

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



March 2, 2018

Jacob Behm  
Vantage Real Estate Investments  
19135 E Oberlin Drive  
Aurora, CO 80013

**Re:** Initial Submission Review – Residential Triplex at Akron Street – Site Plan and Replat  
**Application Number:** DA-2083-00  
**Case Numbers:** 2018-3007-00; 2018-4001-00

Dear Mr. Behm:

Thank you for your initial submission, which we started to process on Monday, February 5, 2018. 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 community members.

Since several 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 Friday, March 23, 2018.

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.

Your estimated Planning Commission hearing date is tentatively set for Wednesday, May 9, 2018. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7857.

Sincerely,

Sarah Wieder, Planner II  
City of Aurora Planning Department

cc: Kris Nawalany, KPN Engineering LLC, 26351 E Easter Drive, Suite 208, Aurora, CO 80016  
Meg Allen, Neighborhood Liaison  
Jacob Cox, ODA  
Filed: K:\\$DA\2083-00rev1.rtf



## Initial Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Review and respond to the neighborhood comments that were received (see Item 1)
- Include a Data Block, Signature Block, Site Plan Notes and Amendment Block on the Cover Sheet (see Item 2)
- Add, revise or remove sheets within the plan set per redline comments (see Item 2)
- Provide the square footage of each unit, the square footage of each lot and the setback distances (see Item 3)
- Expand the sidewalk along Akron Street to 5.5 feet (see Item 4)
- Align the concrete paths leading up to each unit with the main entryway (see Item 4)
- Provide details on the proposed building materials and colors (see Item 5)
- Review recommendations for enhancing the building elevations to obtain staff support (see Item 5)
- Include elevations and specifications for the proposed detached garages (see Item 5)
- Make revisions to the Landscape Plan and provide all required notes and tables (see Item 6)
- Provide information regarding the proposed surface treatment for all areas within the site (see Item 8)
- Clarify how the concrete aprons tie into the existing unpaved alley (see Item 9)
- Review park land dedication and park development fees for this project (see Item 11)
- Provide a separate Utility Plan sheet within the plan set (see Item 12)
- Make requested changes to the Subdivision Plat and provide all accompanying documents (see Item 14)
- See attached comments from Aurora Public Schools and Xcel Energy (see Items 15 and 16)
- Respond to all additional redline comments on the Site Plan and Subdivision Plat

### PLANNING DEPARTMENT COMMENTS

#### **1. Community Questions, Comments and Concerns**

1A. Six registered neighborhood organizations and ten adjacent property owners were notified of the Site Plan application. Two comments were received with concerns about how the project looks. One was from Del Mar Neighborhoods United, which represents the area where your site is located, and one was from Northwest Aurora Neighborhood Organization, which represents the area north of Colfax Avenue. Del Mar Neighborhoods United has requested that you attend their monthly neighborhood meeting to discuss this project and allow additional input. Please coordinate with Meg Allen, Neighborhood Liaison, to determine the next available date for this meeting. She can be reached at 303-739-7258 or [mkallen@auroragov.org](mailto:mkallen@auroragov.org). Your Case Manager would also attend.

*Name: Beth Strimpel*

*Organization: Del Mar Neighborhoods United*

*Comment: As a representative for the Del Mar Neighborhoods United, the plan submitted for the condos / townhouses on Akron Street does not look consistent with the surrounding area and desired/planned improvements happening to the neighborhood. We also would like more information on the materials planned to be used for this project. I would like to invite Vantage Real Estate Investments developer and consultant to our monthly meeting to present this project so that we can have some input on what we desire to see in our neighborhood. We meet on the third Wednesday of every month.*

*Name: Nadine Caldwell*

*Organization: Northwest Aurora Neighborhood Organization (NANO)*

*Comment: This development is in Del Mar Neighborhood, not ours, but our comments are that the building is not very attractive. No colors shown to evaluate what the building will look like. Needs windows on each end of building on top floor. Why are two of the doors on back (maybe it is front, hard to tell) of building right next to each other. How intrusive is that!*



