

RESPONSE TO PRE-APP COMMENTS

1. Zoning and Land Use Issues

The context of this parcel has changed since the initial zoning to a residential zone district. With the proposed Jamaso oil wells to the south, the level of compatibility with residential uses is uncertain.

Development at this location will require the approval of a Master Plan (Master Plan). The waivers proposed under current code would require City Council Approval. The Master Plan is a master plan for development. The Master Plan will identify standards and guidelines which meet and exceed code requirements and guide unique design elements and themes. The Master Plan also identifies required public improvement and phasing of the development. The waivers included in this proposal would require public hearings at Planning Commission and City Council.

A CSP and Plat will also be required with this proposal. These two items will need to follow completion of the Master Plan as opposed to being concurrent.

We are no longer pursuing any residential component or any waivers as part of this Master Plan. All proposed uses within this Master Plan & Rezone Request will be permitted or conditional uses.

All required Master Plan documents have been provided within this package and all other supplemental documents. Site Plan and Plat documents will be prepared following this Master Plan.

2. Traffic and Street Layout Issues

All proposed streets whether public or private need to be labeled according to our street standard ordinance, Chapter 126-1 and 126-36 of the city code. City design standards call for detached sidewalks and tree lawns.

The City of Aurora's 2018 Northeast Area Transportation Study (NEATS Refresh), page 51, identified a recommended roadway network for the area containing the proposed development. Colfax Avenue will be realigned to

approximately half a mile south of I-70 and is identified as a two-lane collector east of Powhatan Road. This would straddle the plat line of the proposed development and should be reflected in the site exhibit and future proposals.

Acknowledged, our Master Plan now shows the realignment of Colfax Avenue running east-to-west through the Jamaso Property as a two lane collector.

The Planning Department supports the planned stub street to the east. The Planning Department may also require a street extension to the south, at the southeast corner of the proposed layout.

The expectation is that platting will create developable lots meeting minimum lot sizes and setback requirements. Developable lots shall directly front the street or green court common spaces. Unbuildable lots or tracts should not be included unless to accommodate stormwater detention ponds, parks or similar large open spaces.

All proposed streets will meet City of Aurora standards.

As noted in the previous comments responses, this Master Plan is no longer planning a residential component for this property.

3. Environmental Issues

Buckley & DEN AID: This property is located within the Airport Influence District of Buckley Air Force Base (BAFB) and Denver International Airport (DEN). The applicant must assure that two aviation easements are recorded with this property. The BAFB aviation easement must be conveyed to the City of Aurora for this parcel. The DEN aviation easement must be conveyed to the city of Aurora and DEN. Both easements must be recorded with the Arapahoe County Clerk and Recorder along with the first plat in accordance with Section 146-817 of the Aurora Zoning Code. A copy of the recorded documents must be submitted to the Case Manager and:

To streamline this process, the City of Aurora will record the avigation easement for the applicant. The applicant is responsible for the following:

- Completing the easement form
- Obtaining the property owner's signature
- Notarizing the document
- Including a legal description of the property
- Including a survey of the property

Development in the AID shall comply with height restrictions in the underlying zone district, which do not intrude into 14 CFR 77 surfaces for military airports.

Vendors of real property located within the Airport Influence District are required to provide notice to prospective purchasers in accordance with Section 146-811. The notice will state that the property may be subject to some of the annoyances or inconveniences associated with proximity to an airport including noise, vibration, and odors. Please contact Porter Ingram at 303-739-7227 with any additional questions regarding the AID.

Both Avigation Easement forms are to be recorded as part of the final acceptance of this Master Plan.

4. Site Design Issues

4A. Density of Use.

The proposal includes 188 units on approximately 41 acres, or a density of 4.6 dwelling units per acre. The maximum density for the total Master Plan is limited to 5 dwelling units per acre. For any area of single-family detached development the maximum density is 8 dwelling units per acre, and for any areas of single family attached (townhomes) the maximum density is 11 dwelling units per acre.

This Master Plan is no longer planning a residential component for this property.

