

July 23, 2019

Ms. Heather Lamboy  
**City of Aurora Planning Department**  
15151 E. Alameda Pkwy, 2<sup>nd</sup> Floor  
Aurora, CO 80111

**RE: Valley Arapahoe Land Development  
Response to Pre-App Comments / Initial Zoning and Comprehensive Plan Amendment  
Project Number: 1362287**

Dear Ms. Lamboy,

Thank you for the pre-application comments, which we received on May 10, 2019. With this Initial Zoning and Comprehensive Plan Amendment submittal we have included responses to the comments applying to any annexation, zoning and comprehensive plan comments, which are included in the letter below.

We have included the following items with our initial submittal:

- Letter of Authorization
- Mineral Rights Affidavit
- Letter of Introduction – Initial Zoning
- Letter of Introduction – Comprehensive Plan Amendment
- Response to Pre-Application Meetings Notes
- Metes and Bounds Legal Description with Associated Exhibit

We look forward to working with the City of Aurora on the review and eventual approval of this application. Feel free to contact me directly should you have any comments, questions and/or requests for additional information.

Sincerely,  
Norris Design



Bonnie L. Niziolek  
Principal

**Key Issues:**

- **Comprehensive Plan Amendment:** A Comprehensive Plan amendment is required. The amendment must be processed concurrently with the initial zoning of the site and also requires review and approval by the Planning Commission and City Council.

**Response:** *Please see enclosed Comprehensive Plan amendment submittal, as requested.*

- **Floodplain:** This site is currently in the floodplain and floodway. A Letter of Map Revision (LOMR) is currently in process. No site plan or plat will be approved until the LOMR is recorded and the map updated. Elevation certificates are required for structures on site. The lowest floor elevation including basements or crawl spaces must be 2' above the Base Flood Elevation (BFE), and the lowest lot elevation must be 1' above the BFE.

**Response:** *Noted; the current submittal is only for initial zoning and comprehensive plan amendment. The team understands the LOMR needs to be completed.*

- **Utilities:** Based on comments made at the pre-application meeting, Arapahoe County Water and Wastewater Authority (ACWWA) will be the water and sanitary sewage provider for this site. This WILL require an IGA with ACWWA. Once ACWWA is providing service to the site there WILL NOT be a chance in the future to revert back to allowing Aurora Water to provide service to the site. Owners/Renters shall be notified that they are ACWWA service customers and shall remain ACWWA service customers for perpetuity. If the decision changes to have Aurora Water provide water we will require that an MUS (Master Utility Study) be completed on how water and sanitary will be serving the site. Sanitary that is discharged to the city's lift station will require improvements be made to the station in order to accommodate flows.

**Response:** *Noted, water and sanitary sewer will be provided by ACWWA as noted in the draft annexation agreement.*

- **Interior Street Design:** Private streets built to public street standards require not just the cross section to meet standards but also the centerline radius. If the minimum centerline radius cannot be met, the private street may require a dedicated fire lane easement.

**Response:** *This will be addressed at the time of the first site plan submittal.*

- **Fire Lanes:** Buildings greater than 30' in height are regulated by the 2015 IFC Section D105 and require a both a 26' Fire Lane Easement and two points of emergency access. Typically the 26' fire lane easement is located on the front main entry side of the structure within a minimum of 15' and a maximum of 30' from the exterior wall of the building. Structures greater than 30' in height also require a second point of emergency access.

**Response:** *This will be addressed at the time of the first site plan submittal.*

- **On-Site Dedication:** In order to partially meet the open space land dedication requirement, a 25' wide strip of land along the western side of the development should be dedicated to the city for use as a possible trail corridor. Please see additional information on p.16.

**Response:** *This will be addressed at the time of the first site plan submittal.*

## **STEP 1 – PLANNING PHASE**

### **Planning Department:**

#### ***Key Issues:***

- The Mixed Use-Corridor (MU-C) district is the recommended zoning district. In the case that the existing code is in effect at the time of the initial zoning, then the Sustainable Infill Redevelopment (SIR) district is recommended.

***Response: Since the existing code is still in effect the Sustainable Infill Redevelopment district has been included in the attached initial zoning submittal package.***

- A Comprehensive Plan Amendment, a Master Plan, Site Plan and Plat are required.