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

- 2A. Please revise the Letter of Introduction to include more detailed information about the application as well as how it is complying with the Site Plan review and approval criteria outlined in [Section 146-405\(F\)](#).
- 2B. Many required items are missing from the Site Plan, including a Data Block, Site Plan Notes, a Signature Block and an Amendment Block. The Site Plan Notes and Signature Block that were provided are for Civil Plans, not Site Plans. Please review the Site Plan Manual and ensure that these items are included with the next submittal.
- 2C. The plan set should include a Site Plan sheet, a Grading Plan sheet, a Utility Plan sheet, a Landscape Plan sheet (plus associated landscape tables) and Building Elevation sheets with detailed information about the proposed materials, colors, architectural features, etc. Staff was not able to complete a full review of the proposal with this submittal because information was missing, so please add or revise these sheets.
- 2D. A consistent title (i.e. Residential Triplex at Akron Street Site Plan) needs to be included on all sheets within the plan set. Please do not use the name of the Subdivision Plat as the title of the Site Plan.
- 2E. Please revise the Sheet Index to include all sheets within the plan set. Each sheet should have a distinct name and there should be consistent numbering throughout.
- 2F. A Site Plan should not be signed and stamped by an engineer. Please remove.
- 2G. Please fill out the [Mineral Rights Affidavit](#) and supply this document to your Case Manager.
- 2H. Some of the sheets within the plan set should be removed (such as the Topographic Map and Roof Plan) because they are not needed as part of the Site Plan.
- 2I. As a reminder, 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. Please note that a digital submission meeting the CAD Data Submittal Standards is required before your final Site Plan mylars can be routed for signatures or recorded. Please review the CAD Data Submittal Standards and email your Case Manager the .DWG file before submitting your final Site Plan mylars. Once received, the city's AutoCAD Operator will run an audit report and your Case Manager will let you know whether the .DWG file meets the city's standards.

## **3. Zoning and Land Use Issues**

- 3A. The subject property is currently within the R-2 (Medium Density Residential) District. As part of the ongoing effort to update the zoning within Original Aurora, the zoning will likely be changed to the OA-R2 (Original Aurora Medium Density Residential) District in late June 2018. Staff has developed a draft Original Aurora Zoning Code that includes standards for this zone district and specific architectural standards for single-family attached dwellings (i.e. triplexes and townhomes). This draft Zoning Code will be available to the public in the next few weeks. Because the existing Zoning Code was written for a more suburban context than Original Aurora and there are aspects of this project that do not conform to our current standards, staff is reviewing this application using the draft Original Aurora Zoning Code as guidance. This project should meet the goals of the zoning update.
- 3B. Include the square footage of each unit and the square footage of each lot on the Site Plan.
- 3C. Please clearly label the building setback from the property line for each unit.
- 3D. The second floor of the building appears to overhang the first floor of the building on all sides per the renderings on Sheets 10 and 11. On Sheets 3, 4 and 5, are you showing the first floor building footprint or the second floor building footprint? Please clarify.
- 3E. Is any fence proposed in the backyard of the units? If so, clearly show the location and call out on the Site Plan. Provide a detail of the fence with the next submittal.
- 3F. If possible, please shift the garages so they are not on the property line, particularly for Units 1 and 3 as there is sufficient room to move them. Identify the setback of the garages from all property lines.

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

- 4A. The sidewalk along Akron Street needs to be expanded to 5.5 feet. Please clearly show this.
- 4B. The locations where you are showing the "concrete paths" leading up to the units (both on the Akron Street side and the garage side) do not align with where you are showing the main entry doors. Please revise.
- 4C. Please do not construct the concrete path right on the property line as currently shown for Unit 2.