4B. Building Orientation

Under the current code, the green court

configuration will require waiver because green courts are not enabled in the zoning code for this zoning district. Under the proposed zoning code updates green court configurations are permitted. However, the permitted green court configuration must either have a street directly abutting each end of the green court or a street and an alley. In general, the goal is for green courts to be integrated in the block structure and to be integrated throughout the neighborhood as opposed to all in one place and or extended linear arrangements.

This Master Plan is no longer planning green courts or any other residential component for this property.

Traditional townhome layouts with townhomes facing a street and secondary access provided by alley would be supported. In a limited fashion, townhomes could also be accessed off the back of the alley facing the common space along the perimeter.

This Master Plan is no longer planning a residential component for this property.

4C. On-Site Vehicular Circulation

The Colfax Avenue Extension involves this property. Any proposed development should incorporate this street extension in a manner consistent with the adopted NEATS Plan.

Acknowledged, our Master Plan now shows the realignment of Colfax Avenue running east-to-west through the Jamaso Property.

4D. On-Site Amenities and Use of Open Space

Green court designs should be flexible, usable spaces for residences and guests. Green court design should vary and include designs with turfgrass areas or other types of gathering spaces. Typically, a turfgrass approach will arrange the sidewalks to the outside of the green court to accommodate usable spaces. The Master Plan should include design elements that reinforce

the design standards for green courts including the designs of the green spaces and identify unique design elements to distinguish this development for others.

This Master Plan is no longer planning a residential component for this property.

4E. Parking

On-Site parking is required by Section 1504 of the Zoning Code. Single-Family Detached homes require two parking spaces plus two guest spaces. Single Family Attached townhomes require two parking spaces plus one guest space for every two units.

Green court configurations with more units have limited on-street parking opportunities relative to the number of units. Green courts should be dispersed through the development and integrated into blocks with other lot types. The Master Plan should include this guidance as well.

This Master Plan is no longer planning a residential component for this property. However, any commercial component will meet the City of Aurora's requirements for commercial parking design.

4F. Site Lighting

The Master Plan will need to identify a unified approach to lighting for the development and include design guidance for street lights, pedestrian-scaled lighting, and other lighting types. The CSP will need to reflect the guidance identified in the Master Plan.

Section 146-1015 governs the design of site lighting for Contextual Site Plans in the Eastern Plains zone. In general, sidewalks, internal pedestrian paths, and bicycle paths shall be lit with full cutoff lighting fixtures no more than 16 feet tall and providing consistent illumination of at least one foot candle on the walking surface. In the Medium Density Residential subarea, on-site streets and parking areas shall be lit with full cutoff type lighting fixtures no more than 25 feet tall. Fixtures shall be of the downcast type.

The lighting planned within the commercial components of this Master Plan will be developed in accordance

with the City of Aurora's standards.

5. Landscape Design Issues

For further information, please feel free to contact our Senior Landscape Architect, Kelly K. Bish, PLA, LEED AP. The general landscape comments on your proposal are listed.

A. General Landscape Plan Comments. A Master Plan is required of any development of land that is within the E-470 Corridor and/or the Northeast Plans Zone Districts. Master Plan's require applicants to create innovative long range master plans while ensuring high quality development based on sound planning practices. The Master Plan should include landscape design standards that at a minimum meet the current city landscape code requirements. The current landscape standards can be found in Article 14. Please be advised that the city is in the process of adopting a new zoning code that includes updated landscape standards. The adoption process is tentatively scheduled to be completed in early to mid-2019. Because Article 14 will no longer be the governing landscape code, the Master Plan cannot just refer to Article 14, but must include actual landscape standards the applicant intends on using. The landscape standards should reinforce the sense of place that is being created as part of the development of the Master Plan.

Should the applicant desire to utilize the proposed landscape standards within the draft new zoning code, they can be found on line using this link: https://www.auroragov.org/UserFiles/Servers/Server_1881137/Image/Planning/1.%20Aurora%20UDO%20Public%20Hearing%20Draft%2010-9-18%20--%20clean.pdf

Acknowledged, landscape standards specific to this Master Plan have been developed and meet or exceed City of Aurora standards.