***Response: A Comprehensive Plan Amendment is included with this submittal. The Master Plan, Site Plan and Plat will be submitted under separate cover.***

- The state-required Three-Mile Plan will be amended administratively if the Annexation and the Comprehensive Plan Amendment is approved.

***Response: Comment noted; thank you.***

- The “Commercial Hub” place-type is recommended for the Comprehensive Plan Amendment.

***Response: The included Comprehensive Plan Amendment requests the Commercial Hub placetype.***

- A trail connection to the Cherry Creek Regional Trail should be provided on the site, and 25' for the corridor should be provided along the western property line.

***Response: This will be addressed at the time of the first site plan submittal.***

- The MU-C district requires a street network that is based on a grid to the best extent practicable. On a graphic below, an extension of a street is recommended in the townhome portion of the development. Green courts should be accessed via an alley, and units should front on a street.

***Response: This will be addressed at the time of the first site plan submittal.***

### **Standards and Issues:**

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

- A. Analysis was done on the basis of the site being zoned MU-C or SIR under the current code. Multi-family residential and townhomes are a permitted use. There is no maximum residential density, but buildings must comply with maximum height standards. The permitted height is a maximum of 75 feet, except in the case of abutting a residential lot the maximum is 38 feet. Under the current code, 45% open space is required.

A Master Plan is required and should include information on proposed public improvements, site layout, design standards, phasing, and a public art plan. Furthermore, the overall master drainage plan and master

utility plan must be included. The Master Plan review can be processed concurrently with the Site Plan and Plat review.

***Response: This will be addressed at the time of the first site plan submittal.***

## **2. Traffic and Street Layout Issues**

All proposed streets whether public or private need to be labeled according to our street standard ordinance, Chapter 126-1 and 126-36 of the city code. City design standards call for detached sidewalks and tree lawns.

The City's design standards have very specific standards regarding street layout. A grid pattern is encouraged to the maximum extent possible. This can be accommodated through the use of alleys. The street should extend to the rear of the property. Please note that alleys/drives are intended to be a secondary point of access and only rear-loaded garages are permitted for townhomes.

***Response: This will be addressed at the time of the first site plan submittal.***

## **3. Environmental Issues**

Your property falls within the Centennial Airport Influence District. If it hasn't already been done, an aviation easement will need to be conveyed to the city by any person subdividing lands or initiating construction of any structure on already subdivided lands within the airport influence area.

***Response: This will be addressed at the time of the first site plan submittal.***

## **4. Site Design Issues**

- A. *Density of Use.* The maximum density is defined by the maximum permitted height, required buffers, and open space. For a majority of the site, the maximum height is 75 feet, with the exception of the eastern portion of the site that abuts existing single-family residential development, which is therefore limited to 38 feet.

***Response: Noted, this will be addressed at the time of the first site plan submittal.***

- B. *Building Orientation.* Buildings should be oriented toward streets. The street network should be improved on the northwestern portion of the site to extend the street through to the green courts (image above). All green courts should be accessed via an alley.

***Response: Noted, this will be addressed at the time of the first site plan submittal.***

- C. *Pedestrian Circulation and Linkages to Off-Site Trails & Open Space.* The site should reserve pedestrian access to a potential trail alignment to the west. Eventually trail access could be connected to the Cherry Creek trail. A 25' trail corridor must be dedicated to the city along the western portion of your property. For additional detail, please see PROS comments below.

***Response: Noted, this will be addressed at the time of the first site plan submittal.***

- D. *On-Site Vehicular Circulation.* As stated previously, the site should be designed utilizing a street network that resembles a grid to the extent practicable. Guest parallel parking may be provided on these streets. In

the case of the townhomes, the homes must front a street or open space (along the property lines to the west and east) and be accessed via an alley as a secondary point of access.

***Response: Noted, this will be addressed at the time of the first site plan submittal.***

- E. *On-Site Amenities and Use of Open Space.* On-site amenities should be provided. It is recommended that the dog park noted on the site plan be relocated, this has the potential to create conflicts between pedestrians, dogs, and vehicles. It is recommended that the building footprint of the area of multi-family development be reduced in order to accommodate the dog park in a different location. Please note that the existing code requires 45% open space. Furthermore, the park should be provided in a location accessible to both the multi-family residences as well as the townhomes. Ensure that there are good pedestrian connections from the multi-family residences as well as the townhome residents to the community amenities and adjacent development and trail systems.

