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April 11, 2022

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

Re: Fourth Submission Review: Painted Prairie Town Center Residential – Master Plan Amendment, Site Plan with Adjustments and Subdivision Plat
Application Number: DA-1556-15
Case Numbers: 2006-7003-05; 2021-4020-00; 2021-3041-00

Dear Mr. Fellows:

Thank you for your fourth submission, which we referred out on March 21, 2022. We reviewed it and attached our comments along with this cover letter. The review letter contains comments from all city departments and outside agencies.

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 May 2, 2022 to remain on schedule. Staff would be happy to set up meetings with reviewers to discuss the remaining issues.

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: Mark Naylor, Civitas, 1200 Bannock St., Denver, CO 80204
Cesarina Dancy, ODA
Filed: K:\\$DA\1556-15rev4.rtf



Fourth Submission Review

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

1A. Please make minor changes to the Letter of Introduction per redline comments. Staff appreciates all of the updates and additions that have been made since the last submittal to clarify details about the project and adjustment requests.

1B. For Adjustments #1 and #2, please note that only 32 lots appear to be impacted by the adjustment requests, not the 36 lots noted in the Letter of Introduction and on the Cover Sheet. Four of the pinwheel townhomes are street-facing, so the adjustments do not apply to them. For Adjustment #6, please clarify that the adjustment will only apply to the single-family attached lots being platted, not the multi-family or retail lots as those will be reviewed through future Site Plans. See redline comments.

1C. The parking calculations in the Data Block are still incorrect. As previously noted, 416 parking spaces are required for the 208 dwelling units. Please revise the "Total Parking Spaces Required" and the "Total Parking Spaces Provided" calculations to be 416 required (2 parking spaces per unit) and 459 provided (2 parking spaces per unit plus 43 off-street surface parking spaces).

1D. Make minor revisions to a few of the notes on Sheet 2.

1E. All parking spaces are required to be 9' x 19'. Some of the parking spaces shown are only 17' or 18' long. Please revise the parking spaces to comply with the dimensions in the UDO.

1F. Please note that the pavers within the woonerf areas are essential from a Planning Department standpoint in justifying the adjustment requests and implementing the vision of these areas as outlined in early meetings with the developer. Further discussions are needed with Civil Engineering (see Items 4B through 4D) to ensure that the proposed paver design will comply with their requirements and the requirements outlined in the paver specifications.

1G. Staff appreciates the updates that have been made to the Design Guidelines since the last review. There are a few remaining redline comments that should be addressed. Please review those and update with the next submittal.

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)

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 / Comments in bright teal)

General Comments

3A. Several of the proposed multi-family and retail buildings will require building perimeter landscaping at the time of Site Plan submittal in the future. Please include a note on the applicable plan sheets that addresses this.

3B. The installation of the tract landscaping for several of the tracts will need to be deferred until the multi-family buildings are constructed. Please include a note on the applicable plan sheets that addresses this.



Sheet 36

3C. Correct the viewport issues with the Plant Schedule.

3D. Update the General Landscape notes per redline comments.

Sheet 37

3E. Update the tree totals being provided to reflect trees being provided in tracts that are within 20' of the proposed buildings. Please note that if tract landscaping is being used to satisfy building perimeter requirements, the Master Plan requires that both requirements are to be met independently of one another and are not cumulative.

3F. Perennials may not be used to meet the tree requirements for building perimeter landscaping.

Sheet 38

3G. Remove the 6' Shrub column from the table.

Sheet 39

3H. Add a note that states that building perimeter landscaping will be required and shall be included with the Site Plan submittal for the future retail and multi-family buildings. This also applies to Sheet 40.

3I. Provide an enlargement of the designated area given the scale of the plant material trying to be shown.

3J. Because the multi-family building will not be installed at the time of the rest of the development, the tract landscaping immediately adjacent to this future building should be grayed back and a note added to be installed prior to the certificate of occupancy for this building.

Sheet 46

3K. The tree enlargement provided does not include the entire tract area. Please expand the viewport to include all of the area.

4. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

4A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

4B. The paver slope proposed in the Site Plan is less than the technical criteria cut sheets required at 2%. There are drainage and long-term term maintenance implications. Consideration of how to connect the paver section drainage subsystem should be evaluated at this time to be sure that there is appropriate grade and connection to infrastructure.

4C. Pavers should be in a tract and should be maintained by the Metro District.

4D. Paver joints and installation need to meet ADA requirements for surface materials.

4E. Label the parking on Sheet 7 as ADA parking.

4F. Walls over 30" require railing.

4G. The paver specifications provided as part of coordination efforts have been described as clay pavers. Please revise the callouts.

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

5A. Address all redline comments on the Site Plan and Plat.



6. Aurora Water (Nina Khanzadeh / 303-883-2060 / nkhanzad@auroragov.org / Comments in red)

6A. Please note that all commercial and multi-family buildings will require fixture unit tables at the time of Civil Plan review.

6B. Identify what each building is meant to serve.

6C. Please note that water service lines and sanitary sewer lines are not allowed in or under driveways.

6D. Add the requested notes to all Utility Plan sheets: all sanitary sewer services are private and piping downstream of water meters are private.

6E. Show the water meters and pocket utility easements for all lots.

6F. Label the width of all easements.

6G. Add valves where requested.

6H. Has any exception been provided by Aurora Water for the shown easement width? Typically a 10' easement is required. Email Nina indicating if so and include the RSN number in the email subject header. If not, please modify to 10' per Aurora Water standards.

6I. A maximum of 12 residential units can be served off of a dead-end water main.

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

7A. Thank you for providing an implementation plan during your last submittal. However, after careful examination of the proposed implementation plan, it was determined the plan does not address accessibility requirements as defined in HB 1221. Currently, the plan only identifies accessibility for the anticipated multi-family product, which is not part of this review and does not satisfy HB 1221. Per HB 1221, Section 9-5-106, the builder of any project regulated by this article shall create an implementation plan that guarantees the timely and evenly phased delivery of the required number of accessible units. The article also dictates the implementation plan shall not be approved if more than thirty percent of the project is intended to be completed without providing a portion of accessible units. Therefore, I missed this requirement during the last review, and my apologies for that. Nevertheless, you will need to revise the implementation plan by showing compliance with HB1221 on your next submittal.

7B. Any proposed use of alternative surfacing materials (e.g. pavers) for fire lanes must be submitted for approval in writing to the City Engineer of Public Works. A license agreement must be obtained through Real Property for the installation of any alternative surfacing material used within dedicated fire lane easements. Submitted plans must be wet stamped by a Colorado licensed Professional Engineer and accompanied by an Alternative Surface Fire Apparatus report. Please work with City Engineer to address all other Alternative Fire Lane Surfaces requirements identified in the COA Roadway Design and Specifications Manual.

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

8A. Please provide a response to the comments provided during the second and third reviews.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

April 7, 2022

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

Attn: Sarah Wile

Re: Painted Prairie Filing No. 2 - Town Center Residential, Case # DA-1556-15

Public Service Company of Colorado's Right of Way & Permits Referral Desk requests that the first two submittals are reviewed and a response is returned for **Painted Prairie Filing No. 2 - Town Center Residential**.

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