

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



August 18, 2022

Tewodros Folla  
United Property Developers  
10808 Troy St  
Commerce City, CO 8002

**Re: Initial Submission Review:** Rehoboth Village - Site Plan  
**Application Number:** DA-1013-16  
**Case Numbers:** 2022-4038-00

Dear Mr. Folla:

Thank you for your initial submission, which we started to process on July 28, 2022. 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 remain, you will need to make another submission. Your second submission is due to us on or before Friday, September 09, 2022. Please resubmit your revised site plan pdf through the Planning portal. Once received, the second review will commence, and you will receive your next set of comments on Friday, September 30, 2022.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item marked with an asterisk. 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 *tentatively* set for Wednesday, October 26, 2022.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7541 or [rrabbaa@auroragov.org](mailto:rrabbaa@auroragov.org)

Sincerely,

Rachid Rabbaa, Planner I  
City of Aurora Planning Department

**CC:** Alex Duran - Godden Sudik Architects 5975 S Quebec St 250 Centennial CO 80111  
Rachid Rabbaa, Case Manager  
Scott Campbell, Neighborhood Services  
Brit Vigil, ODA  
Filed: K:\SDA\1013-16rev1.rtf



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Clarify approach to usable open space and improve onsite sidewalk network and connections to the street.
- Please clarify your use of tandem parking spaces to meet allowances in the code.
- A fee of **\$18,048.00** is due before the second submission
- The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved. (Item 5)
- Clarify approach to HB-1221
- Sanitary sewer loading information is required on this site plan. An agreement allowing tie-in into a private storm main with the owner of the adjacent property is required. (Item 11)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

- 1A. Neighborhood organizations and adjacent property owners were notified of the Site Plan application. No citizens or community members have submitted a comment at this time.

Name: Arapahoe County Planning  
Organization: Arapahoe County Planning  
Address: 6924 S Lima Centennial, CO 80112  
Phone: 720-874-6500  
Email: [referrals@arapahoegov.com](mailto:referrals@arapahoegov.com)

Comment: Engineering Services Division of Arapahoe County Public Works and Development (Staff) thank you for the opportunity to review the outside referral for the proposed project located in the City of Aurora. Staff has no comments regarding the referral at this time based on the information submitted.

Please know that other Divisions in the Arapahoe County Public Works Department may submit comments as well.

Name: Terri Maulik  
Organization: Arapahoe County Planning Division  
Address: Arapahoe County Planning Division  
Email: [referrals@arapahoegov.com](mailto:referrals@arapahoegov.com)

Comment: Thank you for the opportunity to review and comment on this project. the Arapahoe County Planning Division has no comments; however, other Arapahoe County Departments and/or Divisions may submit comments.

Name: Mile High Flood District  
Organization: Mile High Flood District (aka UDFCD)  
Phone: 303-455-6277  
Email: [submittals@udfcd.org](mailto:submittals@udfcd.org)  
Comment: Derek Clark, MHFD  
No comment as there are no MEP-eligible improvements  
See attached letter

Name: Nicholas J. Leach  
Organization: Aurora Public School District Assistant Planner (Ext. 28482)  
University of Minnesota '13  
University of Colorado '16



651-470-3889 | [njleach@aurorak12.org](mailto:njleach@aurorak12.org)

Respond to the comments in your resubmission.

