

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



December 9, 2021

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

Re: Second Submission Review: Painted Prairie Phase Three – Site Plan with Adjustments and Subdivision Plat
Application Number: DA-1556-16
Case Numbers: 2021-4021-00; 2021-3042-00

Dear Mr. Fellows:

Thank you for your second submission, which we accepted on November 15, 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.

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 January 3, 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: Brent Martin, LandDesign, 1360 Walnut Street, Suite 102, Boulder, CO 80302
Daunte Rushton, ODA
Filed: K:\SDA\1556-16rev2.rtf



Second Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. Please update the Letter of Introduction to address the redline comments.

1B. Make minor changes to the Cover Sheet per redline comments.

1C. Some of the matchlines are incorrect throughout the plan set. Please review and ensure they are corrected with the next submittal.

1D. Revise a couple of Case Number references where requested.

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. Please update lot sizes to ensure that there will be no conflicts with easements or setbacks within Phase Three. Provide specific details on which lots are changing with the next submittal in the response to comments letter.

2B. At the southwest corner of the site, there are three lots that have the rears / alleys facing the intersection of Himalaya Road and 56th Avenue, as well as the entrance to the High Line Canal park and open space. Staff is concerned about how this will look from this major intersection. Please consider providing a dense landscape buffer to improve how this will look and require enhanced architecture for the rears of these units. Alternatively, reorienting these units would be preferred.

2C. Please ensure that all green court widths are clearly called out. Some of the widths are difficult to find or read on the Site Plan.

2D. Although staff appreciates the connectivity that is proposed through the green courts, there are a few that don't leave much room for people to actually use these spaces for recreation. Please consider pushing the sidewalks to the edges and having more open areas. Many of the green courts will serve a significant number of units / people and they should be usable spaces for them.

2E. Please show the exact location of the CIG easement and the gas line within the Lisbon Street median. Based on the Utility Plan, it does not appear to encompass the entire median and therefore some plant material should be able to be planted.

3. Adjustments

3A. Additional discussions are needed regarding the proposed masonry adjustment for the townhomes. Please contact your Case Manager to discuss this prior to resubmitting the application.

3B. Previous masonry adjustments in Phase One and Phase Two for single-family detached and paired homes facing green courts required 5% masonry, not 0% masonry. Please change these percentages to 5% for consistency.

3C. It is unclear what the overall proposed masonry percentage is. The Letter of Introduction states 14%, the Cover Sheet states 12%, and Sheet 3 states 15%. Please clarify.



4. Streets, Pedestrian, and Parking Issues

4A. There is one green court adjacent to 56th Avenue that does not have a direct connection to the sidewalk along 56th Avenue. Please add this connection with the next submittal.

5. Architectural and Urban Design Issues

5A. Please note that elevations for single-family attached townhomes are required to be in the Site Plan for all projects in the city. Following Design Review Committee approval, an amendment to the Site Plan will be required to add these elevations before builders can submit master plans to the Building Department.

6. Addressing (Phil Turner / 303-739-7271 / pturner@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 / Comments in bright teal)

Sheet 19

7A. The Standard ROW table does not read well when printed out. It is grainy and fuzzy.

Sheet 20

7B. The Common Open Space table is not very legible. It appears to be copied and pasted to this sheet. Also, the font is too small. Please enlarge font as it is too difficult to read when printed out.

7C. Enlarge the font on the Open Space Tract Plan.

7D. Provide documentation from the easement holder that no vegetation other than native seed is permitted.

Sheet 22

7E. Update the Plant Schedule to include both the required plant quantities and plant sizes.

7F. All ornamental grasses within the curbside landscape shall be 5-gallon.

7G. Update the Standard Landscape Notes.

Sheet 23

7H. Do not hatch the shrub areas. The shrubs within the beds do not show up.

7I. Provide the missing planting scheme information where indicated for the one curbside landscape bed.

7J. Adjust the location of the label so that it is part of this sheet since the landscape bed is on this sheet.

7K. Adjust the color associated with some of the shrubs as they are too light and increase the font size in the Plant Schedule.

Sheets 27 and 28

7L. Add the Case Number to the buffer label being provided along 56th Avenue.

7M. Shift the tree where requested.

7N. What landscaping is being proposed in the areas identified along Jericho Street?

*Sheet 31*

7O. Provide a legend for the different hatches that are being represented, darken the plant material, and enlarge the font in the illustrations.