It is suggested that the detention pond area include amenities with a walking trail as well as benches or picnic tables for passive recreation purposes.

Additional green spaces should be provided adjacent to the clubhouse and community amenities. A tot lot or playground is desirable adjacent to the pool area for recreational purposes.

***Response: Noted, this will be addressed at the time of the first site plan submittal.***

- F. *Parking* Required parking in the MU-C zoning district is provided below.
- Multifamily: 1 space per dwelling unit and 1 additional space per 5 units for guest parking (where individual dwelling units do not have individual frontage on a public or private street)
  - Townhomes: 2 spaces per dwelling unit
  - Accessible parking shall be provided for the multi-family development and clubhouse, refer to IBC, ADA Accessibility Guidelines for Buildings and Facilities. Accessible spaces are required over and above the minimum required parking.
  - Bicycle parking: Bicycle parking is required. For multifamily development, provide at least one bicycle parking space per 10 dwelling units.
  - Required parking space(s) associated with any multifamily residential building shall not be located more than 330 feet from an entrance to that building and shall have a direct pedestrian connection to the building's entrance or entrances.
  - It is recommended that the parking provided for the multi-family development be in a garage, which is then wrapped by the dwelling units (similar to the Iliff Station project at the SWC of Iliff and Blackhawk). This will provide more open space as an amenity to the residents, and enough space for guest parking. Tandem parking is not permitted to be counted for guest parking.

For multi-family 35% of parking must be within garages and ½ of those must be tucked under the buildings.

***Response: Noted, this will be addressed at the time of the first site plan submittal.***

- G. *Site Lighting*  
Show typical details of lighting on the plan and/or building elevations. It is recommended that the lighting have a consistent design throughout the development. A photometric plan is required for the multifamily portion of the project to ensure no impact on adjacent residential development.

In general, sidewalks, internal pedestrian paths, and bicycle paths shall be lit with full cutoff lighting fixtures no more than 16 feet tall and providing consistent illumination of at least one foot-candle on the walking surface. On-site streets and parking areas shall be lit with full cutoff type lighting fixtures no more than 25 feet tall. Fixtures shall be of a downcast type and be consistent throughout the master planned site.

***Response: Noted, this will be addressed at the time of the first site plan submittal.***

## 5. Landscape Design Issues

For further information, please feel free to contact our Senior Landscape Architect, Kelly K. Bish, PLA, LEED AP. The general landscape comments on your proposal are listed below:

- A. General Landscape Plan Comments. Please be advised the city is in the process of adopting a new zoning code that includes updated landscape standards. The adoption process is tentatively scheduled to be completed in early to mid-2019. Should an updated site plan be submitted after the adoption process, the proposed application would be subject to the new zoning code standards. The proposed zoning code can be found on line using this link:

[https://www.auroragov.org/UserFiles/Servers/Server\\_1881137/Image/Planning/1.%20Aurora%20UDO%20Public%20Hearing%20Draft%2010-9-18%20-%20clean.pdf](https://www.auroragov.org/UserFiles/Servers/Server_1881137/Image/Planning/1.%20Aurora%20UDO%20Public%20Hearing%20Draft%2010-9-18%20-%20clean.pdf)

If a formal submittal is made prior to the adoption of the new zoning code, the applicant shall comply with the landscape standards found within Article 14 and the Landscape Reference Manual. Please ensure that your landscape architect or designer has a copy of these documents as well as our project specific comments. The landscape plan shall include the necessary landscape tables in order to demonstrate compliance with code requirements. Tables shall be provided for each of the required landscape treatments i.e. standard right-of-way landscaping, street and non- street frontage buffers, building perimeter landscape tables etc.

- **Landscape Plan Preparation:** Please label all landscape sheets "Not for Construction". Landscape construction drawings are not required and therefore do not necessitate the signature, stamp and seal of a licensed landscape architect upon final approval by the City of Aurora. Landscape plans submitted with a site plan or redevelopment plan are used by the City to determine compliance with the landscape standards and for code enforcement purposes.

Landscape plans submitted during the Development Application/Contextual Site Plan submittal process must be prepared on 24"x36" sheets and have plant symbols, plant labels with quantities, and a plant schedule upon first submission or a complete review will not be possible and may result in additional submittals and ultimately delays in approval of the plan set.

