

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



December 6, 2022

Brian Botnick
Botnick Realty
1855 S Pearl Street, Suite 20
Denver, CO 80210

Re: Second Submission Review – Bloom at Sterling Hills Site Plan
Application Number: **DA-1052-25**
Case Numbers: **2022 4044 00**

Dear Mr. Botnick

Thank you for your second submission, which we started to process on Wednesday, November 16, 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 on or before Wednesday, December 28, 2022. Moving to the hearing, all adjustment language must be finalized. 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 changes to your documents other than those requested, be sure to list them in your letter.

Staff encourages an interdepartmental meeting. These coordination meetings can be set up through the project manager Brit Vigil (bvigil@auroragov.org). To meet directly regarding planning questions, please get in touch with the case manager – Ariana Muca (amuca@auroragov.org).

Your estimated Planning and Zoning Commission public hearing date is tentatively set for Wednesday, February 8, 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: Matt Buono Centerpoint Engineering
Ariana Muca, Case Manager
Scott Campbell, Neighborhood Services
Brit Vigil, ODA
Filed: K:\SDA\1052 25rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The landscape plans are missing correct plant quantities, parking lot landscaping, and buffer requirements. Is this application asking for landscape adjustments? If not, it must conform to the code (Landscape).
- Further questions on amenity space and building to street code requirements (Planning).
- Please enlarge the sidewalks along East Villanova Place (Public Works).
- Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible (Addressing).
- Minor questions regarding labels and site clarity (Fire and Life Safety).
- Inlet conflicts with the dog park, inlets will need to be adjusted (Utilities).
- Continue to work with the City of Aurora for necessary Easement releases and Dedications (Real Property).
- Minor Site Plan comments (Traffic).

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No citizen comments at this time.

2. Completeness and Clarity of the Application

- 2A. This application should not have been accepted without an introduction letter. An introduction letter is required ahead of the hearing. Include the number of units in the introduction letter.
- 2B. *Repeat Comment:* Adjustments may need to be established for the application. All adjustments need to be added to the site plan's introduction letter and cover page. Typically, this will include an explanation of why the code cannot be met and mitigations measures proposed to meet the purpose and intent of the regulation being adjusted.
- 2C. Question on adjacent parking spaces – please define. Is this on-site?
- 2D. *Repeat Comment:* Please identify the adjacent zone districts on Sheet 2 – the site plan.
- 2E. *Repeat Comment:* The scale and north arrow should be on every sheet.
- 2F. Please bolden the property line. It appears as if there is a potential conflict with a building and parking.
- 2G. Please include a scaled context site plan of parcels 15 and 5 per the Hutchinson Heights Master Plan to understand the site circulation with reference to block length. Per Section 146-4.3.9, the maximum block length and width shall be 700 feet, and the perimeter of new blocks created for residential development, measured at the curb line of adjacent streets, shall not exceed 2,800 feet. In addition, each block shall be bordered by public or private streets meeting the requirements of Section 146-4.5 or by private common space or dedicated parkland or open space at least 30 feet in width with a sidewalk connecting one street to another. The overall aim is to create a logical street and sidewalk network within the development.
- 2H. Please include an avigation easement as part of the submittal.

3. Adjustments

- 3A. The site plan is currently not meeting UDO standards in terms of covered parking, amenity space, street frontage, outdoor staircases, four-sided building design, and various landscape requirements. Staff encourages the applicant read through the review and meet to discuss design ideas ahead of the second submission.
- 3B. Please include the amount of amenity space S.F and the percentage on the Data Block. Staff is concerned that the application is not meeting the 20% amenity space requirement. Balconies, a dog park, and a pool can all be included in the amenity space count. Landscape buffers, detention, and the clubhouse building would not be considered in the amenity space. <https://aurora.municipal.codes/UDO/146-3.3.2.H.7>. There is a potential that the site plan is not meeting the 20% amenity space requirement.
- 3C. Each multi-family dwelling unit structure shall be accessed from a public or private street. Each primary structure shall be arranged so that the primary façade and each façade with the main pedestrian entry orients onto and provides direct pedestrian access to, one of the following. A public or private street; A public park, open space, or common green; A plaza or courtyard; or A pedestrian passage. Only Buildings E and F meet



code standards. Staff recognizes the large amount of grade on-site, but an adjustment request will need to be made. Buildings B, C, and D front East Villanova Place, which is a strong mitigation effort. Building G is isolated, not fronting a street and with no relationship to a street. How will building G mitigate code section <https://aurora.municipal.codes/UDO/146-4.8.4.B.1> ?

- 3D. Review the landscape notes as there are further adjustments.

4. Urban Design Issues

- 4A. The expectation is for a sidewalk connection to Villanova at the northwest corner and a connection to Flanders on the east.
- 4B. Thank you for including your parking space dimensions. City of Aurora standards for widths is 9', not 10' if you would like to decrease the carport space width.
- 4C. Please include the property line on the photometric site plan – page 14 of 17.

