



December 22, 2022
Debbie Bickmire
City of Aurora Planning Department
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

Re: Second Submission Review – Green Valley Ranch Master Plan Amendment No 2 – Comprehensive Plan Amendment, Zoning Map Amendments and Master Plan Amendment
Application Number: DA-1662-25
Case Numbers: 2002-1001-00; 2005-2018-01; 2005-2018-02; 2005-7006-02

Dear Ms. Bickmire,
On behalf of Oakwood Homes and Terracina Design, we have reviewed the comments dated July 28, 2022. The following is a response to comments.

Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Submit request, justification and illustrations for Comprehensive Plan Amendment and Rezone (Planning)
- Remove references to the temporary lift station option (Water)
- Add language regarding additional roadway improvements (Public Works)
- Update proposed and required land dedication totals (PROS)
- Provide additional information (Public Art)
- Revise amendment references (Planning)

PLANNING DEPARTMENT COMMENTS

1. Zoning and Land Use Comments

- 1A. The Comprehensive Plan and Zoning Map amendment request and justification, as well as illustrations, were not included in this resubmittal. Please provide with the next submittal. Additional comments may be forthcoming. **RESPONSE: Comp Plan and Zoning map sent in a Separate Email on June 9, 2022. Comments received and addressed with this resubmittal.**
- 1B. References to Amendment 1 and Amendment 2 are inconsistent and confusing. To simplify the discussion, the references can be eliminated because Amendment 2 is to revise the land uses located between 52nd Avenue and 56th Avenue, as well as, to remove the area east of E-470 from the Master Plan. Try to eliminate amendment references, discuss the master plan as proposed west of E-470, and use streets and directional references to clarify locations. **RESPONSE: References to amendments removed where possible.**
- 1C. The area north of 52nd Avenue may be subject to the requirements of Section 146-5.4.1.E.3 which states, requests for a Master Plan that includes over 160 acres of land designated for residential development located in Subarea C must include at least one area to be zoned MU-N or MU-C or designated for development pursuant to MU-N or MU-C zone district standards pursuant to Section [146-5.4.3.1](#) (Administrative Activity Center Designation). This section (146-5.4.1.E.3) applies to all requests by an owner of land located in Subarea C to designate portions of lands zoned R-1 or R-2 so they may be developed pursuant to those UDO regulations applicable to the MU-N or MU-C zone districts. **RESPONSE: Noted**

2. Completeness and Clarity of the Application Tab #1 Letter of Introduction

2A. Revise letter per the redline comments and remove references of the second submittal.

RESPONSE: Letter revised

2B. Summarize the history of the Framework Development Plan (FDP) / Master Plan (MP) and try to refrain from amendment references unless relevant to discuss a revision or requirement.

RESPONSE: Letter revised

2C. See redlines for notations and edits. **RESPONSE: Revised**

Tab #3 Context Map

2D. Include a statement to clarify the area east of E-470, shown on Tab 3.2, is being removed from the Green Valley Master Plan. **RESPONSE: Added**

2E. Add off-site street names on Tab 3.3 as noted on the redlines and enlarge the names of the adjacent master planned areas. **RESPONSE: Street names added, and labels enlarged**

2F. Revise Tab 3.4 to address the following:

- Show the existing vs. proposed zoning
- Add the zone district abbreviations to the Legend.
- Label the City of Aurora and City and County of Denver on the map.
- Screen the zoning for Denver and remove the Denver zone district reference(s) from the Legend.

RESPONSE: Revised

Tab #4 Site Analysis

2G. Discuss the 2008 approved Master Plan area and acreage and then outline the area to be removed. Discuss the amendment which will revise the overall master plan area and acreage. After this explanation, eliminate all references to Amendments 1 and 2. **RESPONSE: Narrative revised**

2H. Include more detailed information regarding the proposed land uses included in adjacent Master Plans in the City of Aurora. **RESPONSE: Adjacent MP land uses revised**

2I. Clarify the slope direction(s) in the Drainage section. **RESPONSE: Slope direction clarified**

2J. Discuss the current development/construction within Green Valley Ranch East at a high level. Remove "Filing" reference for the clubhouse and use other landmarks to clarify the location. **RESPONSE: Clubhouse text revised**

2K. Clarify infrastructure that needs to be brought to the site. **RESPONSE: Roads and utilities**

2L. Add the future interchange at 48th Avenue and the number of lanes proposed for Picadilly in the Existing/Planned Streets section. **RESPONSE: Picadilly to be a 6 lane arterial. Narrative revised**

2M. Remove "Aurora 310" references. **RESPONSE: Removed**

Tab #6 Narrative

2N. Include a discussion consistent with the recommendation for Tab 4 to describe the original MP approval and outline the proposed amendment. Use this as the foundation to discuss the amendment as a whole instead of as separate amendments. **RESPONSE: Text revised**

2O. Include a discussion of the acreage reduction due to the E-470 right-of-way expansion in Tab 3. Is

it also noted in Tab 8? **RESPONSE: Added and it is not referenced in tab 8**

- 2P. Consider removing references to duplexes on motor courts since that is not identified as a permitted land use. That request can be included in the Site Plan Process. **RESPONSE: References to motor courts removed**
- 2Q. Discuss the existing/proposed zoning for the MP as a whole, eliminating amendment references. Include the general locations and proposed uses for the areas being rezoned, along with an explanation. No rezoning exhibits were included with this submittal. **RESPONSE: Rezoning exhibits were sent through email 06/09/2022 at 4:30 PM. This was later sent again and comments were received. See revised Comp Plan and Zoning amendments as part of this resubmittal.**
- 2R. It is unclear whether there are any additional obligations in Section 4. Will the proposed residential, multi-family or mixed uses result in additional open space or school dedications? **RESPONSE: Correct OS and school dedication will increase with units**
- 2S. Revise the "Adjacent Parks and Public Open Space" section to better describe the on-site parks and their locations. **RESPONSE: Revised**
- 2T. Discuss the character of the proposed development based on what it will be, not what it won't be. **RESPONSE: Revised**
- 2U. Revise acreages to be consistent with all tabs. **RESPONSE: Acreage revised**

Tab #8 Land Use Map, Matrix and Standard Notes

- 2V. Consider removing references to duplexes on motor courts since that is not identified as a permitted land use. That request can be included in the Site Plan process. **RESPONSE: References to motor courts removed**
- 2W. The original MP approval was under the old code and the maximum density for the R-2 areas was entitled for 8 du/ac. The areas north of 52nd Avenue were not entitled, therefore, the maximum density for the Planning Areas in the R-2 district will be 5 du/ac per the UDO. **RESPONSE: Noted and revised**
- 2X. The permitted residential density in the MU-A district is 40 du/ac. Also, note that no more than 50 percent of the gross land area in the MU-A district may be developed with single-family detached dwellings. **RESPONSE: Revised and noted**
- 2Y. Verify acreages and ensure references in all tabs are consistent. **RESPONSE: Revised**
- 2Z. Clarify types of easements in the Land Use Table and if the right-of-way area is for streets that have been dedicated to date. **RESPONSE: Revised**
- 2AA. Add a reference to the right-of-way that has been removed for the E-470 expansion. **RESPONSE: Added**
- 2BB. Reposition labels on the maps so they are readable. **RESPONSE: Revised**

Tab #10 Urban Design Standards

- 2CC. Incorporate design and character elements for multi-family residential. **RESPONSE: Added**
- 2DD. Include design standards for office and mixed-use. **RESPONSE: Added**

2EE. Encourage a pedestrian corridor to alignment main street with the residential area west of Tibet Road. **RESPONSE: Corridor and access will be provided**

2FF. Include signage standards/concepts for office, mixed-use and multi-family residential. **RESPONSE: Signage standards added**

Tab #11 Landscape Standards

2GG. Ensure descriptions will apply to various land uses, including residential, commercial, mixed-use, and/or office. Revise or add standards accordingly. **RESPONSE: Narrative revised**

2HH. Clarify the use of "fronting" in item 4 of Tab 11.1 since the existing and proposed land uses typically do not "front" a street. **RESPONSE: Text revised**

2II. Revise item 5 of Tab 11.1 to reference the curbside landscape area instead of the tree lawn. **RESPONSE: Revised to curbside landscape**

2JJ. Remove the reference to tree grates and replace them with tree openings. **RESPONSE: Revised to tree openings**

2KK. Do not repeat plant quantity requirements unless they are exceeding the Unified Development Ordinance (UDO). **RESPONSE: Requirements revised**

2LL. Repeat comment: The single-family residential landscape tables reference the old code. Additionally, Green Valley Ranch East has not been using the old standards in lieu of using water-wise landscape plans. For these reasons, remove the tables included in Tab 11.2. **RESPONSE: Sheet removed**

2MM. Remove tree lawn references and replace them with the curbside landscape. **RESPONSE: Revised to curbside landscape**

