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January 31, 2022

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

**Re: Third 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 third submission, which we received on January 7, 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. 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 or issues 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 February 21, 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: Mark Naylor, Civitas, 1200 Bannock St., Denver, CO 80204  
Daunte Rushton, ODA  
Filed: K:\\$DA\1556-15rev3.rtf



## *Third Submission Review*

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Completeness and Clarity of the Application**

1A. Please update the Letter of Introduction to ensure consistency with the Site Plan and add additional details where requested.

1B. Make minor changes to the Vicinity Map per redline comments.

1C. Revise the Data Block per redline comments.

1D. On the Landscape Plan, please remove the conceptual building layouts for the multi-family buildings because those are not being reviewed as part of this Site Plan.

1E. 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. Zoning and Land Use Issues**

2A. Add additional columns to the Lot Data table on Sheet 3 to account for all of the front setback conditions in this Site Plan, such as lots that front on alleys or green courts instead of a public street.

2B. Some of the proposed retaining wall locations relative to the future multi-family lots are concerning. It appears that these walls will have a major impact on pedestrian connections, building entrances, and landscaping adjacent to the buildings. Please clarify why the grading is proposed this way when it doesn't seem to impact the townhome lots.

2C. Some of the lots are not labeled on the Site Plan. Please ensure that the lot and block number and lot size are called out for all units.

2D. Review redline comments on Sheet 3 regarding encroachments into side setbacks given the proposed side setback reductions and add a note stating that items cannot further encroach into the setback.

#### **3. Adjustments**

3A. The Site Plan should only identify the code section, the code requirement, and the adjustment request. All justification and extraneous information should be in the Letter of Introduction. Please review redline comments on Sheet 2 and update with the next submittal. Ensure that each adjustment request includes specific details.

3B. Although improvements were made since the last submittal, the Letter of Introduction needs to include specific details for each adjustment request, such as how many units / lots are impacted. In addition, the explanation of how each adjustment is being mitigated needs to be more precise and detailed. Please review all redline comments in the Letter of Introduction and ensure that all comments are addressed. This is very important prior to the Planning and Zoning Commission public hearing.

3C. Upon further review, the garage door percentage adjustment can be removed.

3D. The lot size adjustment that was included in previous submittals needs to be re-added. There should be a total of six adjustment requests.



#### **4. Streets, Pedestrian, and Parking Issues**

4A. Please clarify where the “42 parking spaces required / provided” in the Data Block is from. Townhomes require two parking spaces per unit (416 spaces for 208 units). No guest parking is required for townhomes. Update the Data Block to cite the correct UDO requirements.

4B. Given that the Town Center is supposed to be a multi-modal development, please provide additional bicycle parking spaces throughout the entire site. Four bicycle parking spaces is not sufficient to serve all the residents and visitors for these units. In addition, the future multi-family lots will likely not be large enough to satisfy the bicycle parking requirements on those sites, so providing additional spaces within this Site Plan can help alleviate issues in the future.

4C. The accessible route in some areas appears to be going through the side yards and/or through the building footprint of some buildings. This is not permitted. Please also review Traffic Engineering comments regarding the proposed accessible routes and address with the next submittal.

#### **5. Architectural and Urban Design Issues**

5A. Address all comments regarding the “main level articulation” requirement for all building types and ensure that the standards are clearer with the next submittal.

5B. In the “Architectural Diversity” section on Page 102, please include requirements for minimum number of color palettes per architectural style for the both townhomes and the multi-family.

5C. Please review and address comments / suggestions for woonerf wayfinding signage on Page 65.

5D. In the “Private Outdoor Space” section in the Design Standards, please include details for low walls, fences, gates, etc. as was done for the rest of Painted Prairie. Builders will look to this document for guidance and it is needed for cohesiveness throughout the Town Center.

5E. Address additional redline comments throughout the Design Standards.

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

6A. 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](#).

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

7A. Landscape comments will not be provided with this round of review due to staff constraints. Comments will be included with the next submittal.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **8. Civil Engineering (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)**

8A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

8B. Identify the pavement material used for parking spaces.

8C. Extend the viewport on Sheet 5 to show sidewalk chase connection and label.

8D. Add the width to all sidewalk callouts.



- 8E. Curb ramps and corresponding receiving ramps are required at clustered mail boxes or kiosks.
- 8F. Address inconsistencies between sheets.
- 8G. Label all tracts.
- 8H. Make all ROW boundaries clear.
- 8I. There is a minimum 2% slope in unpaved areas.
- 8J. Is there a retaining wall in the location called out on Sheet 10? In addition, the grading does not tie in.
- 8K. Check and revise all contour errors.
- 8L. Provide a standard wall section detail on the Site Plan. Add a maximum height or height range.

**9. Traffic Engineering** (Kyle Morris / 303-799-5103 / [kmorris@bhinc.com](mailto:kmorris@bhinc.com) / Comments in orange)

- 9A. At skewed sidewalk connections, provide a Y-shaped connection to aid movement in both directions.
- 9B. Accessible routes cannot be collocated in a drive aisle / aisle.
- 9C. Connect accessible route behind warning domes.
- 9D. Provide additional details on the accessible route called out on Sheet 4. Will there be a sidewalk or a breezeway, or will it be blocked by a building?
- 9E. Show or revise accessible routes where requested.
- 9F. Provide a stop sign at the alley connection called out on Sheet 5. This is a recently-implemented COA standard practice to provide stop signs at alley connections that serve 6 or more units.

