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January 10, 2022

Myles Bruckal
Helena Land Holding
4500 N 32nd St, Ste 100F
Phoenix AZ 85018

Re: **Third Submission Review:** 1900 S Chambers Community Lot 1 - Site Plan Amendment
 Application Number: DA-2105-01
 Case Numbers: 2018-6020-03

Dear Mr. Bruckal:

Thank you for your third submission, which we started to process on December 17, 2021. 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 on or before January 24, 2022. 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 call or email me. I may be reached at 303-739-7209 or abenton@auroragov.org.

Sincerely,

Antonnio Benton II

Antonnio Benton II, Planner I
City of Aurora Planning Department

cc: Gabriel Bogdanoff - Point Consulting, LLC 8460 W Ken Caryl Ave #101 Littleton CO 80128
 Antonnio Benton, Case Manager
 Scott Campbell, Neighborhood Services
 Daunte Rushton, ODA
 Filed: K:\\$DA\2105-01rev3



Third Submission Review

SUMMARY OF KEY ISSUES

- Acknowledge Aurora Public Schools comment. (Planning)
- Include the detail with material/height/color etc. for the concrete wall as well. (Landscaping)
- Site Plan won't be approved until the preliminary drainage report is approved. (Civil Engineering)
- Replace "railway" with "roadway" in notes. (Traffic)
- Remove dumpster from fire lane dedication. (Life Safety)
- Continue working on easement release process. (Real Property)
- Cash-in-lieu is due at the time of site plan approval. (Aurora Public Schools)

PLANNING DEPARTMENT COMMENTS

1. Planning (Antonnio Benton / 303-739-7209 / abenton@auroragov.org / Comments in teal)

- A. Provide fence elevations for dog park.
- B. Acknowledge and note that you have understood the comment provided by Aurora Public Schools. Your last comment response letter did not provide a response to APS comment.
- C. The on-site open space is not consolidated enough. Providing a bench in a buffer that doesn't meet the intent of code. The purpose of the on-site outdoor space is for usable green spaces for unstructured recreation, playgrounds, outdoor swimming pools athletic courts, etc. A significant portion of the outdoor space shall be consolidated in a centralized portion of the development.
- D. Required landscape buffers and building perimeter landscaping do not count towards on-site outdoor space requirements. These spaces must be designed as usable green space or common gathering space or are adjacent to and within 25 feet of such space.
- E. Flatten the site plan package as much as possible.
- F. Respond to neighborhood comments.

G. Marsha Moss / mossmarsha@aol.com /303-437-7549

One concern I had previously was the desire of the developers to use my property as drainage by adding their excess soil to my property. I can't tell if that's a part of their newer plan. Also, I have had a concern about where the developers intend to hook into the sewer system. There is a sewer line that runs along the waterway (at least there used to be) on the west side. On at least 3 occasions upon speaking to engineers and the developers they have mentioned the sewer tap that is just northeast of my property that my house is connected to as well as the CubeSmart. To my way of thinking it would be impractical to use that tap for this project even if they had my property. Just wondering why they continue to be oblivious to the sewer line and taps that are on the west side of the waterway and more conveniently located for their project.

2. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

GP-1

- A. There appears to be a difference in the type of walls being proposed, but there has only been one detail provided for an MSE wall. Please include the detail with material/height/color etc. for the concrete wall as well.

Sheet LP-1

- B. Add the contour labels.
- C. Why is there a fence being proposed along the north side of the building surrounding the landscaping?
- D. Label/call-out the retaining wall.
- E. There is a dog park fence on sheet LD-1. No fence detail on LD-2. Is this fence for the dog park supposed to be the same fence referenced for use on top of the retaining wall?
- F. Hatching and/or highlighting key features of the site are fine, but do not hatch the buffers, curbside landscape or just general open space areas. If an open space plan is necessary to demonstrate compliance with the 20% requirement of usable outdoor space, provide a separate plan.

Sheet LD-1



- G. Provide a note or expand upon the notes being provided that describes where the mulch types are to be used.
- H. Remove note. Details have been provided in this plan set.
- I. Update the notes where indicated.
- J. Based upon the shrub quantities being provided, it appears that grasses and perennials are being provided to meet the buffer requirement as there are not 80 shrubs. Grasses may only account for 20% of the buffer plant material and perennials can be provided but may not count toward the buffer requirement at all. If grasses are being used, they must be 5-gallon size to count.



Sheet LD-2

- K. There appear to be two types of walls being proposed for this project. An MSE wall and what appears to be a concrete poured in place wall. Please provide a detail confirming material., height, color etc. for the non-MSE wall.

Sheet 8 of 11

- L. These elevations indicate railing is being provided, however the Site Plan labels these as walls. Will there be railing on top of walls?

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Julie Bingham / 303-739-7304 / jbingham@auroragov.org / Comments in green)

Sheet 1:

- A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

Sheet 2:

- B. Access easement. The access easement is only required to cover the portions of the access not covered by the drainage easement. Please ensure that all copyright notes are removed from this plan set, typical.
C. Please show the section across the floodplain with the elevation similar to the previously approved site plan.
D. While not specifically required by city design criteria, it makes sense to have a railing here to protect pedestrians against the drop off and steep slope.
E. Please add contour labels in Chambers.

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

- A. Replace railway with “roadway” in the general landscape notes on Sheet 6. There are no comments for the Traffic Impact Study.

5. Fire / Life Safety Life Safety (Ted Caviness/ 303-739-7420 / tcaviness@auroragov.org / See blue comments)

Sheet SP-1/Site Plan:

- A. The dumpster(s) shall be removed from within the fire lane dedication. This required turn-around shall not be vacated.

6. Aurora Water (Ryan Tigera / (303) 326-8867 / rtigera@auroragov.org / Comments in red)

- B. Approved, no comments.

7. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- B. Continue working with Andy Niquette at releaseeasement@auroragov.org for the completion of the easement release processes.

8. Aurora Public Schools (Josh Hensley / 303-365-7812 / jdhensley@aurorak12.org)

- A. (Repeat Comment) In accordance with Section 4.3.18 of the Unified Development Ordinance, the school land dedication obligation for the proposed 56 apartment units is .1833 acres. Aurora Public Schools will accept cash-in-lieu of land for this obligation valued at market value of zoned land with infrastructure in place. Cash-in-lieu is due at the time of site plan approval.

**AURORA PUBLIC SCHOOLS - STUDENT YIELD**
10/7/2021**1900 S Chambers Community Lot 1 - DA-2105-01**

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW		0.3	0
MF-HIGH	56	0.145	8
TOTAL	56		8

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	0	0.08	0	0	0.05	0	0
MF-HIGH	0.075	4	0.04	2	6	0.03	2	8
TOTAL		4		2	6		2	8

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	4	0.0175	0.0735
MIDDLE	2	0.025	0.0560
HIGH	2	0.032	0.0538
TOTAL	8		0.1833