



Wednesday - January 08, 2020

Sent Via: Email to: chjohnso@auroragov.org

Mr. Christopher Johnson, Planner I

CITY OF AURORA

15151 E. Alameda Pkwy, Ste 5200

ODA: Development Services

Aurora, CO **80012-1555**

RE: **GRANIT POINTE ESTATES**

Lot 2, Block 1, Rising Star Subdivision Flg No. 2 – City of Aurora, CO

Letter of Introduction: Site Plan & Conditional Use Approval (Day Care)

Greetings Mr. Johnson:

Enclosed, please find the submittal for the Granit Pointe Estates Site Plan & Conditional Use Approval (Day Care) Application. This Letter of Introduction will describe the area proposed for Site Planning, and how this area relates to the larger Rising Star Subdivision development area. This application was prepared by and for the following parties to the benefit of the citizens of Aurora and the surrounding areas:

Developer/Property Contract Vendee:

GRANIT POINTE ESTATES, LLC

c/o DNAC Project Consultants (SK), Inc.

175 Woodbend Crescent

Waterloo, Ontario N2T 1G9, Canada

ATTN: Mr. Daniel Schmid, General Manager

(daniel.schmid@dnac.ca)

ATTN: Mr. Ushdeep Sandhu, Project Manager

(ushdeep.sandhu@dnac.ca)

Ph: 519-745-4672

Current Land Owner:

RISING STAR MISSIONARY BAPTIST CHURCH

1500 S Dayton Street

Aurora, CO 80247

ATTN: Pastor Jules E. Smith

(info@risingstarmbchurch.org)

Ph: 303-752-0546

Local Project Representative (Civil Engr/Surveyor):

ENGINEERING SERVICE COMPANY

14190 E Evans Avenue - Aurora, CO 80014

ATTN: Mr. David Addor, PE (daddor@engineeringservice.com)

Ph: 303-337-1393

Landscape Architect:

JIMENEZ DESIGN GROUP

314 Rose Finch Circle - Highlands Ranch, CO 80129

ATTN: Mr. Julio Jimenez, RLA (julio.jdg@comcast.net)

Ph: 303-913-7417

Photometric Designer:

RG ENGINEERING CONSULTANTS

8811 E Hampden Ave, Ste 200 - Denver, CO 80231-4931

ATTN: Mr. Walter Rabinovich PE (walter@rgecinc.com)

Ph: 303-355-5534

Traffic Engineer:

SM ROCHA, LLC

8703 Yates Dr, Ste 210 – Westminster, CO 80031

ATTN: Mr. Frank Lantz, PE (frank@smrocha.com)

Ph: 303-458-9787

Architect:

P DEL DESIGN

Etobicoke, Ontario, Canada

ATTN: Mr. Peter Del Grosso (peterd@pdeldesign.ca)

Ph: 416-453-9985

14190 East Evans Avenue

Aurora, Colorado 80014-1431

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engineeringserviceco.com

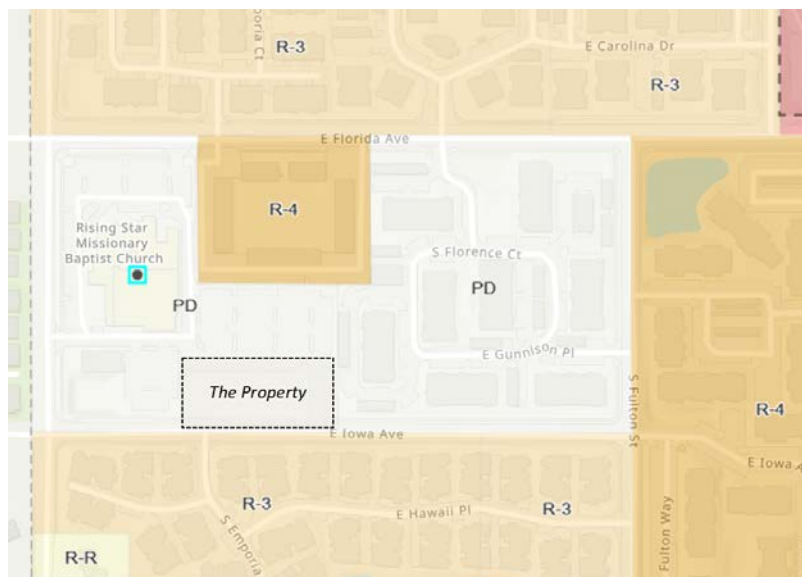
STATEMENT OF INTENT

Granit Pointe Estates will be an upscale multi-story, multi-family residential complex located on Lot 2, Block 1, Rising Star Subdivision Filing No. 2.



The proposal was conceptually reviewed at a Pre-Application Meeting with City Staff (reference: #1291675, dated June 07, 2018).

