



Planning Division
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June 4, 2018

Mathew Moiseve
Colrich
444 W Beech St Suite 300
San Diego, CA 92101

Re: Initial Submission Review – Park at Canyon Ridge Leasing Office – Minor Amendment
Case Numbers: 1984-4026-10

Dear Mr. Moiseve:

Thank you for your initial submission, which we started to process on Thursday, May 17, 2018. We reviewed it and attached our comments along with this cover letter.

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 Wednesday, June 22nd, 2018.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. Additionally, please include updated information regarding compliance with parking requirements for the complex. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7112.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Johnson".

Christopher Johnson, Planner I
City of Aurora Planning Department

cc: Adam Harrison, Kimley-Horn and Associates, 3825 S Monaco Pkwy, Denver CO 80237
Filed: K:\SMA\2018-6004-00 Montview and Dallas\Rev1



Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. Please include a landscape plan detailing the proposed new building and parking areas. Review Landscaping comments below for further information on landscaping standards and required detail.

1B. Provide updated information in the response letter stating how minimum parking requirements are being met even with the proposed reduction in the total number of spaces, including your calculations for parking requirements.

2. Architectural and Urban Design Issues

2B. Please provide colored building elevations and a proposed materials sample, which can be electronically submitted separately. The architecture must be consistent with the original architectural character of the complex. Metal siding is not a building material utilized in the complex.

Additionally, Section 146-405(F)8 of the Zoning Code establishes the approval criteria for building architecture and urban design. 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.

Staff suggests that you incorporate material changes and architectural features such as glazing, textured surfaces, projections, color, overhangs and changes in parapet height, as well as 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.

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

3A. In accordance with Article 14, Landscape Code Section 146-1460. Requirements for Sites with Existing Development, whenever changes or additions are made to landscaping or parking areas or where the proposed site changes involve a net increase in gross building area of 2,000 sf or more, the current landscape standards must be met whenever feasible unless prevented by physical obstacles. As part of the minor amendment submission, the applicant shall provide a landscape plan.

The applicant proposes to construct a new 7,000 sf plus building and as a result shall be required to meet the building perimeter landscape requirements as found in Section 146- 1451 (D). Building perimeter landscaping entails landscaping building elevations that face public rights-of-way, residential neighborhoods, public open space, or has an entrance door. Service doors shall not be included. 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.

In addition, the applicant shall be required to bring the entire site into compliance with the current approved landscape plan. Code enforcement will inspect not only the building addition for compliance with the new landscape plan, but will inspect the property for compliance with the previously approved plan. If you should have questions or require a copy of the current landscape plan, please contact your Case Manager. All new landscape plan submissions must be prepared in accordance with the Landscape Reference Manual available on line.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

4A. Ensure that site slope around the building area meets engineering requirements. The minimum slope away from the building is 5% for 10 feet for landscape areas, and 2% for impervious areas.

4B. The maximum slope away from a handicap parking space is 2% in all directions. Please ensure that parking lot grading meets this requirement.

5. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in orange)

No comments at this time.

6. Fire / Life Safety (John J. Van Essen / 303-739-7489 / jvanesse@auroragov.org / Comments in blue)

6A. Add the actual building height to the Data Block, rather than the maximum allowed height.

6B. Add a section to the Data Block for 'Van Accessible Spaces Required/Provided'.

6C. Indicate the accessible route on the site plan from the accessible parking spaces to and from the building entrance, along with the public way and interconnectivity throughout the site. Show this on all sheets where indicated.

6D. Show and label the Knox Box on all building elevations.

6E. Ensure the accessible route is shown on the Photometric Plan so that the minimum lighting requirement of 1 foot candle of illumination along the entire route can be verified.

7. Aurora Water (Vern Adam / 303-739-4324 / vadam@auroragov.org / Comments in red)

7A. Label the indicated water meter as private.

7B. Change indicated label to 'Connect 1" domestic line to ex. private water service lateral'.

7C. Change label for existing sanitary sewer service to reflect the comment provided. The original construction drawings show a 6 inch sewer service here rather than 10 inch.

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

8A. The building will be encroaching into a portion of the existing utility easement and said easement will have to be released.

9. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org)

9A. Several trees may be impacted by redevelopment of this site, which have been indicated by specific comments on the site plan. Please indicate whether trees within the area of modification will be preserved or removed. Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. Parks, Recreation & Open Space Dedication and Development Criteria manual. These notes shall be added to the plan.

If trees will be removed you will be required to show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. Please contact the forestry office to assist with the chart. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.