5. Architecture Issues

- 5A. The architecture has greatly improved from reviews 1 to 2 – thank you.
- 5B. Building F on the northern edge does not meet the 15' front setback requirement.
- 5C. Thank you for including the community building as part of the elevations.
- 5D. *Repeat Comment:* Upload a material/color board as a PDF with the next submittal that includes a picture/detail of the proposed materials and colors. This is part of the hearing package.

6. Landscaping Issues (Bill Tesauro / 954-266-6489 / btesauro@auroragov.org / Comments in bright red)

Overall Comments

- 6A. Please provide and label all the proposed site triangles on the landscape plans. Also, please be sure to keep the proposed tree outside them.
- 6B. Please provide and label all proposed stop signs on the landscape plans. Also, please keep the proposed trees at least 50' in front of them.
- 6C. Please label all proposed lights on the landscape plans. Also, please be sure to keep the proposed tree canopy away from them.
- 6D. Please provide and label the property lines on the landscape plans.

Sheet 5 - Landscape

- 6E. Please darken the proposed ground cover hatching on the landscape plans and table.
- 6F. Please label the 25' wide landscape buffer and provide the required existing trees and shrubs on the landscape plans. NOTE: The landscape street buffer chart indicates them as existing. However, not everything is on indicated in the plans.
- 6G. Please label and provide the required existing trees and shrubs for the curbside landscaping.
- 6H. Please label the proposed shrubs circled correctly.
- 6I. Please label the trees not labeled on the plans.

Sheet 6 - Landscape

- 6J. Please provide the existing required trees and shrubs for the curbside landscaping on the landscape plans.
- 6K. Please provide the required street landscape buffer trees and shrubs on the landscape plans. NOTE: The landscape street buffer chart indicates them as existing. However, not everything is indicated on the plans.
- 6L. Provide the required tree in the landscape island as noted.
- 6M. Please label the stop sign on the landscape plan.
- 6N. Please provide the proposed type of seed mix being utilized.
- 6O. Please recheck the quantity counts on the circle trees on the plan list, as they do not add up.
- 6P. Please provide the required water usage required for each plant on the plant list.
- 6Q. Please correct the tagline as noted on the plans.
- 6R. Please label the tree circled on the plans.
- 6S. Please provide detail for the proposed retaining walls.



6T.

Sheet 7 - Landscape

- 6U. Please provide the required and provided trees and shrubs for both landscape street buffers on the chart.
- 6V. Please provide the required and provided curbside landscape trees and shrubs on a landscape chart.
- 6W. Please provide the required and provided trees and shrubs on for the proposed Detention Pond on a chart.
- 6X. Please correct the required and proposed trees and shrubs on the two no-street landscape buffers, as they are incorrect.
- 6Y. Please provide the percentages of each item on the water use table and with no more than 33% sod.
- 6Z. Please add the required landscape notes regarding utility easements and a statement, for the proposed surface material in the required landscape notes. NOTE: Please see the required notes in the landscape Manual.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**7. Addressing** (Phil Turner / 303-739-7271 / pcturner@auroragov.org)

- 7A. 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:

<http://tinyurl.com/AuroraCAD> or by contacting CADGIS@auroragov.org.

8. Civil Engineering (Julie Bingham/ 303-739-7403 / jbingham@auroragov.org)

- 8A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

*Cover Sheet**1 of 15*

- 8B. Please add the following note: The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Street light and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing the site location of lights, electrical one line, and grounding details shall be submitted to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the street lights are required. Certificates of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.

*Site Plan**2 of 17*

- 8C. If this is accurate (east Villanova Place), the sidewalk needs to be widened to a minimum of 5.5' to meet City/ADA standards.
- 8D. Double-check radius dimensions.
- 8E. Remove detail numbers.
- 8F. Remove information indicated off the site plan.
- 8G. Show/label the drainage easement on this sheet.
- 8H. Show the location of the maintenance access path. Access should be provided internally to the site. Check Section 6.39 in the Drainage Manual for additional maintenance path requirements.



Grading Plan

3 of 17

- 8I. Advisory: ensure the tiebacks for the proposed wall will not encroach on the neighboring property.
- 8J. Provide a typical section for the walls. Include the material, heights, and railing.
- 8K. Min 2% slope in unpaved areas.
- 8L. Label the max height or height range for all walls, typical.
- 8M. Need a scale and a north arrow on this sheet.
- 8N. Provide slope arrows or spot elevations indicating that the max slope in any direction for the ADA parking spaces is 2%.
- 8O. Verify with Aurora Water whether this note is appropriate.
- 8P. Check this leader location.
- 8Q. Provide a new drainage easement that encompasses the full pond. The access easement should connect the drainage easement to the ROW from internal to the site.
- 8R. Show the location of the maintenance access path. Access should be provided internally to the site. Check Section 6.39 in the Drainage Manual for additional maintenance path requirements.