Prior to the submission of a formal site plan, the applicant shall also be required to comply with the Landscape Reference Manual. Please ensure that your landscape architect or designer has a copy

of the proposed Master Plan document, the Landscape Reference Manual as well as these project specific comments. The landscape plan shall include the necessary landscape tables in order to demonstrate compliance with code requirements. Tables shall be provided for each of the required landscape treatments i.e. standard right-of-way landscaping, street and non-street frontage buffers, building perimeter landscape tables etc.

Landscape plans will be developed per the City of Aurora's requirements as part of the Site Plan.

- Landscape Plan Preparation: Please label all landscape sheets "Not for Construction". Landscape construction drawings are not required and therefore do not necessitate the signature, stamp and seal of a licensed landscape architect upon final approval by the City of Aurora. Landscape plans submitted with a site plan or redevelopment plan are used by the City to determine compliance with the landscape standards and for code enforcement purposes.

Landscape plans submitted during the Development Application/Contextual Site Plan submittal process must be 24"x36", have plant symbols, plant labels with quantities, and a plant schedule upon first submission or a complete review will not be possible and may result in additional submittals and ultimately delays in approval of the plan set.

Landscape plans will be developed per the City of Aurora's requirements as part of the Site Plan.

- PDF Plan Creation Process - Please ensure that during the PDF creation process, that all AutoCAD SHX text items are removed from the comment section and that the landscape sheets are flattened to reduce the select-ability of items. Instructions can be provided by your Case Manager if there are questions as to how to change the AutoCAD settings during the creation of the PDFs. Plans submitted for city pre-acceptance review will be rejected

if it is determined that plans do not comply. This could result in delays in application start times if the applicant is asked to re-upload corrected PDFs.

Acknowledged.

- Sight Triangles - Include sight distance and sight triangles per the Roadway Design and Construction Specifications document. All landscaping within the designated triangles shall not exceed 26" in height as measured from the roadway surface.

Acknowledged, landscape plans & sight triangles will be further developed as part of the Site Plan.

B. Article 14 Landscape Code

The following bullet points are not necessarily an all-inclusive list of the landscape requirements found within Article 14 or to be included as part of the Master Plan. The applicant is responsible for reviewing either the current and/or proposed landscape code and determining all applicable landscape conditions.

- Standard Rights-of-Way Landscaping. Street trees shall be installed along all streets at a minimum of one tree per 40 linear feet within the tree lawn. Refer to Section 146-1450 B. Additional Requirements for Residential Development.

Street trees within the landscape plans will be further developed as part of the Site Plan.

- Landscape Street Buffers. Street frontage landscape buffers shall be required along the northern and southern internal streets to provide screening from the mobile home park along the northern entrance and the oil and gas well pad site along south. Typical landscape requirements include one tree and five shrubs per twenty five linear foot of buffer. Fifty percent of the tree species shall be evergreen. Buffer widths shall be measured from the back of walk and shall be a minimum of twelve feet. Refer to Section 146-1422.

Landscape street buffers within the landscape plans will be further developed as part of the Site Plan.

- Non-Street Frontage Buffers.

A twenty five foot non-street frontage landscaped buffer shall be required between the single family detached lots and the water treatment plant along the north as well as the eastern and western property boundary lines. Provide landscaping at a ratio of one tree and five shrubs per twenty five linear feet of buffer. Fifty percent of the tree species shall be evergreen. Refer to Section 146-1422 Landscape Street Buffers and Table 14.2 Residential Buffers Between Uses.

Non-Street Frontage Buffers within the landscape plans will be further developed as part of the Site Plan.

- Building Perimeter Landscaping.

All new townhome buildings shall provide building perimeter landscaping. Townhomes shall be landscaped in accordance with Section 146-1450 (F) 3. Additional Requirements for Residential Development. Building Perimeter Landscaping shall consist of an average landscape bed width of 8' with a minimum of 1.25 plants per five linear feet of unit perimeter footage, Five percent shall be a mixture of evergreen and deciduous trees, 15% tall shrubs and 80% a mixture of evergreen and deciduous shrubs. Certificates of occupancy are issued based upon the installation of the landscaping. Temporary certificates maybe granted at the discretion of the Building Department when certificates are requested outside of the normal landscaping season —April 1st through October 31st.