As illustrated below (the approximate location of the subject property is marked as "The Property") the subject property is within an area that is designated as Planned Development (PD). The parcel located immediately to the north is zoned High Density District (R-4); the parcel located to the east is zoned Planned Development (PD), and the parcel located to the south is zoned Medium Density Multi-Family District (R-3).



Staff noted that the zoning that is most compatible with the existing neighborhood for this property is R-2, Medium Density District; however, it is the development team's opinion that R-3 Medium-Density Multi-Family District (with Adjustments) is more appropriate for the proposed project.



Further, this property is located within a "City Corridor" Placetype (per Appendix #1: Enlarged Maps (SW Quadrant) p. 100, "Aurora Places: The Comprehensive Plan for the City of Aurora" adopted by Ordinance 2018-17, effective October 27, 2018). Although not discussed during the Pre-Application Meeting with City Staff, this Letter of Introduction will provide insight into how this Site Plan request is consistent with the vision for the future and long-range goals discussed in Aurora Places.

This specific application is for the Site (Entitlement) Plan process.

DISCUSSION OF KEY ISSUES

Within the Pre-Application Meeting notes, several "Key Issues" regarding the rezoning were raised within "Step 1 – Planning Phase" by Staff, specifically:

1. Consideration must be given to the compatibility of the density scale with the surrounding development and incorporated in the project design. As submitted, the proposal is not compatible with or comparable to the surrounding development.
2. A detailed Operations Plan of the proposed ground floor public amenities must be included so that a more accurate determination of uses permitted and parking requirements may be determined by staff.
3. On-street parking along Dayton and Iowa streets cannot be considered to meet on-site guest parking requirements.
4. There is a requirement for 45 percent of the site to be landscaped open space.
5. Quality building architecture and urban design must be provided, with building features such as parapets, vertical and horizontal articulation of building faces, and changes in materials.
6. As proposed, it appears several adjustments to the zoning code will be required, which must be justified in the Letter of Introduction.

Further, staff expanded the discussion regarding "Zoning and Land Use Issues" within the Pre-Application Meeting Notes with the following:

- A) Additionally, during your pre-application meeting, the possibility of including ground floor amenities was discussed, such as a fitness center and a daycare, which would be open to the public rather than private facilities specifically for building occupants. While these uses are not expressly prohibited by the residential zoning districts, they may require special considerations and Conditional Use applications depending on the zone district for which you apply.

Regarding ¶1 (density scale) above, we offer the following:

Per Table 4.2-1, "Summary of Residential Districts Dimensions Standards – Subareas A & B" of the current Unified Development Ordinance, an R-4 zoning district permits a maximum building and structure height of 65', and an R-3 zoning district permits a maximum building and structure height of 45'.

The current building design for the south half of the proposed multi-family residential complex will reach a height of approximately 45', and the north half will reach a height of approximately 55' (not including any required parapets), showing that the maximum building height planned will be less than what the R-4 zone classification allows.

Further, the current building design, with a maximum proposed building height of 45' on the south face, is equal to what is allowed under the zoning of the land parcel located immediately to the south (R-3).

Considering the above noted height limits, the proposed multi-family complex is consistent with the current height restrictions for an R-3 zoning district under the UDO, with Adjustment.

We do acknowledge staff's concerns regarding the scale of the facility vis-à-vis the current development in the general vicinity of the project site, which include: two-story single-family detached homes; multi-story multi-family residential (two-story and three-story); and, assembly (Rising Stay Missionary Baptist Church).

To address this, and to mitigate the perception of height, several building step-backs are planned in the conceptual design of the proposed residential complex. The third floor features a five-foot building step-back along the south and north facades of the complex. The remainder of the south half of the building will reach a height of approximately 45', and the remainder of the north half will reach a height of approximately 55'. The differing heights between the south and north sides is planned intentionally to ensure a smooth transition from an R-3 zone for the parcels located to the south, to an R-4 zone district for the parcels located to the north. This design thought also helps reduce the impact of shadows within the public realm.



With respect to the density of dwelling units, Table 4.2-1, "Summary of Residential Districts Dimensions Standards – Subareas A & B" of the current Unified Development Ordinance indicates that the R-3 zone district will require a minimum site area of 7,000 square feet.

The approximate dimensions of the subject property are 149' x 345' (51,423 square feet); the approximate area of the parkette is 14,000 square feet; and the approximate area of the access ramp for underground parking is 4,000 square feet. Permanent easement rights over the parkette and access ramp have already been contemplated for within the current land agreements with the Church. This results in a total (combined) site area of approximately 69,400 square feet.

Tables 4.2-1 and 4.2-2 of the current Unified Development Ordinance indicate that there is no applicable residential density maximum for R-3 and R-4 zoning districts. The Unified Development Ordinance also does not define minimum area per dwelling units for R-3 and R-4 zoning districts.