Utility Plan

4 of 17

- 8S. Need a scale and north arrow on this sheet.
- 8T. Show/label the drainage easement on this sheet.

Landscape Plan

5 & 6 of 17

- 8U. Coordinate the location of the proposed concrete pan with the landscape plan, typical.

9.Traffic Engineering (Sylvia Lopo / 303-339-0440 / slopo@auroragov.org / Comments in amber)

- 9A. Traffic Study has been approved.

Cover Sheet

1 of 17

- 9B. Add a note: The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of the Manual on Uniform Traffic Control Devices (MUTCD) and City standards, and shown on the signing and striping plan for the development.

Site Plan

2 of 17

- 9C. Add stop sign.
- 9D. Label curb ramps, typical all crossings.
- 9E. Label where No Parking signs will be placed along the Fire Lane easement.

Grading Plan

3 of 17

- 9F. Add stop sign.
- 9G. Add a handicap sign at each handicap stall. ADA should be included in "Site Plan" sheet, not Grading Plan.

10.Utilities (Steven Dekoskie / 303-739-7490/ sdekoski@auroragov.org / Comments in red)

Site Plan

2 of 17

- 10A. The storm inlet can't be located in the dog park. We don't want dog excrement entering the storm system. Provide water quality for the dog park.
- 10B. Label all water meter sizes and dimension easements.



Utility Plan

4 of 17

- 10C. No inlets in the dog park. We don't want to pollute the stormwater system with animal excrement. Water quality is required to treat the runoff from the dog park.
- 10D. Pool backwash to drain to the sanitary sewer.
- 10E. 15" water meter will only serve a max of 150 fixture units. Buildings 1,3,4,5,6 will require a 2" water meter. Buildings 2 & 7 will require a 1.5" water meters.
- 10F. MH's can't be in the curb and gutter.
- 10G. Label sewer service sizes - all buildings.
- 10H. 8" gate valves on the main are required to isolate each fire hydrant.
- 10I. No 90-degree bends on the water main. Use 2 - 45 degree bends.(typical for all).
- 10J. All onsite storm sewer is private.
- 10K. Conflict with the light and the irrigation line/easement.
- 10L. Not showing the building sprinkler connection to each building. Show and label for each bldg.
- 10M. Water quality and detention are required. You need to show how the stormwater is conveyed to the detention basin. Show outlet structure and emergency overflow. Show outfall connections. I&M plan is required for the private water quality ponds.
- 10N. Provide actual scale on all sheets

11.Fire / Life Safety (Steve Kirchner / 303-739-7489 / stkirchn@auroragov.org / Comments in blue)

Cover Sheet

1 of 15

- 11A. Change from Title 9 to HB 03-1221
- 11B. Provide a breakdown of parking including accessible spaces.
- 11C. Please list construction type, sprinklered or non-sprinklered, and occupancy type.

Site Plan

2 of 15

- 11D. GATING SYSTEM NOTES: 1) The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety, and electrical review within the Building Division that is conducted on behalf of the Fire Department. For assistance, please call 303-739-7420 and ask for a Life Safety Plans Examiner. 2) An encroachment into or over a fire lane easement will require the developer to obtain a license agreement through the Real Property Division of the Public Works Department please call 303-739-7300.
- 11E. Turning radius must be a minimum of 29'.
- 11F. Label the type of gating or barricade system being installed on the site plan using one of the following examples:
 - 11G. (2) 13' Automatic Sliding with approved Siren Operated System, Knox Key Switch, and Manual Release.
- 11H.

Grading Plan

3 of 15

- 11I. Will there be an entry gate at this entrance?
- 11J. Replace ADA sign notes on the site plan sheet with this example.
- 11K. Replace ADA parking notes on the site plan sheet with this example.
- 11L. Replace with "23-foot fire lane and access easement". TYP

Utility Plan

4 of 15

- 11M. Below is an example of the way the fire riser room, fire department connection, fire service line, and Knox box should be shown within the plan set.
- 11N. Show all fire riser rooms.



11O. See the example on the site plan.

11P. Identify and label Knox Box

Landscape Plan

5 of 15

11Q. Add the following landscaping notes: LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.

11R. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.

11S. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

11T. Show the location of proposed and existing fire hydrants, fire department connections, and Knox hardware within the landscape plans.

Elevations

10 of 15

11U. Identify the location of the fire riser room, FDC, and Knox Box on elevations.

11V. Show accessible routes throughout the site and show them in legend.

12.Real Property (Kalan Falbo/ kfalbo@auroragov.org / Comments in magenta)

12A. Comments made and uploaded.

12B. 1- change property lines to solid bold lines.

12C. 2- Continue to work with COA for necessary licenses, dedications, and easements.

12D. For easements that are going to be dedicated contact Andy Niquette at dedicationrproperty@auroragov.org.

12E. For easements that are going to be vacated contact Andy Niquette at releaseeasements@auroragov.org.