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

5A. As a general comment, more detailed information is required regarding the building architecture in order for staff to offer more helpful suggestions for improvement. What materials are proposed? What colors will be used? Are any architectural features included? When you resubmit, label all materials, call out all colors and note any architectural features. Please also provide colored building elevations, colored building renderings and a color / material board (mounted on an 8.5" x 11" foam board) with the next submittal.

5B. As currently shown, it is unlikely that staff would recommend approval of the proposed building elevations to the Planning Commission because they do not appear to "establish a high quality of design" as is required by code. The Planning Commission ultimately decides whether or not to approve the subject application, but having staff's support is very important. The primary issues are that the building looks very one-dimensional, the second story overhang does not appear consistent with surrounding development, there is no articulation for each individual unit to help avoid the impression of a single continuous building, the entryway of each unit is not well defined and it appears that most of the building is comprised of one material.

5C. In order to improve the building design, staff recommends that you use changes in the wall plane, both horizontally and vertically, to create a building with a varied façade. The façade should contain design elements that enhance the pedestrian environment. A clearly defined, street-facing covered front porch is highly encouraged and should be large enough to accommodate seating for two people. Bay windows, cornices and other features are also recommended to break up the building façade. Roof design should be architecturally integrated with the design and scale of the building. Please see the images below for ideas from similar townhome projects and consider working with an architect to help improve the building elevations before the next submittal.







5D. Per [Section 146-1303](#), townhomes shall be clad in either 50 percent brick or stone, 75 percent stucco, or 75 percent in a combination of stucco and brick or stucco and stone. Please provide a table showing the masonry percentages for each elevation as well as for the total net façade area. The requirements noted above apply to the total net façade area rather than to each elevation separately. Please also include information regarding the durability of the chosen materials.

5E. Please include elevations of the detached garages with the next submittal. This should show the height, materials, colors and the width of the garage door.

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

6A. Please follow the new front yard landscape requirements if a more xeric (water conserving) approach is desired. The current concept will not be approved as designed. The new xeric front yard landscape requirements have been included on the Landscape Plan for reference.

6B. The concrete pan and curb are shown as if they are part of the existing sidewalk. Hatch only the sidewalk.

6C. Will a fence be provided between or along property lines delineating the front and back yards? If so, please show it on the Landscape Plan and provide an elevation with material and height call-outs.

6D. Show all property lines, including internal lot lines between units.

6E. Provide a landscape bed adjacent to the garages. See redline comments.

6F. Provide a Plant Schedule in accordance with the Landscape Reference Manual. Provide common and botanical names of the plant material being proposed.

6G. Provide the required landscape notes per the Landscape Reference Manual.

6H. The city will soon be adopting new ordinance standards for Original Aurora, which this site is a part of. The new code is less restrictive for landscaping than the current code as it takes into consideration site constraints that are associated with infill sites such as this. Landscape requirements for this application shall include street trees and building perimeter landscaping. While not required, some landscaping along the northern and southern property boundaries is encouraged.

6I. Provide building perimeter landscaping in accordance with Section 146-1450(F). Provide a table documenting the required and provided quantities.

6J. Include existing and proposed grading on the Landscape Plan.

6K. Add "Not For Construction" to the Landscape Plan.

6L. Irrigation should not be included on the Landscape Plan. Irrigation plans are a separate application, plan and fee submittal to Aurora Water.

6M. Address all additional redline comments related to landscaping.

**7. Addressing** (Cathryn Day / 303-739-7357 / [cday@auroragov.org](mailto:cday@auroragov.org))

7A. Please provide a preliminary digital .SHP or .DWG file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Ensure that the digital file is provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Eliminate any line work outside of the target area. Contact me if you need additional information about this digital file.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**8. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)

8A. Provide a 5.5-foot sidewalk along Akron Street. Show and dimension the additional sidewalk width or show the new 5.5-foot sidewalk.

8B. What surface treatment is proposed in the "blank" areas on Sheet 3? Please provide more information.

8C. A sidewalk chase is required for concentrated flows that cross a sidewalk.

