

August 5, 2020

Juliana M. Berry
Planner II
Planning & Development Services
City of Aurora

Porteos PA-3 Letter of Introduction for FDP Amendment and Preliminary Plat

We are submitting FDP Amendment No. 5 and Preliminary Plat for Porteos Planning Area 3. The following documents are included for your review: Porteos FDP Amendment No. 5, Property Owner Authorization, Response to Pre-Application Meeting, Mineral Rights Affidavit, Preliminary Plat, Preliminary Drainage Report, Drainage Maps, Master Utility Letter, Traffic Impact Study, and Title Insurance Commitment.

Site Context

Porteos PA-3 comprises 58.8 acres and is governed by the Porteos Framework Development Plan (FDP). PA-3 is bounded by Park DIA property to the north, 64th Avenue to the south, Jackson Gap Street to the west, and undeveloped Aurora to the east. It is zoned Airport District AD under the new UDO. Anticipated land uses identified in PA-3 are uses by right under the UDO.

Porteos PA-3 is envisioned as predominately hotel uses and supporting restaurant and/or retail uses. Serving both business travelers and tourists, the development intent of PA-3 is to provide a range of hotel price points and experiences connected to a variety of retail and restaurant uses in a walkable environment that can be phased over time, and will connect to future mixed-use development west of Jackson Gap Street. The framework plan anticipates a series of hotels sited along the north eastern edge of PA-3 with retail uses along Jackson Gap. A new pedestrian scale, local street network connects hotels and retail/restaurant sites of in a manner that creates an address and destination in proximity to DIA.

PA-3 will be divided into six lots based upon platting of new streets. Potential lot access points are depicted for planning purposes. At such time that specific users and site requirements are determined, lots may require subdivision through a plat amendment and actual site access points will be verified.

FDP Amendment

FDP Amendment 5 is specifically for the PA-3 Planning Area. As such, we are titling this “FDP PA-3 Amendment” anticipating that future amendments of this nature will be necessary for other planning areas. The FDP PA-3 Amendment will consist of 5 new sheets that will be added to the existing FDP.

The FDP PA-3 Amendment is intended to hone design standards specific to Planning Area 3 for open space, landscape, pedestrian relationships, lighting, furnishings and art. Any design standards not specifically addressed in the FDP PA-3 Amendment will be governed by the existing overarching FDP Design Standards.

Preliminary Plat

The Preliminary Plat for PA-3 in the FDP will include street rights-of-way, lots, and also the details on grading, drainage, utility easements as required by Public Works.

The Final Plat will be uploaded after second or third review, based on comments received on the Preliminary Plat document regarding lot and access layout. The Final Plat document will mirror the Subdivision Plat as reviewed by Real Property on February 26th, 2020 and thus will not have the extra details.

Grading and Drainage

The Porteos Filing No. 4 development is located at Porteos Planning Area 3 and is a part of the overall Porteos Development in Aurora, Colorado. The site will follow existing drainage basins within the development. The majority of the site will drain to the northwest of through the site. Storm water will be captured via on grade and sump inlets. The storm drain system will outfall on the west side of Jackson Gap Street into a water detention facility. This water detention pond will serve as water quality and detention for the developed portion of Filing No. 4. The pond will outfall at historic rates to the west eventually ending up in Gopher Gulch. There is a small basin that naturally flows to the east. There is no planned development for this area at this time. Currently, storm water flows east to Third Creek. At the time when this portion of Filing No. 4 is developed, a water quality + EURV pond will be required. All grading being done on the Porteos Filing No. 4 site will be for the development of the site and keeping to historic basin boundaries.

UDO Approval Criteria

The PA-3 FDP Amendment complies with the UDO approval criteria governing existing FDP's and Preliminary Plat.

146-1.9.3. Framework Development Plans approved prior to the Effective Date do not expire, but shall be deemed to be Master Plans approved under this UDO. Permitted land uses, intensities of development, and approved waivers from development standards, and any items included in approved annexation agreements or development agreements with the City, shall continue to be governed by those previously approved plans or agreements, notwithstanding different regulations that would otherwise apply under this UDO.

146-5.4.2 SUBDIVISION OF LAND

A.3.b. Major Subdivision Preliminary Plat

A Major Subdivision preliminary plat shall only be recommended for approval, and shall only be approved if:

- i. It is consistent with the Comprehensive Plan and all other adopted plans and policies of the City Council;
- ii. The application complies with the applicable standards in this UDO (including but not limited to the standards in Sections 146-4.2 (Dimensional Standards), 146-4.3 (Subdivision Standards), and 146-4.5 (Access and Connectivity)).
- iii. The application complies with other adopted City regulations, any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property.
- iv. The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable.

Response to First Submission Review.

Several items in the First Submission Review were requested to be addressed in the Letter of Introduction and are included as follows:

Comment 2C: Detail how the proposed lots meet lot/block requirements in the UDO for Subarea C, AD Zone, in the Letter of Introduction; the particulars of how the proposal meets the UDO sections listed on page 3 (A.3.b.ii.) should be elaborated upon.

- The lot and block configuration will meet criteria when during final plat when parks and access drives for individual lots are located.

Comment 2D. Address the permanent and temporary fire stations called out in the approved FDP as part of PA-3 in the Letter of Introduction.

- The temporary and permanent location of the fire station has been identified in the PA-3 FDP Amendment and Preliminary Plat.

Sincerely,



Chris Parezo

Principal