## **2. Zoning and Land Use Comments**

- 2A. A fee of **\$18,048.00** is due before the second submission.
- 2B. Pedestrian Access (accessible route) needs to be provided to the main building entrance. Show this with a thick dashed line to the building entrance(s). The proposed pedestrian network needs to be improved. Please provide two connections to the public sidewalk near each vehicular access. There should be a sidewalk connection to go from what appears to be the main entrance on the east around the building to the south to the tuck-under garage area. Ground floor units should have the ability to connect to the internal sidewalk network from their patio. An onsite pedestrian network also provides opportunities to contribute to the onsite usable outdoor space requirement. Inset benches or other nodes on along the network allow these areas to count for usable space. In addition, the onsite pedestrian network needs to connect all entrances and common areas together. It is not clear how the pedestrian network connects to the areas on the east side of the site.
- 2C. Garages or carports are required for 40% of the provided resident parking and half of those garage or carport spaces must be attached to the primary residential structure. In your data table please show the breakdown of the parking spaces (show attached and covered parking spaces) in quantity and percentage. Please work to streamline your data block as it is very difficult to understand how many of the garage/covered spaces are tuck-under spaces. For tandem parking counting, please review. <https://aurora.municipal.codes/UDO/146-4.6.5.D>
- 2D. Parking layout dimensional requirements for head-in parking are 19 ft depth and 9 ft width. Adjust your site plan.
- 2E. Multifamily development must include an adequate amount of usable common space and amenities. The expectation is 20% of the site will be designed as usable outdoor space. Please provide more information and calculation for decks and balconies (sq. footage of each balcony, number of balconies, the overall sq footage, and percentage of on-site open space it counts for, etc). The landscape is hard to read. As mentioned previously, improving the sidewalk network on-site will provide opportunities to add additional nodes of usable space (ie benches or other features). Avoid using turf in of your smaller areas. With your next submittal, please identify the areas and the size of these areas you are counting toward the requirement. We are happy to discuss approaches in advance of your next submittal.
- 2F. Show typical details of lighting on the plan and on building elevations.
- 2G. Please adjust the Data Block (Parking Spaces)
- 2H. The elevation page should be at the end of the site plan package
- 2I. Table 4.8.5.B; Every 50 linear feet, mixed-use and multi-family development shall use at least two of the horizontal articulation methods shown in Table 4.8-3 at an interval of 50 feet or less on each street-facing building façade. Recommend adding and a change in material or wall notch.
- 2J. Please provide a base in the elevator.
- 2K. Section 4.8.5.C.1 The "base" is generally the portion of the building that meets the ground. It is at least 24 inches tall, but taller buildings could be as tall as the first two stories. It shall include pedestrian-oriented elements, high transparency, and be made of high-quality and durable materials. The "middle" is the least dominant façade element. It is generally located between the "base" (anywhere above 24 inches above the ground) and the "cap" or roofline.
- 2L. Is this an entry point? or maintenance?
- 2M. Please indicate which is the primary entry. Each door on the northern elevation has the same awning not indicating a primary entry. Lighting, recessed mass or projected mass should be indicated on the main entry. If all three are major entries, then ignore the comment. In general, please identify which doors are ground floor unit doors or main doors for the tenants. The entries need to conform to the design options identified in <https://aurora.municipal.codes/UDO/146-4.8.7.E>.
- 2N. The roofline needs to change projection every 50.'
- 2O. On page 9, turn off the inside of the building.
- 2P. This is a very small area of the apartment complex. Multi-family units are required to have 20% outdoor space. Balconies can contribute up to 40% of the 20% of outdoor space. Is there an opportunity to add grills? More seating? What is the age demographic you envision here?



### **3. Signage Issues**

3A. If any monument signs are proposed their footprint must be shown on the Site Plan and Landscape Plan, with details provided on materials, colors, proposed lighting, etc. on the Architectural Details page. All monument signs must match the design aspects of the building.

### **4. Landscaping Issues** (Bill Tesauro / 954-266-6489 / [BTesauro@cgsolutions.com](mailto:BTesauro@cgsolutions.com) / Comments in bright teal w/ red lettering)

#### **4A. Sheet 9**

- Provide existing and proposed trees in different symbols.
- Label and dimension all the required landscape buffers. See comment on the site plan.
- Turn off all interior buildings and labels other than landscape-related.
- Screen and label the transformer.
- Remove all labeling, interiors of buildings, and utilities from the hydrozone plan. Only provide hatching as indicated in the legend for this graphic.
- Include the percentage of each of the hydrozone categories as a percentage of the overall landscape.
- Label and indicate stop sign, typical.
- Label and dimension curbside landscape, per detail on sheet 2.
- Turn off the interior of the multi-family building. Only include the building outline.
- Provide trees for shade near benches.
- Please 'text mask' all text for clarity.
- Provide a Tree Mitigation Plan with the existing and removed trees on it and tree protection measures. Work with the city Forester.

#### **4B. Sheet 10**

- Provide a different acronym and symbol for each.
- Do not include the existing plant material in the proposed plant schedule. remove ALL existing plants.
- Change the Medora Juniper to six-foot height.
- Provide species (not spp. or species), typical.
- Please remove all existing trees and shrubs from the table.
- Remove the one duplicative heading for the Landscape Notes.
- Update the Landscape Notes per the comments provided.

#### **4C. Sheet 11**

- Update the Street Frontage Table to include the curbside landscape requirements.
- Remove the Landscape Coverage Table. This is no longer applicable with the new UDO.
- Move the tree mitigation table to a separate Tree Mitigation Plan.
- Update the Table of Street Frontage and Non-Street Buffer Landscape Requirements per the comments provided.

#### **4D. Sheet 12**

- Provide detail of any proposed masonry walls or fences. Include the material, height and color.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

### **5. Civil Engineering** (Julie Bingham / 303-739-7306 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

#### **COVER SHEET**

5A. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

#### **Page 2**

5B. What is this dashed gray line?

5C. Label the inside and outside radius of all fire lane radii.

5D. Remove underground utilities from the site plan sheet.

