



Planning Division
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April 14, 2022

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

Re: Technical 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 second technical submission, which we started to process on Wednesday, April 6, 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.

Another technical submittal is required to address the remaining issues on the Site Plan. The site plan issues are minor, but some larger outstanding items are outstanding. These items can be dealt with by individual departments such as Real Property, Public Works, Public Art, and Forestry. The date to resubmit is a loose suggestion. A recommendation to complete the outstanding items before the next resubmittal. Please address all comments in the review letter and resubmit the document before or on Friday, May 6, 2022. Once all remaining issues have been resolved, final mylars can be submitted.

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 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\2292-00tech2.rtf



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Public art plans must be approved by the Director of Library and Cultural Services (Public Art).
- Some of the easement do not match the dedicating document. Please check the names indicated. (Real Property)
- Complete the Preliminary Drainage (Public Works).
- Tree mitigation fee needs to be paid before the project can move to recordation (Forestry).
- There is a double rock mulch hatch being provided within the detention pond area. Please eliminate one. (Landscape)
- Aurora Schools' student yield is attached below.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. No further comments.

2. Introduction Letter

2A. No further comments.

3. Completeness and Clarity of the Application

3A. No further comments.

4. Architectural and Urban Design Issues

4A. No further comments.

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

Landscape Plan

Sheet 10 of 19

5A. There is a double rock mulch hatch being provided within the detention pond area. Please eliminate one.

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.

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6B. Please dedicate it as an access easement as well -the fire lane.

7. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@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)

9A. No further comments

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

10A. Some of the easement do not match the dedicating document. Please check the names indicated. There are several easements listed to be dedicated or released (vacated) by separate document. Please begin this process and submit



the documents to dedicationproperty@auroragov.org and releaseeasements@auroragov.org. The site plan cannot be approved until the documents are ready to record. Some of my comments are phrases or inserts, so they are not always Capitalized. This does not present any less importance to the phrases or inserts. All the comments are based on the visual representations from the documents, by text or graphics.

10B. There are many comments on the site plan – please review.

Site Plan

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- 10C. Check name of fire lane utility easement.
- 10D. Add: "to be dedicated by separate document" in several highlighted instances.
- 10E. Label this easement and vacate by separate document – northeast corner.
- 10F. Check this name – see site plan. In a couple of places.
- 10G. License Agreement needed for the walls and handrails in the easement.
- 10H. Add B&D to southwest corner.
- 10I. Fire lane should be two words.

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

11A. No further comments.

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. *Repeat Comment:* 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.

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