



Tuesday - December 24, 2019

Christopher Johnson
CITY OF AURORA
15151 E. Alameda Drive
Aurora, Colorado 80012

RE: **Granit Pointe**
1598 S. Dayton Street

Response to Pre-Application Notes, COA #1291675

Dear Christopher:

In response to the pre-application comments of June 7, 2018, we have the follow:

Planning Department

1. Zoning and Land Use Issues

As previously indicated, to permit residential on this site a zone change will be required. The Criteria for Approval of a rezoning application can be found in [Sec. 146-401 \(C\)](#) of the Zoning Code. As was stated in the response to your zoning inquiry, staff would be supportive of a rezone to an R-2 Medium Density Residential zone district. Staff does not support a rezone of the site to the R-4 High Density Residential zone district because of the size of the site and the incompatibility with adjacent development. An R-2 zone is the most compatible. An R-4 request would be considered a “spot zone”. Additionally, during your pre-application meeting the possibility of including ground floor amenities was discussed, such as a fitness center or 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. In order to assist with a determination on the necessary course of action, a detailed Operations Plan should be included with your first submittal detailing these proposed accessory uses, the type of business, hours of operation, parking plans, and any other relevant details.

A replat will also be required for this property. This replat will impact the existing church property, requiring authorization from the church as a co-applicant and an amendment to their existing site plan. Additional easements may have to be dedicated by a separate document and there may be a need for a license agreement for any encroachments. These processes take 6-8 weeks to complete. Please review comments from Real Property for further detail.

Response: We are now governed by the Aurora Unified Development Ordinance. Under this ordinance the property is now zoned as R-3, Residential – Medium Density Multifamily District. The proposed use is compatible with the R-3 zone district and no rezone request is required.

One adjustment is being requested to allow the height of the building to be 55 feet. The R-3 zone restricts the height of buildings to 45 feet. This adjustment is made based on the upper story of the building being set back at least 30 feet along the front of the building. This frontage has the most impact on adjacent R-3 residential property and mitigates the effect of the additional height.

Operation Plans are included with the submittal of the Site Plan for the accessory uses. Please refer to these plans.



There is no replat necessary for this application. The proposed residential building will be contained fully within Lot 2, Rising Star Subdivision Filing No. 2. There are revisions being made to the site layout within Lot 1 that will have to be reflected on a site plan amendment for the Rising Star Baptist Church Site Plan.

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. An 8 foot tree lawn and 5.5 foot detached sidewalk are required for this site. In addition to the public streets, an internal private street network is needed to provide for efficient vehicle circulation, and cross access agreements may be required for any shared access with the church property.

Response: The public street frontages currently meet the City design standards. An internal private drive network also exists and will be maintained. The developer and the church are working closely on developing this plan.

3. Site Design Issues

3A. Density of Use.

The proposed level of density for this project is inconsistent and incompatible with the surrounding area. Staff recommends a rezone of this property to an R-2 Medium Density Residential zone district would allow a maximum height of 35 feet and require at least 3000 square feet of site area per dwelling unit.

An R-4 High Density Residential District would allow for 60 feet in height and 1000 square feet of site area per dwelling unit.

Response: We are now governed by the Aurora Unified Development Ordinance. Under this ordinance the property is now zoned as R-3, Residential – Medium Density Multifamily District. The proposed use is compatible with the R-3 zone district and there is no maximum residential density listed.

3B. Building Orientation

As discussed in the pre-application meeting, please ensure that the building is setback from the parking lot on the northern side enough to accommodate the required building and site perimeter landscaping and parking lot buffering as required by the landscape code. Please review landscaping comments for more details.

Additionally, private outdoor space should be provided for the ground floor units on the northern side of the building, along with screening from the parking lot. All ground floor units should have direct access to abutting streets or internal drives. This should be indicated on the site plan.

Response: Private outdoor patio areas are included in this plan for all ground floor units on the north side of the building. These patio areas are provided with perimeter landscape beds. These patios also provide direct access to internal circulation.