5E. Show the location of the required streetlight(s) along Evans Avenue.

5F. Dimension all existing and proposed sidewalks.



- 5G. Dimension the proposed maintenance access. Ensure it meets the standards from section 3.62.3 in the drainage manual.
- 5H. Is the sight triangle covering the existing linework?
- 5I. Dimension/label the access easement on this sheet.
- 5J. Dimension the curbside landscaping.
- 5K. A section is not required for adding a sidewalk. If the section remains on this sheet, please clarify what is existing and what is proposed. Additionally, the sidewalk on the south side of the street is detached.
- 5L. Label the curb return radius.
- 5M. Update the ramp on the other side of the access as well per the pre-app notes.
- 5N. Show the full extent of the existing concrete pan. It seems like it cuts off here.

**Page3**

- 5O. Separate the drainage easement from the access easement.

**Page4**

- 5P. Minimum 2% slope in unpaved areas, typical.
- 5Q. Minimum 1% slope on asphalt.
- 5R. Revise text overlap. Please clarify this slope label. Is it truly pointing towards the building?
- 5S. Is the grading reflective of this proposed wall?
- 5T. Max 10% grade for the maintenance access.
- 5U. Label the max height or height range for all proposed walls.
- 5V. The slopes at the bottom of the pond look like they're facing the wrong direction. Advisory: Minimum 2% slopes in the bottom of the pond.
- 5W. Label the 100-year WSEL in the pond.
- 5X. Recommend removing the majority of spot elevations to improve clarity. Detailed grading will be reviewed as part of the civil plans. Revise all text overlap on this sheet

**Page 5**

- 5Y. Remove this sheet from the site plan. The drainage plan is uploaded as a separate document as part of the preliminary drainage report review.

**Page9**

- 5Z. Please use a different line type to show the 100-year WSEL. Ensure all plantings are above the 100-year.

**Page 14**

- 5AA. Please add the required public streetlight to the schedule. It should be SL-1 per the roadway manual and the fixture should be chosen from the approved fixture list. Please contact me ([jbingham@auroragov.org](mailto:jbingham@auroragov.org)) if you need a copy of the draft approved fixture list.
- 5BB. Please rename this tag. SL-1 are the tags for public streetlights for local roads.

**6. Traffic Engineering** (Sylvia Lopo/ 303-339-0440/ [slopo@auroragov.org](mailto:slopo@auroragov.org) / Comments in orange)

- 6A. Please Contact the reviewer directly for comments

**7. Fire / Life Safety** (Mike Dean/ 303-739-7447 / [mdean@auroragov.org](mailto:mdean@auroragov.org) / Comments in blue)

**Cover Sheet**

- 7A. Due to the inability to provide a 26' wide fire lane required by the 2021 IFC, Appendix D a FULL NFPA 13 will be required for this structure. Change 13R to 13.
- 7B. Please see attached note in the top left corner of the page to adjust the accessible parking spaces within the data table. Also, show the location of all accessible parking spaces within the plan set. Basically, a distribution of accessible parking spaces must be provided for each type of parking being proposed within the site.
- 7C. Change 2015 to 2021
- 7D. Condos are classified in the same manner as apartments. Can you elaborate as to why these units would not fall under the HB-1221 requirements as implied? This question is asked to ensure that the request for state accessibility is adequately being requested by our jurisdiction.



**Page 2**

7E. Add these two signs within the sign package.

**Page 3**

7F. Please show and label fire lane signage in the manner described in your fire lane sign detail.

7G. In this area show Knox box and fire riser room door.

7H. Provide a sidewalk to the fire riser room and Knox box.

7I. Provide a fire service line in this area. Please label using the following example: 6" Fire Line DIP (Private)

7J. Extend sidewalk in this area to allow access to fire department connection

7K. Provide wheel stops in these areas.

7L. Relocate FDC to the front main entrance. Label as: FDC w/app'd Knox Caps.

7M. Provide Fire Hydrant in this area. A fire hydrant is required to be located within 100' of a fire department connection.

7N. Show fire service line connection to structure off of the existing 4" service if intended to be utilized. The fire service line should be labeled using the following example: 4" Fire Service DIP (Private)

7O. A looped water line connection will be required where there are two fire connections needed. In this example, a fire service line and a fire hydrant are needed.

**Page 4**

7P. The exterior accessible route must be shown on the grading plan and photometric plan.

**Page 6**

7Q. Fencing/railing cannot obstruct access to FDC.

**Page 7**

7R. Fire Sprinkler Riser Room sign required at this location.

7S. Relocate FDC to the front main entrance of the building on the east side.

7T. Place Knox Box between 4 to 6 feet from grade.

