



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

Worth Discovering • auroragov.org

February 2, 2022

Bart French
MAA Communities
5040 Addison Circle, Suite 200
Dallas, TX 75001

Re: Third Submission Review – MAA Abilene Multi-Family - Site Plan
Application Number: **DA-2292-00**
Case Numbers: **2021-4029-00**

Dear Mr. French:

Thank you for your third submission, which we started to process on Friday, January 14, 2022. We have reviewed your plans 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 remain, you will need to make another submission. Please revise your previous work and send us a new submission **after** your Planning and Zoning Commission Hearing on Wednesday, February 9, 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.

Your Planning and Zoning Commission public hearing date is set for Wednesday, February 9, 2022. 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.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7259 or amuca@auroragov.org.

Sincerely,

Ariana Muca, PLA
Planner I

cc: Elyse Applegate - Norris Design 1101 Bannock Street Denver, CO 80204
Ariana Muca, Case Manager
Meg Allen, Neighborhood Services
Brit Vigil, ODA
Filed: K:\\$DA\2292-00rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Items regarding verbiage, public art type and timeline need to be updated before approval. (Public Art)
- Continue working to complete the easement release documents with Andy Niquette. (Real Property)
- Review and edit slopes based on city standards (Public Works).
- The difference in information in the Introduction Letter and Data Block needs to be rectified (Planning).
- Tree mitigation fee needs to be paid before the project can move to recordation (Forestry).
- Aurora Schools' student yield is attached below.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. Thank you for completing a neighborhood meeting on November 17, 2021. As the process continues, all registered neighborhood groups and HOAs in a one-mile radius and abutting property owners will be updated and sent a letter regarding the Public Hearing on this case. Continue to do outreach and be prepared to speak on neighborhood outreach at the Public Hearing to Commissioners. There have been no new comments during the third review process.

2. Introduction Letter

2A. The introduction letter and site data block have two different parking estimations. Please be consistent and resubmit the introduction letter.

3. Completeness and Clarity of the Application

3A. Confirmed there will be no monument signage. If monument signage wants to be pursued, minor amendment application will be necessary. Monument signage is not affixed to building elevations but a freestanding sign on the ground plane. If there will be monument signage of this nature, please get in touch with your case manager, as this information needs to be part of the planning and zoning commission hearing.

4. Architectural and Urban Design Issues

4A. As part of your public art plan, there is a pedestrian bridge. This will need to be reviewed by other departments and needs to be part of the site plan package.

5. Landscaping Issues (Kelly Bish / 303-739-7185 / kbish@auroragov.org / Comments in bright red)

5A. Landscape comments will not be part of the third review. Comments will be provided via technical.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

6A. *Repeat Comment:* The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved. Advisory: the PDR review was returned on 12/15/21 and no subsequent submittal has been received. Please resubmit the PDR prior to site plan resubmittal.

3 of 18

6B. Include material in retaining wall label.

5 of 18

6C. Can the existing grading be sent back so the proposed improvements are printed on top?

6D. Please include additional slope labels to show positive drainage away from the building. Minimum 5% for impervious areas. Typical for the courtyard areas

6E. Please add a slope label in here.

6F. Revise the location of this dimension.

6G. Minimum 2% slope in unpaved areas.



7. Traffic Engineering (Steven Gomez / 303-739-7336 / sgomez@auroragov.org / Comments in amber)

7A. No further comments.

8. Utilities (cstephen@auroragov.org/ 303-653-6846/ cstephen@auroragov.org / Comments in red)

8A. No further comments

9. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

3 of 19

9A. *Repeat Comment:* See comments for fire lane sign locations.

9B. See comment to provide 26' fire lane easements.

9C. *Repeat Comment:* See comment for median on Florida Ave. Fire Life Safety is working with the Fire Department on this issue.

9D. See comment for fire lane sign location.

9E. See comments for fire hydrant and pocket utility easement.

9F. See comment to separate fire lane easements from pocket utility easement.

9G. See comment to relocate the FDC.

9H. See comments to provide and label Knox boxes at main entrance.

Elevations Sheet

14 of 19

9I. See comment to revise knox box & FDC to match site sheet.

15 of 18

9J. See comments for knox box & FDC.

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

10A. Begin dedication process for all proposed easement dedications and vacations. Contact Andy Niquette at dedicationproperty@auroragov.org & releaseeasements@auroragov.org to start the separate documents processes. These will need to be completed before the site plan approval.

Cover Sheet

1 of 19

10B. Under Parcel B add City of Aurora.

10C. Check this info - different on the graphic page under Parcel A.

Site Plan

3 of 19

10D. *Repeat comment:* Send in a copy of the recorded release.

10E. *Repeat Comment:* License Agreement needed for the walls and handrails in the easement.

10F. Begin dedication process for all proposed easement dedications and vacations. Contact Andy Niquette at dedicationproperty@auroragov.org & releaseeasements@auroragov.org to start the separate documents processes.

11. Addressing (Phil Turner / pturner@auroragov.org)

11A. *Repeat Comment:* Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: tinyurl.com/3xe6ds46 or by contacting CADGIS@auroragov.org



12.PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org)

12A. No further comments.

13. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple)

13A. Any tree less than 4" in diameter does not require mitigation. Remove these trees from the tree mitigation table and recalculate.

13B. Aurora Forestry cannot approve plan until tree mitigation has been paid.

14.Public Art (Roberta Bloom / 303-739-6747 / rbloom@auroragov.org)

14A. Please note that there is no approved public art plan. Anything done prior to the approval of the public art plan can not be counted toward the public art requirement. Public art plans must be approved by the Director of Library and Cultural Services.

14B. The timeline indicates that “Calls for entry will begin Q1-Q1 of 2022. We are currently well into Q -1 of 2022. Work should not begin until there is an approved Public Art Plan.

14C. “What is meant by the “Aurora Entitlements Process?”

14D. All locations should be exterior and publicly visible and accessible. It appears that two sites are indicated on the map are interior sites.

14E. The images submitted of the shelter and bridge appear to be basic industrial design. These types of industrial projects cannot be funded using the public art funding. Bridges and shelters, or upgrades to bridges and shelters, can be funded through this process if they are designed by an artist (as defined within the guidelines) and if the artist fabricates them or oversees and approved the fabrication and installation of them.

14F. Please address these concerns and resubmit with the revisions.

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

15A. See below for comments.

AURORA PUBLIC SCHOOLS - STUDENT YIELD

10/21/2021

MAA Abilene Multi-family - DA-2292-00

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW		0.3	0
MF-HIGH	259	0.145	38
TOTAL	259		38

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	19	0.04	10	30	0.03	8	38
TOTAL		19		10	30		8	38

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	19	0.0175	0.3399
MIDDLE	10	0.025	0.2590
HIGH	8	0.032	0.2486
TOTAL	38		0.8476

16.RTD

16A. No comments for this project.