

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



June 14, 2023

Tyler Jones
Mahal Holdings LLC
5807 S Danube Street
Aurora, CO 80015

Re: Third Submission Review – 3411 S Fairplay Townhomes – Site Plan and Replat
Application Number: **DA-2302-00**
Case Numbers: **2022-4028-00; 2022-3024-00**

Dear Mr. Jones:

Thank you for your third submission, which we started to process on May 25, 2023. 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 July 6, 2023. ***Please note that many of the comments are repeat comments. Please address this with your next submittal. If there are questions or concerns regarding these repeat comments, please contact me to schedule a discussion.***

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 list them specifically in your letter.

A Planning Commission hearing date will be scheduled after your next submittal. 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 303-739-7450 or efuselie@auroragov.org.

Sincerely,

Liz Fuselier, Planner II
City of Aurora Planning Department

cc: Eric Pearson Cage Civil Engineering 999 18th St. Denver CO 80202
Brit Vigil, ODA
Filed: K:\SDA\2302-00rev3



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Adjustment Requests (Planning)
- Guest Parking Location (Planning)
- Shared Parking Agreement (Planning)
- Building Elevations (Planning)
- Fencing Adjustments (Landscaping)
- Planting Quantities (Landscaping)
- Addressing
- Gating Detail and Accessible Route (Fire/Life Safety)
- Fire Hydrant Locations (Fire/Life Safety)
- Preliminary Drainage Report (Aurora Water)
- Right of Way Access (Real Property)
- Plat Redlines (Real Property)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. Please update the Letter of Introduction with any and all adjustment requests. *Provide justification language for each adjustment request as it relates to code.* (2nd Request)

2. Completeness and Clarity of the Application

- 2A. Move the mail kiosk to a later sheet in the site plan set. Show the location of the mail kiosk on the site plan.
- 2B. Please include a context map with the next submission. The purpose of the context map is to ensure the site plan “fits” into the surrounding context of the land uses and surrendering neighborhood. (2nd Request)
- 2C. Please provide side, front, and rear setbacks. Label accordingly and add to the site data table. (Third request.)
- 2D. Remove footnotes with the next submission.
- 2E. Please explain in the LOI how the “Shared Parking Agreement” allows residents to utilize the adjacent parking lot. Provide information on which paragraph in the agreement allows for the use by residents and how it provides 7 additional spaces per the code parking requirement.
- 2F. Delete sheet 3 from the plan set.
- 2G. **Cover sheet:** Remove footnotes with the next submission.
- 2H. **Sheet 5:** What does this 5 align with?
- 2I. Will there be a private trash pickup? Community dumpster enclosure? Please provide information regarding trash disposal and the location of any “community” trash enclosures and their design compatibility with the project colors and materials.
- 2J. **Sheet 7:** Move the mail kiosk elevation to a different sheet. You may need an additional sheet to capture all of the needed elevations.
- 2K. Provide fencing elevations with your next submittal.
- 2L. Move sheet 8 to the end of the plan set.
- 2M. **Sheet 9:** Consider using larger windows to provide better internal lighting for the units and to breakup this face.
- 2N. Provide a material board with the next submission. Please also provide color renderings with the next submission.
- 2O. Please add horizontal variety to the northern and southern faces.



3. Parking Comments

- 3A. What is the ownership status of the parking lot to the south? Is there an access agreement to allow access to your proposed development? Shared Access arrangement? Please provide details of any agreement or arrangement with the next submittal. Access to your site cannot be attained through someone else's property without an agreement. (2nd request.)
- 3B. Multifamily and non-residential development in Subareas B and C, shall provide bicycle parking spaces equal to at least five percent of the required automobile parking spaces. Need at least 1 bike rack to hold 2 bikes.
- 3C. Per section 4.2.3.C: *Green Court development must provide guest parking for motor vehicles at the rate of one-half parking space per Green Court Dwelling. Required guest parking must be located within 200 feet of the front entrance of the dwelling it serves and must be located (a) on a public or private street, or (b) in a parking lot or garage abutting and visible from a public or private street.* Please explain parking counts with the next submission. Add this explanation to the Letter of Introduction. (2nd Request)
- 3D. Must provide ADA parking per code. Accessible parking shall be provided for all multifamily and non-residential uses as shown in Table 4.6-2 Where is the accessible space located? Please show accessible space with the next submission. (2nd Request)