3C. Pedestrian Circulation

Please indicate all sidewalks and pedestrian circulation throughout the site, including interconnectivity between this proposal and the church property. A handicap accessible pedestrian network should be provided for residents around all sides of the building, and connect with all site amenities and to the adjacent street networks. With the high volume of vehicles during church activities, it is important to minimize conflicts between pedestrians and vehicles.

Response: Sidewalks and connectivity is shown. Handicap accessibility is along the south and west sides of the building.



3D. *On-Site Vehicular Circulation*

Please provide an on-site vehicle circulation plan with your site plan, detailing traffic flow throughout the site, with consideration given to impacts between this development and the overall Rising Star church site. Shared access will have to be defined and all necessary documents, easements, etc. will need to be approved as part of this application.

Response: The internal circulation is existing and will remain essentially unchanged. Primary access for the new residence will be from the existing drive entrance on E. Iowa Avenue. Secondary access is through the existing drive entrance on S. Dayton Street on the south side of the church. The developer and the church are working together to define the cross-access agreement.

3E. *On-Site Amenities and Use of Open Space*

With your application, please indicate whether the proposed park on the site will be private for residents only, or open to the neighborhood. The proposed design and amenities for the park area should be detailed in the site plan. Code suggests the inclusion of amenities such as benches, gardens, or playground areas to provide usable outdoor recreation space for the residents.

Additionally, Sec. 146-502 Table 5.2 of the zoning code requires that at minimum 45% of the site area is landscaped open space. If the proposed rooftop decks are meant to be private outdoor space for only the top floor units, these areas cannot be considered towards this requirement. If all or a portion of the rooftop decks were made accessible to all residents of the building, then this area could be factored in to the consideration of a waiver to the 45% open space requirement. Further information on the process and criteria of approval for a waiver request is provided in section 8 of this letter.

Response: The proposed park is not intended to be private but its orientation will be more conducive to the residents or church members to use. An interior walk and small gazebo will provide ease of access and a group amenity. Other seating will also be provided. The interior of the park area will be open for other activities.

The UDO does not specify a minimum open space requirement.

3F. *Parking*

On-Site parking is required by [Section 1504](#) of the Zoning Code. Based on residential parking requirements and the information provided, 51 units, comprised of approximately 20% 1 bedroom units, 60% 2 bedroom units, and 20% 3 bedroom units, you will need an approximate total of 112 spaces, with 97 resident parking spaces and 10 guest parking spaces, and 5 accessible spaces. This is subject to change based on changes to your mix of units and unit counts.

Additionally, [Code Section 146-1504\(E\)2](#) states that "only spaces contained within a use's lot area may be counted". As such, the proposed on-street parking cannot be counted towards your required number of parking spaces. As per code, multi-family buildings shall have at a minimum 35% of the required parking covered with at least 17% within garages that are attached to the building. Your proposal to have an integrated garage meets this requirement.

Response: The UDO parking requirement is for 1 space per dwelling unit plus 1 space for every 5 dwelling units for guest parking. For the proposed 50 units, this translates into a parking requirement of 60 spaces. This would lead to a required 3 accessible spaces. The plan calls for 50 spaces to be provided in the lower level parking garage plus 14 surface parking spaces along with 4 handicap accessible spaces.

3G. *Site Lighting*

[Section 146-1509\(H\)](#) governs the design of parking lot lighting. In general, code requires that parking areas are illuminated as unobtrusively as possible to meet the functional needs of safe circulation and of protecting people



and property. Please review this section of code for more specifics on the technical requirements for parking lot lighting. Additionally typical details of lighting must be provided on the plan and/or building elevations.

Response: A photometric plan is provided. The new parking lot is being illuminated similarly to the exiting lighting and will pose no adverse effect on the surrounding properties.

4. Landscape Design Issues

The landscape criteria have changed substantially since the pre-application meeting. The landscape plan as presented is intended to meet the requirements of the new UDO requirements.

