



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

Worth Discovering • auroragov.org

October 15, 2021

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

Re: Initial Submission Review: Painted Prairie Phase Four – Site Plan with Adjustments and Subdivision Plat
Application Number: DA-1556-19
Case Numbers: 2021-4026-00; 2021-3054-00

Dear Mr. Fellows:

Thank you for your initial submission, which we started to process on September 20, 2021. We reviewed it and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and outside agencies. Staff would be happy to meet with you and your design team in the next couple weeks to discuss these comments and address any questions you may have.

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 November 4, 2021 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: Mark Naylor, Civitas, 1200 Bannock Street, Denver, CO 80204
Daunte Rushton, ODA
Filed: K:\\$DA\1556-19rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Pay the Development Application fee prior to making a second submittal (see Item 2)
- Include a Data Block with required information (see Item 2)
- Create details for each proposed lot type with the requested elements and update the lot table (see Item 3)
- Resubmit the Himalaya Road ISP so it is consistent with the subject application (see Item 3)
- Provide additional information regarding the proposed adjustment(s) (see Item 4)
- Improve connectivity within the neighborhood (see Item 5)
- Include all required details on the Landscape Plan and ensure compliance with the UDO (see Item 8)
- Provide the required sidewalks and change all internal streets to private streets (except for 62nd Drive) (see Item 9)
- Make changes to the Site Plan and TIS to address Traffic Engineering comments (see Item 10)
- Review comments on the water lines from Aurora Water (see Item 11)
- Address concerns regarding the regional trail and overall connectivity from PROS (see Item 12)
- Provide the required information from Fire / Life Safety (see Item 13)
- Pay storm drainage development fees prior to mylar recordation (see Item 14)
- Ensure that the Site Plan and Plat are consistent (see Item 15)
- Review comments from APS and pay cash-in-lieu fees depending on timing (see Item 17)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Referrals were sent to two registered neighborhood organizations and forty-six adjacent property owners. No comments were received, so a neighborhood meeting is not required at this time. If any comments are received in the future, this will be reevaluated.

2. Completeness and Clarity of the Application

2A. Please update the title on all documents to “Painted Prairie Phase 4 – Site Plan with Adjustments.” In addition, there are still references in some places to Phase 6, which has caused confusion for some reviewers. Please fix this with the next submittal.

2B. Update the Letter of Introduction to include additional information per redline comments.

2C. Update the scale of the Vicinity Map so that the exact boundaries of the project are identified instead of just a rectangle.

2D. The required Data Block is missing from the Cover Sheet. Please include all items that are needed for residential Site Plans with the next submittal.

2E. Provide an Amendment Block on the Cover Sheet.

2F. Please ensure that the property Case Numbers / Titles for adjacent projects are referenced correctly. See redline comments throughout the Site Plan.

2G. Ensure that the contacts are correct on the Cover Sheet.

2H. Please label the adjacent Planning Areas from the Master Plan for the areas to the north, east and south that do not have active / approved Site Plans yet for context purposes.



2I. 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.

2J. Please note that an invoice in the amount of \$28,379.00 is due prior to the second submittal of the application. The next submittal will not be accepted if this fee is not paid.

3. Zoning and Land Use Issues

3A. Provide a lot detail for each lot type that is proposed. Include the approximate building footprint, porch location, driveway location, outdoor space, setbacks, and easement locations on these details. This information is needed in order for staff to evaluate the lot proposals.

3B. Address the redline comments on the Lot Type on Sheet 3.

3C. Provide a fencing plan with the next submittal and include details about all proposed fence types. Please note that open-rail style fencing is required in the rear lots of homes along Himalaya Road due to the adjacent open space corridor and in the rear lots of homes abutting the park.

3D. Please note that a maximum of 30% of SUN-3 can be front-loaded. This phase is 100% front-loaded, which means that the other phases within this SUN / FRLO neighborhood will need to be heavily rear-loaded to comply with this requirement. In addition, the maximum permitted block length is 660' for a SUN / FRLO neighborhood and there aren't exceptions for open space tracts to count as the "block." This is an issue for the east side of this phase as very little connectivity is provided.

3E. The Himalaya Road ISP, which is not yet finalized, does not include a street connection to Himalaya Road at 62nd Avenue as depicted in this Site Plan. Instead, it includes a pedestrian connection and a sign at 62nd Avenue. The ISP needs to be resubmitted for another technical review to show this street connection, as well as to address other comments from the last round of review.

3F. Please verify whether the avigation easement for the entire Painted Prairie development (excluding Phase One) was recorded when the Master Plan Amendment was finalized. If this was not done, it needs to be recorded before any additional Plats are recorded within the development.

4. Adjustments

4A. Make updates to the Letter of Introduction to state the exact language from the code section, what adjustment is being requested (i.e. how many double frontage lots are proposed along Himalaya Road), what the justification is for this request, and how it meets the criteria in Section 146-5.4.4.D. This letter also needs to outline specific mitigation measures that are proposed for the adjustment. See additional redline comments regarding requirements. Staff cannot provide details on whether this request will be supported until all of the requested information is provided.