4. Architectural and Urban Design Comments

****All Comments must be addressed with the next re-submittal.**

- 4A. Per Section 146-4.2.3.C.1.b.i: *The minimum Green Court open space width shall comply with one of the following standards: (a) A standard Green Court open space must have a minimum width of 30 feet or the height of the tallest residential building facing the Green Court open space, whichever is greater; or (b) A variable width Green Court open space must have the minimum width described in Subsection b.i above for at least 75 percent of its length, and no portion of the remainder that is fronted by one- or two-story dwelling units is less than 15 feet in width and no portion of the remainder that is fronted by three-story dwelling units is less than 25 feet in width; Green courts must front an open space; open space must be 30' or greater.*
- 4B. The three units in building 3 do not meet the code requirement listed above. This will need an adjustment request. Add adjustment request and justification language to your Letter of Introduction with the next submission.
- 4C. Provide percentages of exterior products used with the next submission. Add to Data Block and note on elevation sheets. (2nd Request)
- 4D. At least 50 percent of the Green Court open space area shall be landscaped and shall be designed to accommodate foot traffic and play areas. Sidewalks should be located to accommodate pedestrian access while maximizing the use of the Green Court open space. Trees are allowed in open areas but should be located along the perimeter and typically be canopy tree species to allow usable space under the tree canopy. Please provide an explanation with the next submission on how this code section is being met.
- 4E. All Green Court Dwellings shall have front entry features (porches or stoops) fronting on a Green Court open space or a street. If porches are provided to meet this requirement, they shall be a *minimum of 45 square feet in area and a minimum of five feet wide in the narrowest porch dimension.* Porches and stoops facing the Green Court open space may extend up to five feet beyond the building façade provided that no roof or associated structure exceeds one story in height. Per code, each entry should incorporate "entries" into each individual unit. Add a front porch, front patio, stoop, or a projected/recessed mass entry or some other feature to meet this code requirement See 146-4.8.7 (Table 4.8-9). Please provide an explanation with the next submission on how this code section is being met. (2nd Request)
- 4F. The green court must follow design requirements in the UDO Section 146-4.2.3.C. In general, the common space within green courts should accommodate flexible and usable space for play or gathering. If more than one green court is proposed, a diversity of green court designs or themes are encouraged.



- 4G. *Dimensions need to be added to this plan, including the greencourts themselves.* (2nd Request) Section 4.2.3.C.1.b.ii & I state minimum Green Court open space width shall comply with one of the following standards: A standard Green Court open space must have a minimum width of 30 feet or the height of the tallest residential building facing the Green Court open space, whichever is greater; or A variable width Green Court open space must have the minimum width described in Subsection b.i above for at least 75 percent of its length, and no portion of the remainder that is fronted by one- or two-story dwelling units is less than 15 feet in width and no portion of the remainder that is fronted by three-story dwelling units is less than 25 feet in width.
- 4H. Refer to Section 146-4.8.5 for guidance on horizontal, vertical, and base articulation suggestions. (2nd Request)
- 4I. Sheet 8: Lighting fixtures shall have a minimum light intensity of one lumen per square foot and a maximum intensity of two lumens per square foot unless otherwise provided by Section 146-4.9.
G. Light spillover onto adjacent properties shall not exceed 0.1 footcandles measured on abutting properties 10 feet away from the property line, except where adjacent to walkways, driveways, and public and private streets.
H. All exterior light fixtures shall generate at least 80 lumens per watt of energy consumed, as shown on the manufacturer's specifications for the fixture. Parking areas shall be lit with full cutoff shielded luminaire type lighting fixtures no more than 25 feet tall, and fixtures shall be downcast types with full cutoff shielding. Please confirm that the fixtures shown are full-cut off. See section 146-4.9.2 for additional guidance on lighting.
- 4J. Please refer to UDO Code section 146-4.8.6 for permitted exterior materials for single-family attached homes. Minimum Percentage of Masonry on Net Façade Area (not each elevation)
Single-family attached
Either:
50 percent shall be clad in brick or stone; or
• 75 percent shall be clad in stucco; or
• 75 percent shall be clad in a combination of stucco and brick, or stucco and stone.
Please modify the exterior to comply with code requirements.

