

Planning Division
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303.739.7250



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October 13, 2021

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

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

Dear Mr. Bruckal:

Thank you for your initial submission, which we started to process on September 20, 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. Please revise your previous work and send us a new submission on or before Friday, November 4, 2021.

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.

Your estimated Planning Commission hearing date is still set for Wednesday, December 8, 2021. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained, to include checking with adjacent builders if development activity and/or sales are taking place on properties adjacent to your site.

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\2105-01rev1



Initial Submission Review

SUMMARY OF KEY ISSUES

- Address neighborhood comments and update building elevations. (Planning)
- Address all Planning redlines and comments in your resubmittal. (Planning)
- Acknowledge if there will be fence in addition to the retaining wall. (Landscaping)
- Site Plan won't be approved until the preliminary drainage report is approved. (Civil Engineering)
- Traffic comments will be provided in the next review. (Traffic)
- Address comments regarding Knox Boxes, Fire Lane, and FDC. (Life Safety)
- Demonstrate how runoff from this area is conveyed to the area inlet. (Aurora Water)
- Begin easement release process. (Real Property)
- RTD and Arapahoe County have no comments regarding this project.

PLANNING DEPARTMENT COMMENTS

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

- A. In your comment response letter, adequately address all neighborhood comments. Staff will make a determination during the next review whether a neighborhood meeting will be required.
- B. Marsha Moss, mossmarsha@aol.com / 303-437-7549
Comment: My property is surrounded by this development. I need to talk to someone for a better understanding of the drawings and what is proposed to be done at my property lines. My main questions are about the 15' buffer and drainage. The buffer is on my property so what does that mean for me? As for drainage, the narrative for the plans indicates some drainage would be directed to my property. This past summer Miles Bruckal stopped by and proposed giving me some dirt for landscaping my property in such a way as to eliminate their need to build retaining walls around their property line. I have said neither yes nor no to this proposal since I haven't seen anything specific to agree to.
- C. Megan Youngblood, megan.youngblood@rowcal.com / 720-774-4153
Comment: I personally would prefer the Memory Care center over a 56-unit apartment complex. I feel an apartment complex will potentially bring more issues to the area.
- D. A 30-foot setback from Chambers Road is required. Please label all setbacks on the Site Plan.
- E. The primary façade which is the west elevation should have main pedestrian entry per city code. Label on the Site Plan and elevation.
- F. Add an enhanced entry design to the main entrance off of Chambers Road. There should be an accentuated entrance using one of the following methods – projected mass, recessed mass, corner entry, roof form variation, awning or sunshade device. This should be shown in updated elevations.
- G. On-site outdoor space shall be a minimum of 20% of the site. The outdoor space should be usable green spaces for unstructured recreation, playgrounds, outdoor swimming pools, athletic courts, and common gathering spaces such as plazas and courtyards. A significant portion of the outdoor space should be consolidated in a centralized portion of the development. Currently this proposal doesn't meet this requirement. Label the open space so staff can determine if the 20% requirement is being met. Also, call out the dedicated amount of open space in your data table on the cover sheet.
- H. Identify the building length on your elevations. The maximum building length in Subarea B is 200 feet.
- I. Correct the maximum building height in Data Block – Lot 1 from 60' to 45' per city code for Subarea B. Add an Amendment Block to the cover sheet.
- J. Update the Letter of Introduction to add the number of units being provided and not just total bedrooms.
- K. The required number of accessible parking spaces is three (3). Update the data table and Site Plan to meet this requirement.
- L. Add the number of required and provided bicycle parking spaces to the data table. Call out the number of bicycle parking spaces being provided on Sheet 2.



- M. The current elevations do not meet the building design standards for four-sided design. Incorporate more façade character elements, vertical and horizontal articulations into all the elevations. Refer to Table 4.8-1 for building design standards and Table 4.8-8 for required façade elements for elevations. Provide a matrix showing how the elevations meet design requirements.
- N. Include fence elevations for the dog park in your next submission. Chain link fencing, with or without slats, is not a permitted material.
- O. At least 40 percent of resident parking should be in garages or carports and at least 50 percent of those garages and carports should be attached to a primary residential structure, directly or through a roofed structure with partial sidewalls or without sidewalls, rather than freestanding garages or carports. Provide an explanation for staff regarding how this is being met and reflect the numbers and percentages in the data block.
- P. The detached garages should be faced with the same mix and percentage of materials as the primary building.
- Q. Identify material being used in “lap siding” on elevations.
- R. Include an accessible route from the main building entry to the public way.