8D. As much flow as possible should be directed to Akron Street rather than the unpaved alley.

8E. Review comments regarding minimum slopes.



**9. Traffic Engineering** (Victor Rachael / 303-739-7309 / [vrachael@auroragov.org](mailto:vrachael@auroragov.org) / Comments in orange)

9A. How will the concrete aprons tie into the existing alley? Please provide detailed information.

**10. Fire / Life Safety** (John Van Essen / 303-739-7489 / [jvanesse@auroragov.org](mailto:jvanesse@auroragov.org) / Comments in blue)

10A. A full Life Safety review cannot be completed at this time until all of the information requested by the Case Manager is supplied.

10B. Please ensure that the 2015 IRC/IBC occupancy and construction type is included in the Data Block.

**11. PROS** (Chris Ricciardiello / 303-739-7154 / [cricciar@auroragov.org](mailto:cricciar@auroragov.org) / Comments in purple)

*Population Designation*

11A. The pre-application submittal information designated the development in question as single-family attached residential development. Population calculations for the development utilize a per-unit multiplier of 2.65 persons per unit. For PROS fees assessment, population calculations would define an overall population of 8 persons residing in 3 dwelling units.

*Explanation of Park Land Dedication Requirements*

11B. The city's park land dedication policy is set forth in Section 48(b) of Chapter 147 of the City Code. It specifies that park land shall be dedicated in accordance with the following standards:

- 3.0 acres per 1,000 residents for neighborhood parks.
- 1.1 acres per 1,000 residents for community parks.
- No open space land dedication will be required because the subject development is designated as infill development and is exempt from the open space land dedication requirement.

11C. Land dedication requirements and the proposed method of how they will be satisfied should be explicitly presented in the Site Plan.

- Neighborhood Park Land Dedication: The minimum site size eligible for dedication as an on-site neighborhood park is 3 acres (5 acres if dedicated to the city). Neighborhood park land dedication for this project shall be provided with a cash-in-lieu payment. Based on a single-family population projection of 8 for 3 dwelling units, the neighborhood park land dedication requirement will be 0.02 acres.
- Community Park Land Dedication: The minimum site size eligible for dedication as an on-site community park is 40 acres. Community park land dedication for this project shall be provided with a cash-in-lieu payment. Based on a single-family population projection of 8 for 3 dwelling units, the community park land dedication requirement will be 0.01 acres.
- Cash-in-Lieu Payments: For subdivisions qualifying as infill development, 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 (2018) is \$45,800 per acre.

11D. The total park land dedication required is \$1,374.00 (0.03 acres x \$45,800 per acre). This cash-in-lieu payment for land dedication shall be paid prior to the approval of the Subdivision Plat.

*Park Development Fees*

11E. Park development fees will be calculated per current code requirements. These fees are based on the park land area (land dedication acreage = 0.03 acres) required to serve new residents and a cost per acre for construction of facilities designated annually by the City of Aurora. Park development fees, combined for neighborhood park and community park, shall be \$5,546.63 (\$1,848.88 per dwelling unit). Park development fees shall be paid per unit at the time of building permit issuance.

*PROS Requirements Caveat*

11F. The monetary calculations presented herein are estimates based on park construction costs and a per-acre value for infill development at this time (current year 2018). The timing for implementation of the project may affect the ultimate amount of fees collected and other payments imposed to satisfy park-related obligations. Furthermore, if aspects of your project change, such as the number of dwelling units proposed, the park land dedication requirements may also change.



**12. Aurora Water** (James DeHerrera / 303-739-7296 / [jldherr@auroragov.org](mailto:jldherr@auroragov.org) / Comments in red)

12A. Do not label water meter and wet tap sizes on the Site Plan sheet. Please provide a separate Utility Plan within the plan set.

12B. The water meters must be located at least 5 feet from the edge of the meter to the right-of-way or utility easement. If it's not currently shown within the right-of-way, a utility easement will be needed for each of the water meters.