- **PDF Plan Creation Process:** Please ensure that during the PDF creation process, that all AutoCAD SHX text items are removed from the comment section and that the landscape sheets are flattened to reduce the select-ability of items. Instructions can be provided by your Case Manager if there are questions as to how to change the AutoCAD settings during the creation of the PDF's. Plans submitted for city pre-acceptance review will be rejected if it is determined that plans do not comply. This could result in delays in application start times if the applicant is asked to re- upload corrected pdf's.
- **Sight Triangles:** Include sight distance and sight triangles per the Roadway Design and Construction Specifications document. All landscaping within the designated triangles shall not exceed 26" in height as measured from the roadway surface.

***Response: Noted, this will be addressed at the time of the first site plan submittal.***

**B. Article 14 Landscape Code**

The following bullet points are not necessarily an all-inclusive list of the landscape requirements found within Article 14. The applicant is responsible for reviewing either the current and/or proposed landscape code and determining all applicable landscape conditions.

- **Street Right-of-Way Landscaping.** Provide one shade/street tree per 40 linear feet of street frontage along E. Arapahoe Road and all internal local streets/drives associated with this development. Refer to Section 146-1450 (B) Additional Requirements for Residential Development. When a detached walk and tree lawn are absent, street trees shall be located from four to five feet from the back of walk, curb or pavement. If a detached walk and tree lawn are provided according to Public Works street cross section requirements, street trees shall be provided within the designated tree lawn.

Avoid the use of blue grass sod and install a more xeric sod mixture for the tree lawn. In addition, the applicant may choose to install a more xeric landscape within the tree lawn by using shrubs and ornamental grasses at a ratio of 1 shrub per 40 square feet of sod. Ornamental grasses and shrubs shall be provided at a minimum 5 gallon size. No more than 40% of the plants may be planted as ornamental grasses.

- **Landscape Street Buffers.** Provide a twenty foot wide landscape street buffer along East Arapahoe Road as well as a twelve foot wide buffer along the internal drives where the multi-family buildings abut. All buffers are measured inward from the back of walk or from the right-of-way if no walk is provided. Landscape with one tree and ten shrubs per each 40 linear feet of buffer length. The twenty foot wide buffer may be reduced to nine feet in width and the twelve foot wide buffer may be reduced to five feet in width when landscape incentive features are implemented in accordance with Table 14.4 Standard Buffer Widths and Allowed Reductions for Multi-Family and Single Family Attached Townhomes. Landscape street buffers shall be installed along the exterior sides of proposed fencing or walls.

If utilizing tree equivalents, one tree equivalent is equal to ten five gallon shrubs or thirty one gallon perennials or any combination of trees, shrubs, or perennials meeting equivalents. When overlapping landscape standards occur such as when building perimeter, parking lot landscape screening and/or detention and water quality pond landscaping fall within the buffer, they may be counted towards meeting the buffer requirements, however the more restrictive requirements shall be implemented. Refer to Section 146-1422.

- **Non Street Frontage Landscape Buffers.** A non-street frontage landscape buffer should be provided along the northern property line adjacent to the existing golf course. However, the applicant should coordinate with the golf course to determine what, if any buffer they may require given the proximity of the proposed residential townhomes to the existing course.

Twenty-five foot wide non-street frontage landscape buffers are required along the western and eastern property lines adjacent to the existing single family homes and the city owned lift station. These buffers may be reduced from twenty five feet to fourteen feet with incentive features as defined by table 14.4 Standard Buffer Widths and Allowed Reductions for Multi-Family and Single Family Attached Townhomes. Additional buffer requirements may be found in Table 14.2 Residential Buffers Between Uses. Landscaping shall consist of 1 tree and 5 shrubs for each 40 linear feet of buffer where the development abuts a residential use and 1 tree and 5 shrubs per 25 linear feet with 50% of the trees shall be evergreen species where adjacent to the city owned lift station. Buffer widths shall be able to accommodate the growth of the plant material at maturity and shall not overhang property boundaries.