7. Addressing (Philip Turner / 303-739-7271 / pcturner@auroragov.org)

- A. Approved, no comments.

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

Sheet LP-1

- A. Do not include the interior of the building. Just a heavier building outline.
- B. The Site Plan calls out a fence in the same area as a retaining wall, but the landscape plan does not include that. Will there be a fence in addition to the retaining wall?
- C. Add the ornamental grass and perennial symbology to the legend.
- D. Ornamental trees shall be 2” diameter.
- E. The Plant List font is too small and light.
- F. Please remove the boxwoods from the plant list as they don’t perform well here.

Sheet LD-1

- G. Move the Key Map to the Landscape Plan sheet and hatch the plan area represented in the map.
- H. Update the notes provided based upon the comments.
- I. While mulch treatments have been described, neither of the mulch treatments are specific to where they will be used.
- J. The table provided is too small and too light.
- K. Update the table per the comments provided.

Sheet LD-2

- L. Provide a detail of the retaining wall including height, color and material.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

9. 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. Existing drainage easement needs to be vacated.
- C. Please label fire lane easement radii. (typ)
- D. Please label curb return radii. (typ)
- E. Label cross pan.

Sheet 3:

- F. Label slope in concrete pan. Minimum slope for concrete is 0.5%



- G. Please add slope labels around building: minimum slope away from the building is 5% for 10' in landscape areas, minimum 2% for impervious areas.
- H. Please label slopes. Max 3:1.
- I. Minimum pavement slopes: 1% for asphalt.
- J. Any permanent BMP requires a drainage easement and an access easement connecting to ROW - please show on this plan.
- K. Please show the Base Flood Elevations in the channel per the floodplain report/analysis. Lowest floor of residential units is required to be 2' above the base flood elevations.
- L. Please add railing to all walls greater than 30".
- M. Max 4% cross slope in proposed fire lane. (typ) Max 8% in parking areas.
- N. Please include a typical section of the wall.
- O. Add a note indicating if the storm sewer system is public or private and who will maintain it.
Sheet 4:
- P. Add a note indicating if the storm sewer system is public or private and who will maintain it.
Sheet 5:
- Q. Please ensure trees are a minimum of 10' from storm sewer

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

- A. Traffic comments will be provided in the next review.

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

SHEET 1:

Sheet CS-1/Cover Sheet:

- A. See comment related to duplicate note.

Sheet SP-1/Site Plan:

- B. See comment related to Knox Box.
- C. See comment related to FDC.
- D. See comment related to fire lane signage spacing.
- E. See comment related to dead-end fire lane.
- F. See comment related to bold dashed line to delineate the fire lane.
- G. See comment related to parking blocks.
- H. See comment related to duplicate note.

Sheet UP-1/Utility Plan:

- I. See comment related to Knox Box.
- J. See comment related to FDC.

Sheet 8 of 11/Building Elevations:

- K. See comment related to Knox Box.
- L. See comment related to FDC.

SHEET 10 of 11/Photometric Plan:

- M. See comment related to minimum illumination.

12. Forestry (Jacque Chomiak / 303-739-7178 / jchomiak@auroragov.org /)

- A. Approved, no comments.

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

- A. Demonstrate how runoff from this area is conveyed to the area inlet.
- B. Label storm sewer and water quality device as private. Provide access to manholes via a maintenance trail to the manholes.



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

- A. See the Note change on the first page. There are several easements labeled to be vacated by separate document. Begin this easement release - contact Andy Niquette at releaseeasement@auroragov.org to start the process. If any easements need to be dedicated by separate document, then contact Andy Niquette dedicationproperty@auroragov.org to start the processes.

15. Arapahoe County Planning Division (Terri Maulik / 720-874-6650 / tmaulik@arapahoegov.org)

- A. Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other departments and/or divisions may submit comments.

16. Regional Transportation District (RTD) (Clayton Woodruff / 303-299-2943 / clayton.woodruff@rtd-denver.com)

- A. RTD has no comments for this project.