts) as previously noted. The ultimate decision on the approval of the adjustment request will be at the discretion of the Planning and Zoning Commission.
- 1F. All fences adjacent to open spaces (other than green courts) are required to be an open-rail fence (i.e. the signature fence or a demarcation fence that has openings). As previously requested, the Fencing Plan needs to clearly show and state that only open rail fences are appropriate adjacent to open spaces. This is required by Section 146-4.7.9.K and this has been applied consistently for all applications in Painted Prairie.
- 1G. As noted in Item 3A and in previous review letters, median landscaping that is compatible with the easement is required within the Lisbon Street median per Section 146-4.7.5.O. Please provide this landscaping or another adjustment will need to be requested and reviewed by staff. This item must be resolved prior to resubmitting.
- 1H. 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. Please review these standards and ensure that files are in the correct format to avoid future delays.

### **2. Addressing** (Phil Turner / 303-739-7271 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

- 2A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include parcels, street lines and building footprints (if available) at minimum. Please ensure that the digital file is provided in the correct projection so it will display correctly within our GIS system. More information can be found [here](#).

### **3. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

#### *Sheets 20 and 30*

- 3A. As previously requested, provide documentation from the easement holder that no vegetation other than native seed is permitted. Phase 2 plans did not require landscaping of the median at the time. Subsequent to the approval of that Site Plan, language was added to the UDO outlining landscape standards. If nothing other than native seed is permitted, it needs to be documented by the easement holder and submitted to the city. Otherwise landscaping must be provided.

#### *Sheet 33*

- 3B. The font on this plant list is too small. If another sheet has to be added to accommodate a larger plant list, add one. No additional planning fees will be charged.

#### *Sheet 34*

- 3C. In the lot typical landscape plans, darken the landscape edger and the hatches and update the notes at the bottom.



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

4A. 5.5' sidewalks are the current COA and are not determined by the Master Plan. Update the Local Type 2 section to reflect this.

4B. If traffic volumes reflect a "collector" volume, the proposed section is not appropriate. This comment is not questioning the section itself, just the application to this site.

4C. A street section with only 16' travel lanes (Local Type 2) is only appropriate when serving 40 lots or less, not connecting to a collector or arterial roadway. This comment is not questioning the section itself, just the application to this site.

**5. Traffic Engineering** (Steve Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in orange)

5A. With the newly-proposed location of the curb ramp at the southeast corner of Ireland Street and 58<sup>th</sup> Avenue, please update the northeast corner so the ramps line up within a curb ramp's width.

**6. Aurora Water** (Nina Khanzadeh / 303-883- [nkhanzad@auroragov.org](mailto:nkhanzad@auroragov.org) / Comments in red)

6A. Meter pits must be located within landscaped areas.

6B. According to bank detail 203-1, a minimum of 30" is needed between the center of the meter.

6C. Label the requested areas as private.

6D. Storm drains that do not collect ROW flows should be labeled as private.

6E. Provide all missing information per redline comments.

6F. There can be no encroachments into pocket utility easements,

6G. Hydrants require 5' free of any obstructions (including water meters) on all sides. Adjust and label dimensions between hydrants and meters.

**7. Fire / Life Safety** (Mike Dean / 303-739-7489 / [jwillmot@auroragov.org](mailto:jwillmot@auroragov.org) / Comments in blue)

7A. Relocate the fire hydrant per redline comments on Sheets 13 and 29.

**8. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

8A. Address all redline comments on the Site Plan and Plat.

8B. Send in the requested documents.