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

- 5A. The adjustment request on the landscape plan indicates that a "6' tall wood fence" is being provided and not a masonry wall. Please clarify.
- 5B. Increase the font size of the sheet numbers.
- 5C. Where is the proposed mail kiosk going? There is a detail provided on Sheet 7, but the location of it has not been specified.
- 5D. According to the adjustment request, there is supposed to be a 6' fence along the west property boundary.
- 5E. **Sheet 6:** These can be 2.5". Required is 2" along the buffer. Upsizing to 2.5" would be acceptable to meet code requirements.
- 5F. Any drainage easements being vacated should not be shown. It looks like this drainage easement is being vacated according to the utility plan.
- 5G. There is a darker "X" indicating a new fence further south. That is not being continued along here despite the label. Add the word "proposed".
- 5H. If the existing fence is being removed, do not show it. Use a different line type symbology to indicate a new "proposed" fence. What is happening to the existing fence? Is this fence located on the applicant's property or the existing multi-family? If the multi-family, has there been coordination with them to allow the removal of the existing fence to install a new one?
- 5I. This appears to be a sidewalk, but what is this other space? can this not be landscaped?
- 5J. Add the symbology for the proposed fence.
- 5K. 1-gallon grasses cannot count one for one for a shrub. Therefore, the building perimeter landscape requirements are not being met. Three (3) one-gallon grasses = (1) five-gallon shrub. Either update the plants being provided or increase the grass size to 5 gallon then it will be a 1 to 1 equivalent.



- 5L. **Sheet 7:** This quantity is not being provided as 1-gallon grasses are being counted as an equivalent shrub. Increase the grass size to 5 gallon and then it will be equivalent.
- 5M. Update this note to reflect what is being proposed on the actual landscape plan.
- 5N. Include a detail of the proposed 6' tall fence. Include material and color.

6. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 6A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 7A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.
- 7B. Max 4% cross slope in fire lane easements.

8. Traffic Engineering (Steve Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

- 8A. Provide directional pedestrian ramps that align with one another.

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

- 9A. **Cover Sheet:** The statute applies to projects containing seven or more units. Detached one- or two-family buildings are exempt. Townhomes shall comply if the project contains more than seven units. This includes townhouse products with platted property lines between the individual unit's one-hour walls as well as those built under the IRC with party walls. Feel free to contact me with question about the implementation plan. Please complete table.
- 9B. **Sheet 4:** Please provide a gating detail.
- 9C. Provide accessible route connection to accessible isle and parking space.
- 9D. This call-out does not match the legend for new hydrant.
- 9E. **Sheet 6:** Show fire hydrant in legend. Show new fire hydrant symbols as bold.
- 9F. **Sheet 8:** Show location of Mail Kiosk. The (Photometric) illumination level shall not be less than 1-foot candle at the mail kiosk. Show accessible route with a heavy dashed line.

10. Aurora Water (Daniel Pershing / 303-739-7490 / ddpershi@auroragov.org / Comments in red)

- 10A. The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.

11. PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in mauve)

- 11A. No additional comments.

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

Site Plan

- 12A. **Sheet 4:** these Lots need to have access to the Street R.O.W. by an Access Easement.
- 12B. SWE cannot be dedicated that are not adjacent to street R.O.W. - confirm this with Engineering Dept.
- 12C. See additional redline comments on site plan.

Plat

- 12D. **Cover Sheet:** add State of Registry, Match the Title Commitment
- 12E. We have changed this to 30 days.
- 12F. This is not being dedicate hereon. (Delete)
- 12G. Change vicinity map to line drawings - Color drawings do not scan well.



- 12H. Final sheet will be deleted. Please modify the pagination with the next submission. Delete the Logo.
- 12I. The County has changed this again to be 3" x 7" space without Text or graphic in that area.
- 12J. Move this statement to the Legends on the next pages.
- 12K. **Sheet 2:** This should not be on the plat - no physical feature can or should be shown.
- 12L. These Lots need access to the street R.O.W.
- 12M. Add tic marks to the lines at the change of direction.
- 12N. SWE cannot be dedicated that are not adjacent to street R.O.W. - confirm this with Engineering Dept
- 12O. Delete sheet 3. See additional minor redline comments.