- Special Landscape Buffer. A 25' wide special landscape buffer/land dedication is being requested along the western property line adjacent to the city owned open space area. Buffer reductions are not permitted for buffers adjacent to public open spaces and public parks. The installation of buffer plant material is not required, however a non-street frontage buffer as identified above, would be required with landscaping. Work with Curt Bish in the Parks Recreation and Open Space Department regarding the dedication of land. He can be reached at [cbish@auroragov.org](mailto:cbish@auroragov.org) (303) 739-7139.
- Parking Lot Landscaping and Screening. Both interior and exterior parking lot landscaping is required and shall follow the parking lot landscape requirements as described herein. While parking has primarily been provided internal to the site, should the site layout change such that the parking lot is more visible, then a closer review of the parking lot screening requirements will occur. The perimeter of all parking lots along all street frontages shall be screened from public rights-of-way, public open space and adjacent property with one or a combination of methods shown in Section 146-1440. The landscape buffers above, may be combined with the parking lot screening requirements to satisfy both, but the most restrictive requirements shall be met.

Parking lot screening shall consist of a berm between 2 feet 6 inches and 3 feet high with a maximum slope of 4:1 in combination with evergreen and deciduous trees and shrubs.

Screening should be integrated with streetscape plantings whenever possible. If berms are not practical, then one of the following options shall provide equivalent screening:

- A low continuous hedge between 2 feet 6 inches and 3 feet tall planted in a double row at 3 feet on center in a triangular pattern or;
- A decorative masonry wall between 2 feet 6 inches and 3 feet tall in combination with landscaping.

Shrubs must reach a height of 3' at maturity. Large shade and evergreen tree species and/or small tree or large shrub species shall be used as accents throughout the screen planting in conjunction with buffer and street frontage plantings to offset the horizontal lines of a typical shrub bed.

In addition, provide and landscape each parking lot island with one tree and six five gallon shrubs per 9' X 19' island. No more than an average of 10 parking spaces are permitted in a row without a landscape island. Islands or areas within parking lots should be landscaped with one tree and a sufficient number of shrubs to provide 50% cover at time of installation. A table of plant coverage values may be found in Section 146-1431 Living Material Requirements.

- Building Perimeter Landscaping. All new townhome buildings shall provide building perimeter landscaping. Townhomes shall be landscaped in accordance with Section 146- 1450 (F) 3. Additional Requirements for Residential Development. Building Perimeter Landscaping shall consist of an average landscape bed width of 8' with a minimum of 1.25 plants per five linear feet of unit perimeter footage, Five percent shall be a mixture of evergreen and deciduous trees, 15% tall shrubs and 80% a mixture of evergreen and deciduous shrubs. Certificates of occupancy are issued based upon the installation of the landscaping. Temporary certificates maybe granted at the discretion of the Building Department when certificates are requested outside of the normal landscaping season — April 1st through October 31st. See example building perimeter landscape table below.



Building Perimeter Landscape Table								
Building	Building Perimeter Landscape Description	Length	Trees Required	Trees Provided	Tall Shrubs Required	Tall Shrubs Provided	Regular Shrubs Required	Regular Shrubs Provided
1	Building 1 Elevation	207 LF						
	5% Trees (Mix of Evergreen and Deciduous)		3	3				
	15% Tall Shrubs				8	8		
	80% Other Shrubs						42	42
2	Building 2 Elevation	238 LF						
	5% Trees (Mix of Evergreen and Deciduous)		3	3				
	15% Tall Shrubs				9	9		
	80% Other Shrubs						48	48
3	Building 3 Elevation	208 LF						
	5% Trees (Mix of Evergreen and Deciduous)		3	3				

All multifamily buildings shall be landscaped in accordance with Section 146.1450 (F) 3. Additional Requirements for Residential Development. Building Perimeter Landscaping shall consist of an average landscape bed width of 8' with a minimum of 1.25 plants per five linear feet of unit perimeter footage. Five percent shall be a mixture of evergreen and deciduous trees, 15% tall shrubs and 80% a mixture of evergreen and deciduous shrubs.

Certificates of occupancy are issued based upon the installation of the landscaping. Temporary certificates maybe granted at the discretion of the Building Department when certificates are requested outside of the normal landscaping season —April 1st through October 31st.

Building perimeter landscaping shall also be required around the club house. Building perimeter landscaping is required when building elevations face public rights-of-way, residential neighborhoods, public open space, or whenever an entrance door is present. Landscape each elevation with one tree equivalent per each 40 linear feet of elevation length. One tree equivalent is equal to one tree, or 10 five gallon shrubs, or 30 one gallon perennial plants or ornamental grasses. Any combination of plant material may be used that totals the required number of tree equivalents. Refer to Section 146-1451 (D) Additional Requirements for Non-Residential Development.

