

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



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August 2, 2021

Derrick Hoffman
DR Horton
9555 S Kingston Court
Englewood, CO 80112

Re: **Third Submission Review:** Citadel on Colfax Residential – Master Plan Amendment, Site Plan and Plat
 Application Number: DA-1422-16
 Case Number: 2017-6017-08; 2021-3007-00; 2021-4004-00

Dear Mr. Hoffman:

Thank you for your third submission, which we received on July 12, 2021. We reviewed it and attached our comments along with this cover letter. The review letter contains comments from all city departments.

Since a few important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission at your convenience. Assuming all major issues have been addressed upon resubmittal, a Planning and Zoning Commission public hearing date will then be scheduled.

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: Jeff Weeder, Galloway & Company, 6162 S Willow Drive Suite 320, Greenwood Village, CO 80111
Cesarina Dancy, ODA
Filed: K:\\$DA\1422-16rev3.rtf



Third Submission Review

1. Planning Issues (Sarah Wile / 303-739-7857 / swile@auroragov.org / Comments in teal)

1A. There are a couple differences in the adjustment requests stated the Letter of Introduction compared to what is noted on the Cover Sheet. Please review redline comments and ensure consistency with the next submittal.

1B. Because many of the adjustment requests are specific to certain lots or areas within the development, please include graphics in the Letter of Introduction that highlight which areas the adjustments apply to. See redline comments in the Letter of Introduction for details. This will ensure that both staff and the Planning & Zoning Commission fully understand what is being requested.

1C. Ensure that all issues related to the landscape adjustment requests are resolved prior to the next submittal. See Item 2 for additional information.

1D. Add another column to the Data Block for “Number of Buildings” and note that there are 26.

1E. Is the monument sign within the Central Park that is shown on Sheet 6 specifically for the townhome phase or is it a general sign for the entire Citadel on Colfax development (as shown in the Master Plan)? If it’s the latter, it does not need to be shown on this Site Plan as it is outside the scope of this phase. It should also be removed from the Data Block if it is not for the townhome project.

1F. The sheet numbering on most of the Key Maps is off by a sheet. See redline comments and fix with the next submittal.

1G. Staff recommends creating a colored version of the Overall Site Plan on Sheet 3 that makes it easier to identify landscape areas, open spaces, sidewalks, streets, etc., especially given the adjustment requests. This is very helpful for the Planning & Zoning Commission as the black and white versions can sometimes be difficult to fully decipher. This is not required, but if you choose to do this, please upload it as a separate document with the next submittal.

1H. Include a detail of the proposed fence around the dog park with the next submittal.

1I. On the Building Elevation sheets, it is not necessary to provide calculations for each individual unit. Please only provide calculations for each side of the elevation and the total for the entire elevation.

1J. Provide one overall Key Map on Sheet 27 that identifies which architectural style is provided for each building on the same map (i.e. Traditional Craftsman, Traditional Prairie, Colorado Ranch, and Colorado Farmhouse). Creating a different hatch for each architectural style would be one option. This map does not need to differentiate between the 4-plex, 5-plex, etc., just the architectural style.

1K. Please provide colored elevations and/or renderings with the next submittal so they will be ready for the Planning & Zoning Commission public hearing. Ideally, please include one colored elevation and/or rendering per architectural style. It is not necessary to do them for all of the color palettes unless you want to.

1L. Please consider changing a few of the color palettes to have more unique accent colors, such as blues, yellows, or greens. Many of the color palettes are very similar and the only accent color currently used is red.

1M. 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.



2. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Sheet 21

2A. Add “Not for Construction” to all landscape sheets.

Sheet 22

2B. Put the tree back. The light pole should not preclude the placement of the tree.

2C. The plant material for the buffer is supposed to achieve a minimum height of 4’-4’ tall. The Pawnee Buttes Sand Cherry will not get that tall. It should be a mixture of evergreen and deciduous shrubs.

2D. Ensure the street names are legible. The match line symbology is too thick and the street name should be text masked. Make the match line less pronounced and thick.

Sheet 23

2E. Include the edge of the drives on all sheets.

Sheet 24

2F. Do not include a matchline where there is not another sheet that it is matching to.

2G. There are various trees not included in the Plant Schedule.

Sheet 26

2H. Update the Building Perimeter Requirements table per redline comments.

2I. Include a graphic that depicts the tract areas referenced in this table. Only include roads, buildings, sidewalks, and tracts (no landscaping, grading, utilities, etc.).

2J. Move the adjustment requests to Sheet 21.

2K. Provide a detail of the planting utilizing the tree grate.

2L. A table needs to be provided for the non-street frontage buffer along the east side / adjacent to Tract E to demonstrate what is required and what is being provided. Also add a note that an adjustment is being requested.

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

3A. 8’ is the maximum retaining wall height permitted. A railing or barrier is required for all walls over 30”. A variance would be required to allow a wall over 8’. I have provided

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

4A. Add a note to the plans that states that no trees or shrubs are permitted in water meter easements. Aurora Water is not responsible for landscaping encroaching into water meter easements.

5. Fire / Life Safety (John Van Essen / 303-739-7489 / jvanesse@auroragov.org / Comments in blue)

5A. Add the existing fire hydrant (per the aerial shown on Sheet 3) and remove the fire hydrant that is shown incorrectly.

5B. Add a detail of the mail kiosks and show the accessible ramps to them as well. See examples of the required elements on Sheet 7 and provide that information on the detail.



6. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

6A. If any portion of the sidewalk enters into a lot, then a sidewalk easement will be required in those locations. See redline comments.

6B. Add a symbol for “tree grate” to the Legend.

6C. Contact Andy Niquette (releaseeasement@auroragov.org) to begin the easement vacation process.

6D. The utility easement should be 5’ on each side of the lot line (10’ total).

6E. Add areas for all tracts.

6F. If the retaining wall and railing are touching the drainage easement, a license agreement will be needed. Contact Grace Gray (ggray@auroragov.org) to start the process.

6G. Submit an updated Title Commitment that is current within 120 days.

6H. Add all streets within ½ mile of the site to the Vicinity Map on the Plat.

6I. Address miscellaneous redline comments on the Plat.