Standard Right-of-Way Landscaping. Provide one shade/street tree per 40 linear feet of street frontage along E. Iowa Avenue and S. Dayton Street. Existing street trees in good health may be used to meet this requirement but must be shown as an existing tree on the landscape plan.

Response: The existing street frontages are shown and additional trees are being added to fill in where needed.

Landscape Street Buffers. Provide a 20' wide landscape street frontage buffer along E. Iowa Avenue and S. Dayton Street. Buffers are measured inward from the back of walk.

Response: This requirement is the same under the UDO. The building frontage along Iowa Avenue is about 16 feet. With the full 8-foot tree lawn and interspersed ornamental trees and shrub beds in the street buffer area we believe that this treatment meets the intent of the code.

Along S. Dayton Street the landscape buffer from the existing back of walk to the parking lot curb line is about 8 feet. However, the tree lawn in this area is a little over 13 feet wide, increasing the total landscape and walk set back to nearly 27 feet from the flowline of Dayton Street. This is similar to the setback to the townhomes on the south side of Iowa Street. Also, the existing parking on the west side of the church to the north is only about 4 feet from the back of walk along Dayton. Again, we feel as though this is sufficient landscaping to serve the needs for this corner. The alternative will be to squeeze down the size of the proposed parkette in the middle of this site. This amenity is seen as more useful and important to the overall project.

Non-Street Frontage Landscape Buffer – Provide a 25' wide non-street perimeter landscape buffer along the northern and western property boundary lines with the existing church.

Response: This requirement is for a 20-foot buffer at non-residential property lines under the UDO. However, the existing site contains the parking lot to the north side of the proposed building with the drive running across the northern 23 feet of Lot 2. The plan calls for landscape buffered patio areas along the north side of the building for the use of the ground floor residents. These patios are 19 feet deep and provide the residents with buffered outdoor space.

The building is set back 5 feet from the western lot line. To the west side is the proposed parkette that buffers this side of the site.

Building Perimeter Landscaping. This requirement changed under the UDO from the previous criteria.

Response: The south side of the building facing Iowa Street has the front landscaping. The west side is adjacent to the proposed parkette. The patio areas and peripheral landscaping for the patios are aligned along the north side of the building. All four corners of the building have landscape treatment.

Parking Lot Landscaping and Screening. Both interior and exterior parking lot landscaping is required.

Response: The proposed parking lot is well landscaped with interior islands and perimeter landscape treatment.



5. Architectural and Urban Design

5A. *Design Standards*

Response: High quality architectural design is used throughout this project. A variety of surface treatments and materials and colors are used on all four sides of the building with setbacks in the height of the building facing E. Iowa Avenue.

Parking Garage:

The parking garage is located entirely underneath the building footprint, with the access ramp located at the West face of the proposed condominium complex. As shown on the landscape plans, the access ramp will be screened from the viewpoint of the Rising Star Missionary Baptist Church through the addition of an island along the North edge of the ramp, and plantings surrounding the South and East edges of the access ramp retaining walls.

Pedestrian Friendly Design:

Emphasis has been placed on providing a pedestrian-friendly atmosphere that promotes foot traffic and visual interest. As shown on the landscape plans, we will incorporate the addition of a 15,700 square foot parkette, which will include various landscape features, such as a pavilion, benches, walkways, and sitting area(s).

Plantings and pathways have also been incorporated within the South building setback to promote a pedestrian friendly design from the front face of the building. To mitigate the perception of height, several building step-backs have also been incorporated in the design of the proposed condominium complex, as shown on the attached Elevations.

5B. *Residential Design Standards*

Response: The exterior of the proposed condominium complex will be clad entirely with a combination of stucco, brick / brick veneer, and stone / stone veneer.

5C. *Screening of Roof Top Mechanicals.*

Response: The proposed condominium complex currently includes an 18-inch rooftop parapet, which can be extended, if need be, to hide any rooftop appurtenances.

Sincerely,

ENGINEERING SERVICE COMPANY

A handwritten signature in black ink that reads "David R. Addor".

David R. Addor, P.E.

Project Manager

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