- Private Common Open Space Developers are required to landscape lands that have been disturbed during construction and will be preserved and protected from future development for non-public active and passive recreation, trails, wildlife habitats and view corridors with landscaping. This includes all areas not defined as street buffers, such as green courts. Landscaping shall consist of 1 tree and 10 shrubs per 4,000 sf of area or tracts. Refer to Section 146-1425 Private Common Open Space.
- Special Landscape Features Provide a distinctive landscape feature at each site entrance. Distinctive landscape features should consist of specimen quality plant material that will provide visual interest during all seasons. Refer to Section 146-1451 Additional Requirements for Non-Residential Development (C) Special Landscape Requirements at Entryways and Intersections. This may be incorporated into your proposed signage, if any.
- Detention, Retention and Water Quality Ponds Should an on-site detention pond be required as well as water quality, the city encourages all applicants to utilize LID (Low Impact Development) principles as permanent best management practices (BMPs). Many of the LID practices have an integrated vegetative component which supports the treatment, evapotranspiration and infiltration functions so that storm water is treated at the source. With the implementation of LID techniques, landowners can benefit from the environmental quality and aesthetics of the area in which they live and work. Some examples of LID techniques are depicted in the images below and include permeable pavements, vegetative swales and rain gardens.

Applicants may propose their own BMPs or refer to the Urban Drainage and Flood Control District's Storm Drainage Criteria Manual where multiple examples of BMPs are described such as grass buffers, grass swales, permeable pavements etc. The City of Aurora Water Department has recently completed a study and produced a manual entitled "Low Impact Development Techniques for Urban Redevelopment in Aurora". Applicants are encouraged to utilize this document as an introduction to LID/BMP techniques. To obtain a copy, please contact Vern Adam, Engineering Services Manager at [Vadam@auroragov.org](mailto:Vadam@auroragov.org). The applicant may also wish to review the Ultra-Urban Green Infrastructure Guidelines published by the City and County of Denver/ Public Works.

All detention pond facilities shall not exceed 6' in depth. The area within the tract surrounding the pond shall contain a minimum of 1 tree and 10 shrubs or the approved tree and shrub equivalents per 4000 square feet above the 100 year water surface elevation.

When overlapping landscape standards occur such as when buffers, detention/water quality and parking lot landscape requirements fall within the buffer, they may be counted towards meeting the buffer requirements, however the most restrictive requirements shall be met. Landscaping shall be provided in accordance with Section 146-1434 Detention, Retention and Water Quality Ponds.

- Irrigation. Refer to Section 146-1430. All developments shall install an automatic irrigation system for landscape areas. To assess irrigation tap fees, the City Water Dept. will require that the applicant divide their landscape into water conserving, non-water conserving and non-irrigated areas as part of the landscape submittal. A table summarizing these areas shall also be provided. Contact Timothy York at (303) 326-8819 in Aurora Water regarding irrigation plan requirements and application fees. An irrigation permit is required prior to the installation of an irrigation system.

***Response: Noted, this will be addressed at the time of the first site plan submittal.***

## **6. Architectural and Urban Design**

### **A. Design Standards**

The Zoning Code establishes the approval criteria for building architecture and urban design. These design standards are very similar in the proposed code. Building elevations will need to be included as part of your site plan, and should call out dimensions, exterior finishes and color schemes. We will also ask for color and material samples with the initial submittal. As a general rule, "high quality of design" usually means that architectural details should be continued on all four sides of all buildings open to view. The Master Plan should establish a design vocabulary for the site and design guidelines should be included.

For the multi-family development, staff suggests that you incorporate material changes and architectural features such as glazing, textured surfaces, projections, color, overhangs and changes in parapet height to improve the façade and create an inviting and attractive street presence. Emphasis should be placed on ground floor design. Ground floor designs should support a pedestrian-friendly environment, provide visual interest, and help to create an atmosphere that promotes foot traffic. Use changes in the wall planes, both horizontally and vertically, a variety of durable materials, and quality architecture to create visually interesting buildings. Architectural details shall be continued on all four sides of the buildings to reduce the back of house appearance. Minimum masonry requirements must be met.