Regarding ¶2 and ¶A (operations plan) above, we offer the following:

At this time, ground floor amenities include a Day Care Facility (which will be open to the public, and requires a Conditional Use Approval) and a Fitness Center (that will only be open to residents of Granit Pointe Estates and their guests) are planned. An Operations Plan prepared by the Rising Star Missionary Baptist Church for the Day Care and an Operations Plan prepared by Granit Pointe Estates for the Fitness Center are included as part of the documents presented for the Site (Entitlement) Plan review.

Regarding ¶3 (parking) above, we offer the following:

The current site plan includes approximately 14 above ground parking spaces, four above ground accessible parking spaces, and 51 underground parking spaces for a total of approximately 69 parking spaces for the 50 planned units.

Per Table 4.6-1, "Required Off-Street Parking" of the Unified Development Ordinance, parking requirements for multi-family residential complexes are 1.0 parking spaces per dwelling units, plus 1.0 additional space per five (5) dwelling units for guest parking, for a total required off-street parking count of 55. As such, the parking needs for this development are met without Adjustment.

The Comprehensive Plan for the City of Aurora, Colorado (CP), adopted by Ordinance 2018-37, and effective since October 27, 2018, outlines the Parker Jewell Mississippi neighborhood as falling under the "City Corridor" place type.

Page 45 of the CP notes that one of the defining characteristics of the City Corridor place type is to: "Size primary parking lots for typical and reasonable demand and provide for peak parking in overflow areas away from primary street frontages [and] promote shared parking opportunities." Considering that there is already ample parking space available within the Church parking lot abutting this property to the north, a portion of this parking may serve as shared / dual use for visitors of either property (pending discussions / agreements with the Church).

In land development discussions with the Church, this project also contemplates the relocation of some parking spaces within the Church's property, which will provide the Church with a net increase in the total parking spaces available on the Church's property. The current conceptual site plan relocates the parking located directly west of the proposed development further west to the current location of the dry storm water management pond (post installation of underground stormwater detention chambers). Approximately four accessible parking spaces will be relocated closer to the Church facility, such that the relocated parking parcel will contain an additional two regular parking spaces. In addition, approximately eight parking spaces will be added along the north edge of the proposed

parkette. The intention is to use these parking spaces as shared use spaces for visitors / guests of either the Church or this development.

Regarding ¶4 (landscaping & open space) above, we offer the following:

With respect to open space requirements, the current concept includes the development of an approximately 14,000 square foot publicly accessible parkette on adjacent lands located directly west of the proposed multifamily residential complex, abutting the western property line. The addition of this parkette is meant to satisfy part of the City's requirement for 15% open space. As noted in the previous section above, the parking lot currently in this location will be relocated further west. The concept rendering below illustrates the location of the parkette, relative to the proposed multifamily residential complex and the underground parking garage ramp.



In addition to the Parkette, the south 25 feet of the subject property (proposed main entrance, off of E. Iowa Street) will include landscaped open space (approximately 700 square feet) as illustrated in the concept rendering below.



As noted on the Landscape Plan, 20.5% of the overall property will be landscape/open area.

As noted on page 44 in the City's Comprehensive Plan, green spaces for City Corridor place types are "...typically limited within this place type, but outdoor gathering areas—like pocket parks, common greens and plazas—are appropriate to enhance the experience." With this in mind, we note that there are over 10 parks within a 10-minute drive / four-mile radius; three of which are within an approximate walking distance / one-mile radius (Tsistsistas-Hinono'einihi' Park, Country Lane Park, and Canterbury Park).

Regarding ¶5 (building architecture) above, we offer the following:

Some of the conceptual design elements planned for the building architecture were discussed throughout the responses to other comments above. Quality building architecture and urban design standards will be heightened during the design phase.



Regarding ¶6 (adjustments) above, we offer the following:

With the recent adoption of the Unified Development Code, the concern of requiring multiple adjustments was abated. The only adjustment that is currently being sought is to adjust the height limit allowed within the R-3 District from 45' to 55', as discussed above. The justification is discussed above and included in the "Adjustment Table" on the Cover Sheet of the Site Plan.

We trust this Letter of Introduction provides you with a greater understanding of the project and we look forward to proceeding with this application.

Feel free to call me (cell: [303.549.0053](tel:303.549.0053) or office: [303.337.1393](tel:303.337.1393), x108) or email me (wbryant@engineeringserviceco.com) with questions or if you wish to review the information discussed above in greater detail.

Thank you.

Sincerely,

ENGINEERING SERVICE COMPANY

A handwritten signature in blue ink, appearing to read "Woody Bryant", is written over the company name.

Weylan A. "Woody" Bryant, PE

Exec. Vice President | CFO

Phone: 303.337.1393, x-108 | Fax: 303.337.7481 | Cell: 303-549-0053

Email: wbryant@engineeringserviceco.com

Attachments:

Cc: Mr. Daniel Schmid via: daniel.schmid@dnac.ca

Mr. Ushdeep Sandhu via: ushdeep.sandhu@dnac.ca

Pastor Jules E. Smith via: info@risingstarmchurch.org



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