Builder Perimeter Landscaping within the landscape plans will be further developed as part of the Site Plan.

- Front Yard Landscape requirements for Single Family Detached and Duplex Residences. All new single family detached, two family and single family attached duplex residences shall provide front and side yard (corner lots) and tree lawn

landscaping in accordance Section 146-1450 Additional Requirements for Residential Development (E) and in accordance with Tables 14.3A and 14.3B Home Yard Landscaping Turf and Xeric Options. Shrub quantities vary depending upon the lot size. Landscaping shall be completed prior to issuance of a final certificate of occupancy. Temporary certificates may be granted at the discretion of the Building Department when certificates are requested outside of the normal landscaping season of April 1st through October 31.

Builders may want to consider the new xeric front yard landscape option as a tap credit of \$1,000.00 per lot is issued for each front yard utilizing these new requirements. Contact Aurora Water, Tim York at (303) 326-8819 for the specific landscape requirements.

Since this Master Plan no longer has a residential component, no front yard landscaping will be provided as part of the Site Plan.

- Private Common Open Space – Developers are required to landscape lands that have been disturbed during construction and will be preserved and protected from future development for non-public active and passive recreation, trails, wildlife habitats and view corridors with landscaping. This includes all areas not defined as street buffers. Landscaping shall consist of 1 tree and 10 shrubs per 4,000 sf of area or tracts. Refer to Section 146-1425 Private Common Open Space.

Since this Master Plan no longer has a residential component, no private common open space landscape will be provided as part of the Site Plan.

- Special Landscape Features. Provide a distinctive landscape feature at each site entrance. Distinctive landscape features should consist of specimen quality plant material that will provide visual interest during all seasons. Refer to Section 146-1451 Additional Requirements for Non-Residential Development (C) Special Landscape Requirements at Entryways and

Intersections. This may be incorporated into your proposed signage, if any.

Special landscape features within the landscape plans will be further developed as part of the Site Plan.

- Detention, Retention and Water Quality Ponds. Should an on-site detention pond be required as well as water quality, the city encourages all applicants to utilize LID (Low Impact Development) principles as permanent best management practices (BMPs). Many of the LID practices have an integrated vegetative component which supports the treatment, evapotranspiration and infiltration functions so that storm water is treated at the source. With the implementation of LID techniques, landowners can benefit from the environmental quality and aesthetics of the area in which they live and work. Some examples of LID techniques are depicted in the images below and include permeable pavements, vegetative swales and rain gardens.

Applicants may propose their own BMPs or refer to the Urban Drainage and Flood Control District's Storm Drainage Criteria Manual where multiple examples of BMPs are described such as grass buffers, grass swales, permeable pavements etc. The City of Aurora Water Department has recently completed a study and produced a manual entitled "Low Impact Development Techniques for Urban Redevelopment in Aurora". Applicants are encouraged to utilize this document as an introduction to LID/BMP techniques. To obtain a copy, please contact Vern Adam, Engineering Services Manager at Vadam@auroragov.org. The applicant may also wish to review the Ultra-Urban Green Infrastructure Guidelines published by the City and County of Denver/ Public Works.

All detention pond facilities shall not exceed 6' in depth. The area within the tract surrounding the pond shall contain a minimum of 1 tree and 10 shrubs or the approved tree and shrub equivalents per 4000 square feet above the 100 year water surface elevation. When overlapping landscape standards occur such as when

buffers, detention/water quality and parking lot landscape requirements fall within the buffer, they may be counted towards meeting the buffer requirements, however the most restrictive requirements shall be met. Landscaping shall be provided in accordance with Section 146-1434 Detention, Retention and Water Quality Ponds.

Detention, retention & water quality ponds will be further developed as part of the Site Plan.

- Irrigation. Refer to Section 146-1430. All developments shall install an automatic irrigation system for landscape areas. To assess irrigation tap fees, the City Water Dept. will require that the applicant divide their landscape into water conserving, non-water conserving and non-irrigated areas as part of the landscape submittal. A table summarizing these areas shall also be provided. Contact Timothy York at (303) 326-8819 in Aurora Water regarding irrigation plan requirements and application fees. An irrigation permit is required prior to the installation of an irrigation system.

Irrigation will be further developed as part of the Site Plan.

6. Architectural and Urban Design

6A. Design Standards

Building elevations will need to be included as part of your site plan and should call out dimensions, exterior finishes and color schemes. We will also ask for the color and material samples with the initial submittal. As a general rule, "high quality of design" usually means that architectural details should be continued on all four sides of all buildings open to view.

Architectural design guidance should also be part of the Master Plan including styles, colors and details.

Building elevations will be further developed as part of the Site Plan.

6B. Residential Design Standards

Your CSP submission should include calculations and tables demonstrating that

you have met material and architectural requirements.

If your application includes specific single-family detached home models, your models will need to follow the styles and level of quality and detail shown in your approved Master Plan. If you do not plan to submit single-family home models with the CSP, explain this in your letter of introduction. You may submit actual models at a later date as Minor Amendments to your CSP once it has been approved. Be sure, however, that your CSP street layouts and lotting plans have been properly sized and configured to easily accommodate the typical home designs and other design requirements of your approved Master Plan.

With regard to green courts, the expectation is there will be a variety of distinct architectural and building styles between green courts. The approach to this diversity should be included in the Master Plan and reflected in the CSP.

There will no longer be a residential component as part of the Site Plan.

7. Signage

All ground signs should be at least 10 feet back from the property line and 21 feet back from the flow line. Please refer to Article 16 of the Zoning Code for complete regulations.

Signage will be further developed as part of the Site Plan.

8. Waivers

From the material you supplied us, it appears that multiple waivers regarding lot size and configuration will be required under current code. Given the proximity to Oil and gas facilities and the prevalence of small lots development, it is not clear if the Planning Commission would support the waivers. Under the proposed zoning update (UDO) there still may be waivers relating to the green court configuration. If you decide to request any waivers, you must clearly list them in your Letter of Introduction and justify them according to the criteria listed in Section 405 of the Zoning Code. You must also list them on the cover sheet of

your Site Plan or other drawings on which they occur.

Currently, we are not proposing any residential component or any waivers as part of this Master Plan.

9. Mineral Rights Notification Requirements

Please fill out the Mineral Rights Affidavit / Severed Mineral Rights Notice and supply this document to your Case Manager at the time of site plan submittal.

Acknowledged, the Mineral Rights Affidavit / Severed Mineral Rights Notice have been submitted as part of this Master Plan.

10. New CAD Standards

The City of Aurora has developed a CAD Data Submittal Standard for internal and external use to streamline the process of importing AutoCAD information into the City's Enterprise GIS. Digital Submission meeting the CAD Data Submittal Standard are required by consultants on development projects when submitting to the City for signature sets and on capital projects funded by the City. Details of the CAD Data Submittal Standard can be found on the CAD Standards web page.

Acknowledged.

Pre-submittal Meeting:

At least one week prior to submitting an application, you will be required to hold a Pre-submittal meeting with your assigned Case Manager to ensure that your entire application package is complete and determine your application fee. Please contact your Case Manager in advance to schedule.

Acknowledged.

Community Participation:

You are encouraged to work proactively with neighborhood groups and adjacent property owners. Neighborhood groups within a mile radius will formally be notified of this project when submittal has been made to the Planning Department.

Acknowledged.

Neighborhood Services Liaison:

- Your Neighborhood Services Liaison is Susan Barkman. She has put together a report attached to these notes listing the registered groups within one mile of your proposed project and can assist in scheduling and facilitating meetings with community members. It is recommended that you work with the neighborhood organizations that express interest in your project to mediate and mitigate concerns.

Acknowledged.

- All meetings with neighborhood associations should also include your Planning Department Case Manager so that questions concerning City Code or policies and procedures can be properly addressed. We will record any project-related commitments that you make to the community at these meetings.

Acknowledged.

- Additional information about the Neighborhood Liaison Program can be found on the Neighborhood Services page of the city website.

Acknowledged.