For the multi-family buildings, the maximum length of the buildings is 200 feet.

***Response: Noted, this will be addressed at the time of the first site plan submittal.***

**B. Screening of Roof Top Mechanicals.**

For the multi-family units, show the location of any rooftop or mechanical equipment and vents greater than eight inches in diameter on the elevation drawings. All such equipment must be screened. Use drawings and notes to explain how this will be accomplished. Screening may be done either with an extended parapet wall, or a freestanding screen. In either case the screening must be at least as high as the equipment it hides. The following note to be labeled "Roof-Mounted Equipment Screening" must be added to the general notes section of all Site Plans.

***Response: Noted, this will be addressed at the time of the first site plan submittal.***

**7. Signage**

The total allowable square footage of signs is based on a zoning code formula tied to location of the property and building frontage. All ground signs should be at least 10 feet back from the property line and 21 feet back from the flow line. Please refer to Article 16 of the Zoning Code for complete regulations. Based on the information you have supplied us, your total sign area should be limited 96 square feet for multi-family and townhome signs.

***Response: Noted, this will be addressed at the time of the first site plan submittal.***

**8. Waivers**

From the material you supplied us, it appears that your plans are not sufficiently detailed to determine whether any design standard waivers are involved. Based on the timing of your application, waivers may need to be requested. The proposed UDO may offer more flexibility.

If you decide to request any waivers, you must clearly list them in your Letter of Introduction and justify them according to the criteria listed in Section 405 of the Zoning Code. You must also list them on the cover sheet of your Site Plan or other drawings on which they occur.

***Response: Noted, this will be addressed at the time of the first site plan submittal.***

**9. Mineral Rights Notification Requirements**

Please fill out the Mineral Rights Affidavit / Severed Mineral Rights Notice and supply this document to your Case Manager at the time of site plan submittal.

***Response: Noted, this has been included in the Initial Zoning submittal package.***

**10. New CAD Standards**

The City of Aurora has developed a CAD Data Submittal Standard for internal and external use to streamline the process of importing AutoCAD information into the City's Enterprise GIS. Digital Submission meeting the CAD Data Submittal Standard are required by consultants on development projects when submitting to the City for signature sets and on capital projects funded by the City. Details of the CAD Data Submittal Standard can be found on the CAD Standards web page.

***Response: Noted, this will be addressed at the time of the first site plan submittal.***

### **Aurora Water**

*Aurora Water will receive a referral of the Site Plan and Subdivision Plat for review and comment. Please respond to all Water Department comments with your initial submittal.*

#### **Key Issues:**

- Based on comments made at the meeting, ACWWA will be the water and sanitary provider for this site. This WILL require an IGA with ACWWA.

***Response: Noted, water and sanitary sewer will be provided by ACWWA as noted in the draft annexation agreement.***

- Once ACWWA is providing service to the site there WILL NOT be a chance in the future to revert back to allowing Aurora Water (AW) to provide service to the site. Owners/Renters shall be notified that they are ACWWA service customers and shall remain ACWWA service customers for perpetuity.

***Response: Noted, water and sanitary sewer will be provided by ACWWA as noted in the draft annexation agreement.***

- If the decision changes to have Aurora Water provide water and sewer, we will require that an MUS (Master Utility Study) be completed on how water and sanitary will be serving the site. Sanitary that is discharged to the city's lift station will require improvements be made to the station in order to accommodate flows. I can send MUS design criteria upon request if this changes to the preferred route.

***Response: Noted, water and sanitary sewer will be provided by ACWWA as noted in the draft annexation agreement.***

### **Public Works Department**

*Traffic Engineering will receive a referral of the Site Plan and Subdivision Plat for review and comment.*

#### **Key Issues:**

- A Detailed Traffic Impact Study is required. See below for additional information.