12C. Add a note indicating that the sanitary sewer lines must be sleeved under the garages.

12D. Show and label the water main and sewer main where indicated.

**13. Forestry** (Jacque Chomiak / 303-739-7178 / [jchomiak@auroragov.org](mailto:jchomiak@auroragov.org))

13A. Tree mitigation has not been conducted yet, but all trees that are proposed for removal will require mitigation.

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

14A. Revise the title block on all sheets within the plan set.

14B. Only include the name of the Subdivision Plat that is directly adjacent to the subject property on Sheet 3.

14C. Ensure that no portion of the garage is encroaching into the 8-foot easement.

14D. Send in the State Monument records, an updated Title Commitment and a closure sheet for the legal description. This is required for the Subdivision Plat.

14E. Make all requested changes on the Subdivision Plat.

**15. Aurora Public Schools** (Josh Hensley / 303-365-7812 / [jdhensley@aps.k12.co.us](mailto:jdhensley@aps.k12.co.us))

15A. The school land dedication obligation for the triplex is .0197 acres in accordance with Section 147-48 of the City Code. Aurora Public Schools will accept cash-in-lieu of land valued at market value for this obligation. Cash-in-lieu of school land dedication is due before Subdivision Plat recordation. See attached document.

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

16A. See attached comment letter.

**AURORA PUBLIC SCHOOLS - STUDENT YIELD**  
**2/26/2018**

**Akron Street Triplex - February 2018**

| Dwelling Type | Units    | Yield Ratio | Student Yield |
|---------------|----------|-------------|---------------|
| SFD           |          | 0.7         | 0             |
| MF-LOW        | 3        | 0.3         | 1             |
| MF-HIGH       |          | 0.145       | 0             |
| <b>TOTAL</b>  | <b>3</b> |             | <b>1</b>      |

| YIELD        | ELEMENTARY |          | MIDDLE SCHOOL |          | K-8 TOTAL | HIGH SCHOOL |          | K-12     |
|--------------|------------|----------|---------------|----------|-----------|-------------|----------|----------|
|              | RATIO      | STUDENTS | RATIO         | STUDENTS | STUDENTS  | RATIO       | STUDENTS | TOTAL    |
| SF           | 0.34       | 0        | 0.16          | 0        | 0         | 0.2         | 0        | 0        |
| MF-LOW       | 0.17       | 1        | 0.08          | 0        | 1         | 0.05        | 0        | 1        |
| MF-HIGH      | 0.075      | 0        | 0.04          | 0        | 0         | 0.03        | 0        | 0        |
| <b>TOTAL</b> |            | <b>1</b> |               | <b>0</b> | <b>1</b>  |             | <b>0</b> | <b>1</b> |

| SCHOOL TYPE  | STUDENT YIELD | ACRES PER CHILD | ACRES REQUIRED |
|--------------|---------------|-----------------|----------------|
| ELEMENTARY   | 1             | 0.0175          | 0.0089         |
| MIDDLE       | 0             | 0.025           | 0.0060         |
| HIGH         | 0             | 0.032           | 0.0048         |
| <b>TOTAL</b> | <b>1</b>      |                 | <b>0.0197</b>  |





**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

February 22, 2018

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Sarah Wieder

**Re: Residential Triplex at Akron Street, Case # DA-2083-00**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan and plat for **Residential Triplex at Akron Street**. Please be aware PSCo owns and operates existing natural gas along Akron Street and electric distribution facilities within the alley. The property owner/developer/contractor must complete the **application process** for any new natural gas or electric service, or modification to existing facilities via FastApp-Fax-Email-USPS (go to: [https://www.xcelenergy.com/start\\_stop\\_transfer/new\\_construction\\_service\\_activation\\_for\\_builders](https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders)). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center at 1-800-922-1987** to have all utilities located prior to any construction.

If you have any questions about this referral response, please contact me at (303) 571-3306.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado