



Planning Division
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May 9, 2019

Jim Mercado
Dillon Place LLC
J. Mercado & Assoc., Inc.
1129 Cherokee Street
Denver, CO 80204

Re: Technical Corrections Submission Review – Argenta (Fan Fair) - Master Plan, Site Plan and Plat
Application Number: **DA-2139-00**
Case Number: 2018-7001-00; 2018-6018-00; 2018-3024-00

Dear Mr. Mercado:

Thank you for your technical corrections submission, which we received on April 23, 2019. We reviewed it and attached our comments along with this cover letter.

Because there are some outstanding issues remaining, another technical corrections submission will be required.

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. You may reach me at 303-739-7251.

Sincerely,

Brandon Cammarata, AICP
Senior Planner
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department
Samantha Crowder - Norris Design 1101 Bannock Street Denver, CO 80204
Meg Allen, Neighborhood Services
Jacob Cox, ODA
Filed: K:\\$DA\2139-00tech1.rtf



Technical Corrections Submission

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ A License Agreement for the walls and ladders in the Drainage easement is needed. Start the process with Grace Gray soon.
- ✓ The site Plan will not be approved by Public works until the preliminary drainage letter/report is approved.

PLANNING DEPARTMENT COMMENTS

Reviewed by: Brandon Cammarata / bcammara@auroragov.org / 303-739-7251 / PDF comment color is teal.

1. Community Comments

No community comments received.

2. Completeness and Clarity of the Application

Please submit CAD version of the Plat and Site Plan. We will check the CAD format against City Public Works Standards as described

https://www.auroragov.org/business_services/development_center/code_rules/design_standards/cadtogissubmittalstandards

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Parks and Recreation and Open Space

Chris Riccardiello / cricciar@auroragov.org / 303-739-7154

3A. LAND DEDICATION OWED BY APPLICANT

At the time of the Tech Referral for the Argenta site plan (86 DU townhomes = 228 population), the applicant has not contacted PROS to arrange for the payment to cover cash-in-lieu of park land dedication. The applicant must make payment in full to PROS in the amount of \$41,478.00 prior to first plat. The plat will not be approved until cash-in-lieu payment is made. The following is the description of land dedication and payment requirements:

POPULATION DESIGNATION

For the purposes of analysis, PROS will evaluate only the current land dedication requirements based on submittal for 86 single-family attached residential units. The proposed population for the Argenta development for use in PROS land dedication and park development fee calculations is 228 persons.

PARK LAND DEDICATION REQUIREMENTS:

- Neighborhood Park Land Dedications - Based on an overall population projection of 228, the neighborhood park land dedication requirement will be 0.68 acres.
- Community Park Land Dedication -Based on an overall population projection of 228, the community park land dedication requirement will be 0.25 acres.
- Cash-in-Lieu Payments – For subdivisions qualifying as Infill, PROS allows as an incentive the use of a predefined per-acre value for cash-in-lieu payments based on the average cost for COA open space acquisitions. This value at the time of application (presumed 2019) is \$44,600 per acre. Cash-in-lieu of land dedication for Argenta Townhomes is as illustrated in the following calculation:
Land dedication total acreage 0.93 acres x \$44,600 per acre = \$41,478.00. The cash-in-lieu payment for land dedication shall be paid at the time of first subdivision platting.



3B. PARK DEVELOPMENT FEES

Park development fees will be calculated per current City Code requirements. These fees are based on the park land area (land dedication acreage = 0.93 acres) required to serve new residents and a cost per acre for construction of facilities designated annually by City of Aurora PROS staff. Park Development Fees, for 2019 development year for Argenta, combined for Neighborhood Park and Community Park development fees, shall be \$163,455.18 or \$1,900.64 for single family attached per dwelling unit.

3C. Park Development Fees shall be paid at the time of building permit issuance.

4. Civil Engineering

Kristin Tanabe, ktanabe@auroragov.org / 303-739-7306 / Comments in green.

Site Plan

4A. Please submit full size sheets (24x36).

4B. The site Plan will not be approved by Public works until the preliminary drainage letter/report is approved.

4C. The storm sewer interior to the site is private and needs to be labeled as such. Please add another note that states storm sewer system is private and will be maintained by the owner, typical

5. Real Property

Maurice Brooks / mbrooks@auroragov.org / 303-739-7239

5A. See the red line comments on the plat and site plan.

5B. Start the License Agreement with Grace Gray for the retaining walls within the Drainage easement.

6. Life Safety

Life Safety (William Polk/ 303-739-7371 / wpolk@auroragov.org) See blue comments

6A. No Comments

7. Traffic

Reviewed by: Brianna Medena / BMedema@auroragov.org / (303) 739-7336 Comments in orange.

7A. TIS is approved if 2 interior intersections are converted to 2-way stop vs the shown all-way stop. If desired to keep the all-way stop configuration, include in the updated TIS an all-way stop warrant analysis for both locations, if the all-way stop is warranted also provide a roundabout LOS analysis per the COA TIS Guidelines document.

7B. As previously commented, this is shown as a 4-way stop (all-way stop). Either convert to a 2-way stop or update the TIS to include a warrant analysis. Per the TIS guidelines, if an all-way stop is warranted, a round shall be analyzed. Seriously consider removing 2 stop sign locations (N/S stop). (Two internal intersections)

8. Aurora Water

Casey Ballard / cballard@auroragov.org / (303) 739-7382 Comments in red.

Site Plan

8A. Include easement width. Ensure it is 26-foot in width. See Section 5.04, page 10.

8B. Based on current policies the storm connection from the private pond to the public main will be private as well, page 10.

8C. Easement for public sewer is to cover the entire sewer main, page 11.

Plat

8D. Utility easements are to be 25-feet when covering water and sanitary mains.

9. Revenue

Drake Robinson / drobinso@auroragov.org / 303-739-7393

FYI - Storm Drain Fees (\$3,250 * 10.55 acres= \$34,287.50) Sewer Development Fee (\$550 * 10.55 acres= \$5,802.50)

TOTAL= \$40,090.00 Make check payable to City of Aurora