***Response: Noted, this will be addressed at the time of the first site plan submittal.***

- Arapahoe Rd is a state highway. Approval and access permits will need to be obtained from the Colorado Department of Transportation (CDOT). Please contact Marilyn Cross at CDOT, phone number 303.512.4266. Developers/applicants are encouraged to contact CDOT early on in the review process to determine the feasibility of the proposed access and any specific CDOT requirements. In order to insure CDOT will allow access as shown, provide a letter from CDOT indicating they have reviewed the proposed access(es) and have given preliminary approval. **This letter must be received 10 days prior to the Planning Commission hearing.**
  - Access permits are anticipated to be required for both the signalized intersection of Arapahoe Rd and Chambers Way and the Arapahoe Rd Right-in, Right-Out

***Response: Noted, this will be addressed at the time of the first site plan submittal.***

- The development is required to complete Traffic Signal modification to the intersection of Arapahoe Rd and Chambers Way to add a 4th leg to this signalized intersection. Be advised that the City has observed significant lead times for Traffic Signal Mast arms, on the order of 9-11 months. Consider moving the Traffic Signal Design work earlier in the process to facilitate ordering of the long lead items earlier in the process. Approvals on design and construction will be through CDOT.

***Response: Noted, this will be addressed at the time of the first site plan submittal.***

- Based on the preliminary Site Plan, it appears too many lanes are proposed on the southbound approach to Arapahoe Rd at Chambers Way. Ensure the TIS addresses recommended lane configurations.

***Response: Noted, this will be addressed at the time of the first site plan submittal.***

- Ensure the RTD Bus stop is shown on the Site Plan. Coordinate with RTD to ensure their acceptance of any proposed modifications.

***Response: Noted, this will be addressed at the time of the first site plan submittal.***

### **Engineering Division**

The Engineering Division reviews the drainage and public improvement components of your project plans. Engineering reviews referrals of the Site Plan and Subdivision Plat from the Planning Department.

#### ***Key Issues:***

- Public improvements for this development include extending the sidewalk on Arapahoe Road along the property frontage.

***Response: Noted, this will be addressed at the time of the first site plan submittal.***

- Private streets built to public street standards require not just the cross section to meet standards but also the centerline radius. If the minimum centerline radius cannot be met, the private street may require a dedicated fire lane easement.

***Response: Noted, this will be addressed at the time of the first site plan submittal.***

- This site is currently in the floodplain and floodway. A LOMR is in process. No site plan or plat will be approved until the LOMR is recorded and the map updated. Elevation certificates are required for structures on site. The lowest floor elevation including basements or crawl spaces must be 2' above the Base Flood Elevation (BFE), and the lowest lot elevation must be 1' above the BFE.

***Response: Noted, this will be addressed at the time of the first site plan submittal.***

### **Fire/Life Safety Comments - Building Division**

The Building Division will receive a referral of the Site Plan and Subdivision Plat for review and comment. They will review these documents for Life Safety (Fire Code) and Building Code issues.

#### ***Key Issue:***

- Water service for the looped water line required for fire hydrants and fire service lines for fire sprinkler systems appears not to be coming from the City of Aurora, but through an IGA needed between the Arapahoe County Water and Wastewater Authority (ACWWA).

***Response: Noted, water and sanitary sewer will be provided by ACWWA as noted in the draft annexation agreement.***

### **Real Property Division**

*The Real Property Division reviews the Site Plan and processes Subdivision Plats, Easements and License Agreements that may be necessary for development of property.*

***Key Issue:***

- Annexation into the City required.

***Response: An application for annexation is already in process.***

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### **STEP 2 – CONSTRUCTION DOCUMENT PHASE**

*The Construction Document Phase is when Engineering and Building plans are reviewed against City Codes for compliance. It is an administrative process and usually occurs after Planning Commission or Planning Director decisions. Permits are issued from these documents.*

***Key Issue:***

- It is recommended that a preliminary meeting be scheduled with your design team and the Aurora Building Division prior to formal submittal of building construction plans. This meeting gives both the applicant and city staff the ability to clarify online submittals requirements, code requirements and interpretations to ensure mutual compliance with our currently adopted codes.

***Response: Noted, this will be addressed at a later date.***

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### **STEP 3 – CONSTRUCTION PHASE**

*Before any construction may commence, a contractor licensed in the City of Aurora must be issued the appropriate permits for all work to be performed. Licensing information is available on the City's website.*

***Key Issue:***

- Once the building permit is issued it is recommended that the General Contractor (GC) schedule a pre-construction meeting through the Office of Development Assistance Project Manager. The meeting will consist of the Public Improvement Supervisor, Building Division Inspector Supervisors and a Fire/Life Safety Supervisor. These meeting are highly beneficial to both the GC and city staff in addressing inspection requirements that assist in obtaining a TCO or CO in a timely manner.

***Response: Noted, this will be addressed at a later date.***