Tab #12 Architecture Standards

2NN. Include information, materials, and concepts to illustrate the architectural features, roof and building form, materials, and color palette. **RESPONSE: Information provided**

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green) Public Improvement Plan

3A. The Master Plan Amendment will not be approved by public works until the Master Drainage Amendment is approved. **RESPONSE: Noted**

3B. Add language that states additional roadway improvements may be required for planning areas to meet life safety and traffic needs. **RESPONSE: The requested language is provided within the PIP report.**

Tab #10 Urban Design Standards

3C. Streetlights in public right-of-way will be owned and maintained by the City of Aurora (COA) and must meet COA standards. **RESPONSE: Noted**

3D. Standard pavement shall be used in all public right-of-way. **RESPONSE: Noted**

3E. A railing or barrier is required on all walls greater than 30. **RESPONSE: Noted**

3F. A license agreement is required for islands within the right-of-way. 3G. Include a 2-foot recovery zone. **RESPONSE: Noted and recovery zone added**

4. Traffic Engineering (Carl Harline / 303-739-7336 / charline@auroragov.org / Comments in amber)

4A. Contact Carl Harline directly for comments on the Traffic Impact Study and Public Improvement Plan.

RESPONSE: Traffic comments received and report updated.

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

Master Utility Study

5A. Remove "Option 2" for a temporary lift station. It is not an option. **RESPONSE: Per conversations with Staff, we are keeping Option 2 within the MUR to allow for the potential of the site to be service should downstream ownership groups not work with us. That said, it is our intent to work with all parties to get the Option 1, the gravity sewer, completed with the ability to service our Project.**

5B. Calculations in the A310 DP2 first Creek LS Alt exceed design requirements. **RESPONSE: There has been a change in use proposed, which impacted the demand calculations. The updated calculations have been provided in within the appendix and discussion on the system limitation presented.**

Public Improvement Plan

5C. A temporary lift station will not be permitted. Gravity sanitary sewer will be required for all phases of construction for all planning areas to receive certificates of occupancy. Remove "Option 2" from the PIP and Master Plan Amendment. See comments throughout the report.

RESPONSE: Per conversations with Staff, we are keeping Option 2 within the MUR to allow for the potential of the site to be service should downstream ownership groups not work with us. That said, it is our intent to work with all parties to get the Option 1, the gravity sewer, completed with the ability to service our Project.

5D. A concrete outlet structure will be required for "temporary" ponds.

RESPONSE: Acknowledged.

6. Public Art (Roberta Bloom / 303-739-6747 / rbloom@auroragov.org)

6A. Please add the planning area numbers or identifiers to the map in the Public Art Plan. 6B. The timeline for Part 2 is very vague. Please be more specific.

RESPONSE: Planning area numbers added

7. PROS (Alex Grimsman / 303-739-7154 / agrimsm@auroragov.org / Comments in mauve)

Tab #8 Land Use Map

7A. Update proposed and required land dedication totals as noted in redlines.

RESPONSE: Land dedication totals revised

Tab #9 Open Space

7B. Be specific regarding the play structures to be provided, inclusive, multi-age play structures are required per the PROS manual. **RESPONSE: Play areas specified. Separate play areas may be provided for 2-5- and 5-12-year-old. As well as swing benches for the active adult communities**

7C. Repeat Comment: Although this is within the older adult community, playgrounds need to be provided to meet the service radius requirements and compliance with PROS manual. (PROS suggests doing 2-5 and 5-12 combined small playground area and small 'older adult' playground)

RESPONSE: Play areas specified. Separate play areas may be provided for 2-5- and 5-12-year-old. As well as swing benches for the active adult communities

7D. Repeat Comment: For the 310 area, 62 must meet the local trail standards at a minimum (30' wide, 6' walk) - include this within this narrative. PA 61 should be noted as an 8' wide trail with 30' wide corridor. **RESPONSE: An 8' wide trail and a 30'+ wide corridor will be provided**

7E. Show the trail widths on the map legend for each trail type.

RESPONSE: Trail widths added

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

8A. See attached comment letter.

8B. Public Service Company of Colorado's Right of Way & Permits Referral Desk acknowledges all response comments for **GVRE Master Plan Amd. No. 2** and has no additional concerns at this time.

RESPONSE: Noted

9. DEN Planning + Design (Lisa Nguyen / lisa.nguyen@flydenver.com)

9A. DEN Planning and Real Estate have no additional comments outside of those previously submitted. Thank you for the continued opportunity to review and provide comments. **RESPONSE:**

Noted

END OF RESPONSES