Sheet 32

7P. Provide actual landscape plans for each of the lot types to demonstrate compliance with the standards provided under each lot type category. Please include and label the setbacks, utility easements and include the typical utilities sewer and water going to each lot. While exact product types may not be known for each lot type, the setbacks are known and the landscaping can be designed based upon the setbacks as the area remaining in each lot type will be what is available for front yard landscaping. On this sheet are project examples currently under review. Examples can be e-mailed to the consultant upon request.

7Q. A contractor cannot determine what 40% or 400 square feet is. The lots that comply must be determined now. If a xeric landscape is required, then a feature shall be provided as well such as a fence, berm or boulders.

7R. Provide an example layout plan for a corner lot and include the plant quantities to demonstrate code compliance. The contractor will and cannot determine in the field what applies.

7S. 400 square feet may not be combined with an adjoining lot. The standard is determined on a lot by lot basis for duplexes. Please enlarge it and include setbacks, utilities and easements.

7T. Provide a separate plant list appropriate for the front yard landscaping as the contractor will not have access to the Master Plan for plant selection.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**8. Civil Engineering** (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

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

8B. Remove the repeated note on Sheet 2.

8C. If traffic volumes reflect a “collector” volume, the “connector at residential” section is not appropriate.

8D. 5.5’ sidewalks are required for all local streets.

8E. A street section with only 16’ travel lanes (local type 2) is only appropriate when serving 40 lots or less.

8F. Remove the modified curb cut detail on Sheet 9 as it has not been fully vetted through management staff nor issued as a draft standard.

8G. Include the requested note on all sheets that include street lights.

8H. Include the proposed storm sewer on landscape sheets.

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

9A. Provide raised bump-outs where requested.

9B. Make connector streets 30 MPH.

9C. Match ramp widths.

9D. Remove detectable warning domes where sidewalks cross alley entryways.



9E. Review receiving ramp locations where requested.

9F. Show sight triangles where requested.

9G. Revise curbside landscaping in areas called out on the Landscape Plan.

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

10A. The MUS says the water line called out on Sheet 13 should be 12", not 8".

10B. Include a sample station with access in a park or open space area. It should be off of a looped main. See Aurora Water standards.

10C. Show and label dimensions of all pocket utility easements on all sheets.

10D. The water line noted on Sheet 14 will need an easement.

10E. Show and depict all water meters on all sheets.

10F. Utilities in alleys need easements.

10G. Ensure that sanitary main sizes are in conformance with the approved MUS.

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

11A. The corner of Himalaya Road and 56th Avenue is a critical access point for other developments to the south and west to access the trailhead for the High Line Canal. Can the alley that is adjacent to this area be buffered or the lots be reoriented to avoid an alley facing this area?

11B. If the tracts noted on Sheet 20 are designed as a 30' minimum corridor with a trail, those could get open space credit.

11C. Pocket parks must be 0.5 acres in size to be eligible for land dedication credit.

11D. Provide a connection out to 56th Avenue where requested on Sheet 29.

12. Fire / Life Safety (Jeff Goorman / 303-739-7464 / jgoorman@auroragov.org / Comments in blue)

12A. Per the 2015 IBC 903.8, if buildings are sprinklered, please show locations of the FDC and riser rooms.

12B. Provide a flow path detail in determining the required accessible units for the Implementation Plans to include the 2015 IBC and Colorado State House Bill 03-1221. Reference the detail on the Cover Sheet.

12C. Add the requested note to Sheet 2.

12D. Provide mail kiosk details to include accessibility requirements.

12E. As previously requested, please provide a phasing plan if the project will be built in phases.

12F. Required fire lanes are highlighted in blue on Sheet 4. Remove all other fire lanes and fire lane signage in areas that are not highlighted in blue.

12G. Relocate or add the requested fire hydrants.



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

13A. Storm drainage development fees in the amount of \$72,380.03 (58.277 acres x \$1,242.00) will be due prior to final mylar recordation. Please note that this is the 2021 fee and will change if paid in 2022.

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

14A. The streets 57th Avenue, Ireland Street, Jericho Street and Lisbon Street do not have any access to Himalaya Road or 56th Avenue existing ROWs. Dedicate an offsite access easement to make these connections. Contact Andy Niquette at dedicationproperty@auroragov.org to start the dedication processes.

14B. A license agreement is needed for the barricade in the ROW. Contact Grace Gray to start this process.

14C. Address all redline comments on the Site Plan and Plat.