4B. Please fix how the adjustment request is noted on the Cover Sheet per redline comments.

5. Streets and Pedestrian Issues

5A. A sidewalk (with landscaping) is required on the north side of 62nd Avenue as it does not appear that there will be development north of this phase that would trigger the construction of the sidewalk. Please show this the next submittal and review Landscaping (Item 8) and Engineering (Items 9 and 10) comments for additional information.

5B. The Himalaya Road ISP identifies sidewalk connections from Himalaya Road into areas that appear to be the backyards of future lots in Phase Four. Please ensure that these sidewalk connections align with east / west tracts instead, so they are usable and beneficial to residents and visitors.



5C. The Master Plan and previous iterations of the subject area included much better north-south and east-west connectivity, especially to Prairie Retreat Park and the High Line Canal. Please provide more and/or wider neighborhood connections (open space tracts) through the east side of the development to be more consistent with the Master Plan and as mitigation for adjustment requests. Details also need to be included regarding how the open space tracts will be amenitized.

5D. All open space tracts must be a minimum of 30' wide. Two of the tracts on the south side of the neighborhood are only 16' wide, which does not meet requirements. Please widen these areas with the next submittal.

6. Architectural and Urban Design Issues

6A. Sheet 3 states that the weighted masonry percentage will be 12.9%. The required masonry percentage is 15%. Please verify that this was an oversight and that the masonry percentage will meet UDO requirements. Given that all lots in this phase face a street and are front-loaded, an adjustment would not be supported.

7. Addressing (Phil Turner / 303-739-7271 / pcturner@auroragov.org)

7A. 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](#).

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

8A. Remove Yews from the shrub list. They do not perform well here.

8B. Darken the shrub symbols in the plant schedule.

8C. Enlarge the street frontage key map calculations graphic to be more legible.

8D. Update the General Notes where indicated.

8E. Provide a map clearly identifying what the plant quantities will be for the front yards. If sod can meet the minimum code requirements, identify which lots may have sod and which lots will be xeric. Provide typical front yard landscape plans to demonstrate plant quantities. This is needed for inspection purposes.

8F. Include the entire development (i.e. the lots) in the submittal, this is not an ISP. Also include the landscaping proposed for Himalaya Road grayed back. The required buffer for the rear lots backing Himalaya Road should be shown and dimensioned.

8G. There are tracts proposed and those require their own landscaping in accordance with the UDO. Include those and a table documenting the tract landscaping.

8H. Why isn't the landscaping shown for the north side of 62nd Drive? The north side is proposed as detention and thus it needs to be provided with this phase.

8I. Provide edger per the UDO and separate the shrubs from the native seed so there is not a maintenance issue.

8J. Update the plant labels where requested.

8K. Columnar trees may be used as accents at the entrances to communities in the curbside landscape and for street and non-street frontage buffers, but they may not be used as the primary street tree. Streets trees must be deciduous canopy trees.



8L. Every tree along the east side of Iran Street is the same species. Update to reflect a minimum of four different species.

8M. Both sides of Iran Street should be the same aesthetically. They are drastically different currently.

8N. Crusher fines are not a permitted mulch treatment in the curbside landscape.

8O. Address other miscellaneous comments on the Landscape Plan.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

9A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

9B. Sidewalks are required on the north side of 62nd Drive. Show a ramp connecting to the proposed sidewalk.

9C. Label all internal streets as private and revise the ROW dedication to a public access easement with the exception of 62nd Drive.

9D. The roadway configuration of Iran Street is not in conformance with the PIP.

9E. Sidewalks are still required along cul-de-sacs even if they are private.

9F. Add a new cross section for 62nd Drive because it will be a public street. Please ensure that if it is a Local Type 3, it meets COA standards.

9G. Show sight triangles on the Site Plan.

9H. Call out and dimension any existing sidewalks.

9I. Show proposed street lights and add the requested noted.

9J. Remove items from the legend that are not included within this Site Plan.

9K. Show and label the 100-year WSEL pond. The lowest FFE must be 2' above the 100-year WSEL.

9L. Include lot and block numbers and label tracts on the Grading Plan.

9M. Show the emergency overflow direction for all sump inlets.

9N. Label slopes where requested.

10. Traffic Engineering (Kyle Morris / 303-799-5103 / kmorris@bhinc.com / Comments in orange)

10A. The 62nd Avenue access is shown as RI/RO in the MTIS. How will this be restricted? Please show / provide a porkchop island and/or a median along Himalaya Road at this location.

10B. Call out all access points.

10C. Ensure street name consistency throughout the document.



10D. Provide sight triangles at all intersection stop locations per COA TE-13.

10E. For all crossings on Iran Street, please check ramp locations with lot layouts / driveways. Edge-to-edge ramp alignment may be used to accommodate driveway locations.

10F. Label the intersection connection angle. The intersection angle must be 90 degrees +/- 5 degrees.

10G. Provide sidewalks and curb ramps along the north side of 62nd Avenue.

10H. Adjust curb ramp alignment where requested.

10I. Add pedestrian crossings of Iran Street at all intersections.

10J. Move or remove requested signage.