**10. Aurora Water** (Nina Khanzadeh / 303-883-2060 / [nkhanzad@auroragov.org](mailto:nkhanzad@auroragov.org) / Comments in red)

- 10A. Identify street names on key maps.
- 10B. Show and label dimensions of all easements.
- 10C. Ensure adequate space is provided between water meters.
- 10D. Identify the size of “existing” utilities and include a COA approval or project number.
- 10E. On Sheet 16, it appears that the connections can be brought by the water line to the north. Please adjust and show the updated water meter location with easement.
- 10F. Water mains and sanitary mains need to be within easements if they are in private alleys or drives.
- 10G. Address all redline comments on the Utility Plan.

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

- 11A. In the lot typicals, the buildings are very close to the easement lines. Add a distance between the buildings and the easements, including any overhangs or footers.



11B. Some of the easements shown need to match the dedicating Plat and/or portions need to be released to match the new configuration shown on the Plat. See redline comments.

11C. Begin the license agreement process with Grace Gray.

11D. Address all redline comments on the Site Plan and Plat.

**12. Fire / Life Safety** (Will Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

12A. Show and identify accessible parking spaces.

12B. Include a code path showing how the number of accessible units was arrived at.

12C. The Implementation Plan must identify accessibility requirements for this specific site. This is the third request for this and must be provided. Townhomes shall comply if the project contains more than seven units. See redline comments on Sheet 2.

12D. Provide a mail kiosk detail to include accessibility requirements. Reference United States Postal Service, U.S. Postal Service National Delivery Planning Standards A Guide for Builders and Developers. Please confirm the USPS has approved the appropriate mode of delivery and kiosk locations.

12E. Any proposed use of alternative surfacing materials for fire lanes must be submitted for approval in writing to the City Engineer in Public Works. See additional comments on Sheet 5.

12F. A dead-end fire lane is required at any location where a fire lane dead-end is proposed.

12G. As a design consideration, the decorative concrete surface can be problematic to those who access it by the means of mobility devices.

**13. Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

13A. See the attached comment letter.

**14. Denver International Airport** (Lisa Nguyen / 303-342-4105 / [lisa.nguyen@flydenver.com](mailto:lisa.nguyen@flydenver.com))

14A. See the attached comment letter.



**Right of Way & Permits**

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

January 24, 2022

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> 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 (PSCo) Right of Way & Permits Referral Desk has unresolved utility easement conflicts within **Painted Prairie Filing No. 2 – Town Center Residential**. There are no viable utility easements within most lots for the location of natural gas and electric distribution facilities.

It is requested that the tracts within the above stated blocks are dedicated for utility use/crossing and possibly transformers and potentially switch cabinets.

Within many areas it is assumed that both the natural gas and electric distribution lines will be located within the 10-foot wide utility easements – this needs to be confirmed.

PSCo requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

*Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.*

The property owner/developer/contractor must complete the application process for any new natural gas or electric service via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document (i.e. transformers), a Right-of-Way Agent will need to be contacted.

*Comment response requested.*

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](mailto:donna.l.george@xcelenergy.com)



## MEMO

Date: January 19, 2022

To: City of Aurora Planning

From: DEN Planning + Real Estate Through: Lisa Nguyen/Elise Brenninkmeyer

**Subject: PAINTED PRAIRIE TOWN CENTER RESIDENTIAL - SITE PLAN W/ADJUSTMENTS, MASTER PLAN AMENDMENT, AND PLAT DA-1556-15, 1553797**

Denver International Airport (DEN) received your referral letter and we appreciate the opportunity to comment on the proposal. DEN provides the following comments:

- The subject property is not located within the DEN 55 DNL noise contour but will be subject to overflights.
- Flights will increase as pax demands and associated new runway will increase DEN flight operations.
- The southern departure pattern off of existing Runway 25 is approximately 1-nmile NW and 1.25-nmile N of the subject property. The altitudes for those aircraft range between 1,300 – 2,100 ft AGL (above ground level).
- Occasional departures that turn to the south from existing Runway 25 have altitudes between 1,300-1,800 ft AGL.
- Departures off Runways 17L/R are a bit closer to the property by .60-.90 nautical mile to the north. The altitudes of aircraft are between 2,900 – 3,900 ft AGL.
- Additionally, if the departures from runways 17L/R are a bit more to the south over the property or on top of E 64th Ave those altitudes can be between 2,400 – 3,400 ft. AGL.
- The proposed development is within the “**10,000’ Critical Area for Wildlife-Attractant Separation Area**” for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologists assigned to DEN ([#dia-operations-usdawildlife@flydenver.com](mailto:#dia-operations-usdawildlife@flydenver.com) and [Benjamin.J.Massey@usda.gov](mailto:Benjamin.J.Massey@usda.gov)) assist in implementing DEN's Wildlife Hazard Management Plan and have requested coordination as this project progresses. USDA and DEN will provide assistance with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 40-hour drain time following a 100-year event.

[https://www.faa.gov/airports/resources/advisory\\_circulars/index.cfm/go/document.current/documentnumber/150\\_5200-33](https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33)



- The site is found within/under the navigable airspace associated with DEN, as promulgated and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable Airspace. Based on Part 77 and the development site location, the proponent is required to file notice with the FAA, via the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any structure or temporary construction equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for the 7460 process can be determined (“Notice Criteria Tool”) and/or the filing can be initiated is: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

Thank you for the continued opportunity to provide comments.