10K. Show stop signs on Landscape Plan.

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

11A. The extension of the 8" main for this phase will require a wet tap to avoid shutting down the large diameter main.

11B. Aurora Water's GIS records do not show a water line stub at the location noted on Sheet 13. A new line would require a wet tap if there's no stub.

12. PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple)

12A. How will the regional trail be able to fit through the area noted on Sheet 5. Previous discussions noted that the pond would have a small path through it and some potential sculptures, however the 10' regional trail is separate. Please work with PROS to identify how this corridor can still be made through this area. Currently the cross slope adjacent to this pond is too significant to incorporate a regional trail.

12B. What is the width left for the Prairie Retreat Park that includes the High Line Canal regional trail?

12C. Include the trails within the Landscape Plan so that you can identify a walk to connect residents to the Prairie Retreat park. Since this will be connected through the park to the required regional trail, a minimum 6' walk is required.

12D. Curb ramps and a crossing to the tract to connect to the park must be provided.

12E. All lots adjacent to the park will need to have open-space style fencing.

12F. Is the area between Lots 20 and 21 meant to be a pedestrian access or just maintenance?

12G. Please work with PROS on how the adjacent park is anticipated to be designed so that connectivity and visibility between these sites can be better understood.

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

13A. Will this site be phased? If so, provide a phasing plan. A phasing plan must be provided with the Site Plan and Civil Plan submittals. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will implement the required two points of access and a looped water supply at all times. Also, ensure that you incorporate Aurora Water and Public Works phasing requirements into the phasing plan.



13B. Provide a Data Block with the required elements.

13C. Include the 2015 Construction Type of structure(s). Indicate if structures are fire sprinkled or non-fire sprinkled. This information is needed to determine the number of fire hydrants required to support this site.

13D. Will this site be gated? If this site is gated, then the installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. If gated, provide sections for the automatic and manual gates.

13E. Prior to the issuance of the first certificate of occupancy, each phase of construction must have the required number of emergency access points and approved water supply.

13F. If mail kiosks are being proposed, has the USPS been contacted to determine if the proposed mail kiosk locations are acceptable?

13G. The detail on Sheet 5 shall convey information that demonstrates compliance with ADA and USPS regulations that includes units of measurements and scales, and cross referencing.

13H. Identify all mail kiosk locations.

13I. Show and label all proposed fire hydrants on the Landscape Plan.

14. Revenue (Diana Porter / 303-739-7395 / dsporter@auroragov.org)

14A. Storm drainage development fees in the amount of \$23,189.38 (18.671 acres x \$1,242.00) will be due prior to final mylar recordation.

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

15A. Address all redline comments on the Site Plan and Plat.

15B. Send in the requested documents with the next submittal.

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

16A. Comments from Xcel Energy will be provided with the next review.

17. Aurora Public Schools (Josh Hensley / 303-365-7812 / jd hensley@aurorak12.org)

17A. The total school land dedication requirement for Painted Prairie based on the approved Master Plan is approximately 37 acres. The Master Plan includes a 16.25 acre school site dedication. This site is sufficient for the district to construct a P-8 school with capacity to serve the Painted Prairie community. Aurora Public Schools agreed to apply the school dedication requirement for the purposes of calculating cash-in-lieu of land as site plans are approved for Painted Prairie. The district will request cash-in-lieu of land when the balance of the obligation from approved site plans exceeds 16.25 acres. Cash-in-lieu of land is required to serve high school age students at a district location outside of Painted Prairie.

17B. Cash-in-lieu of school land may be required for this phase of the development. The amount of the school land obligation exceeding the 16.25 school site dedication will depend on the timing of when the current Site Plan and Plat applications are approved. In accordance with Section 146-4.3.18 of the Unified Development Ordinance, land value for cash-in-lieu will be based on fair market value of zoned land with infrastructure in place. Cash-in-lieu is due at the time of Plat recording.

AURORA PUBLIC SCHOOLS - STUDENT YIELD

10/7/2021

Painted Prairie Phase Four Site Plan (DA-1556-19)

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	63	0.7	44
MF-LOW		0.3	0
MF-HIGH		0.145	0
TOTAL	63		44

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	21	0.16	10	32	0.2	13	44
MF-LOW	0.17	0	0.08	0	0	0.05	0	0
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		21		10	32		13	44

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	21	0.0175	0.3749
MIDDLE	10	0.025	0.2520
HIGH	13	0.032	0.4032
TOTAL	44		1.0301

Painted Prairie Development Tracking - 10/07/2021

Filing	SFD	MFL	MFH	Total Units	K-8	HS	Total Yield	Dedication Requirement	Status
Filing 1	414	186		600	254	92	346	7.9919	Approved
Phase 2	317	185		502	208	75	283	6.5554	Approved
Town Center Residential - DA-1556-15		220	84	304	65	14	79	1.7214	1st Submittal
Phase 3 - DA-1556-16	160	158		318	120	40	160	3.6549	1st Submittal
Phase 4 - DA-1556-19	63			63	32	13	45	1.0301	1st Submittal
Total	954	749	84	1,787	679	234	913	20.9537	