**8. Real Property** (Maurice brooks /303-739-7294/[mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

Andy Niquette / 303-739-7325 / [aniquette@auroragov.org](mailto:aniquette@auroragov.org)

8A. Add the boundary data for the Lot. Dedicate and vacate the easements by separate documents. Start the License Agreement process for the retaining wall and railing encroachments. Go to this link for the Real Property web page document links: <https://auroragov.org/cms/One.aspx?portalId=16242704&pageId=16509313>

Review each packet for the needs of your project.

8B. Change to **to be dedicated by a separate document**

8C. Cover these retaining walls and safety rails with the License Agreement

8D. Add the bearings, distances, and curve data for the boundary of the Lot

8E. Please see other comments in the Site Plan

**9. Forestry** (Rebecca Lamphear /[rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / 303-739-7139)

9A. There will be one Austrian Pine that will be impacted by the project. Due to the location, size, and condition of trees on the site, relocation is not an option. The use of tree equivalents is not permitted to mitigate tree loss. And tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.

When the site plan is submitted, please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well.

The adjacent properties have several trees, which will most likely be impacted by this development. We are requesting that you send a certified letter to the adjacent property indicating the methods used to protect these trees, as well as remedies because of potential damage incurred from the development. Please provide the City of Aurora with a copy of this letter including the date sent and received.

Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual on page 29. If





payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

The caliper inches that will be lost are 15", but only 6" would be required for planting back onto the site. The mitigation value is \$1,400.00.

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Austrian Pine	15	\$1,400.05		6
<b>Total</b>		<b>15</b>	<b>\$1,400.05</b>		<b>6</b>

**10. Parks** (Alex Grimsman /[agrimisma@auroragov.org](mailto:agrimisma@auroragov.org) / 303-739-7124)

10A. Land Dedication To ensure that adequate park land and open space areas are available to meet the needs of the population introduced into the city by the new dwelling units, Section 147-48(b) of City Code specifies that land shall either be dedicated on-site within the project's limits or a cash payment in-lieu of land dedication shall be paid. The required dedication acreage is computed by applying the following standards to the projected population for the project:

- 3.0 acres for neighborhood park purposes per 1,000 persons
- 1.1 acres for community park purposes per 1,000 persons

The resulting acreage required is as follows:

*49 Multifamily Units*

*Neighborhood Park Land 0.37 acres*

*Community Park Land 0.13 acres*

*Total Land Dedication 0.50 acres*

Cash-in-Lieu Payment –

Given the small overall acreage of park land impact generated by the population increase and the fact that the subject development is not conducive to on-site dedication due to minimum park size criteria, the land dedication shall be satisfied by a cash-in-lieu payment. The amount of the payment is computed by multiplying the dedication acreage by the estimated market value for the land. Being an infill development, this project is able to take advantage of a less-than-market-rate value which the city offers to reduce the cost of PROS' requirements for infill.

The 2022 per-acre value of \$60,200 multiplied by the dedication acreage results in the following potential cash-in-lieu payments:

**50 Units**

**\$30,100.00**

Park Development Fees -

In accordance with Section 146-306 of City Code, Park Development Fees shall be collected by the city to cover the cost of constructing new park facilities to serve the needs of the projected population. These fees apply to the project because park facilities are not proposed to be provided on-site. Fees are based on the park land dedication acreages and an annual cost per acre for construction of park facilities. The fees, which are computed and collected on a per-unit basis, shall be paid at time of building permit issuance.

The upcoming per-unit fee of \$1,847.38 would apply if permits for construction of the residential units are pulled in 2022.



**11. Utilities (Iman Ghazali / [ighazali@auroragov.org](mailto:ighazali@auroragov.org) / 303-807-8869)**

- 11A. Two-way cleanouts are required for all new sanitary sewer services per COA specifications
- 11B. Sanitary sewer loading information required on this site plan.
- 11C. Storm main and inlets are not available in our records. Please identify.
- 11D. Agreement allowing tie-in into private storm main with the owner of adjacent property is required.
- 11E. This is a 15" RCP storm main; please revise
- 11F. Portion of fire lane, if not utilized, must be vacated.
- 11G. Please size the meter according to the need of the facility; provide fixture unit table and meter sizing on civil plans to verify meter size.
- 11H. 6" private sanitary line stub is located here; please remove it from the main if not in use.
- 11I. The smallest manhole barrel size per COA specifications is 5 ft
- 11J. Advisory note: private utilities are not allowed to be within public utility easements without a license agreement.
- 11K. The utility easement, if not utilized, should be vacated.
- 11L. The existing 4" service line at this location may be utilized as a part of this development
- 11M. Please provide maintenance access paths to the top and bottom of all outlet structures (including FES); minimum width of 8 ft with 2 ft recovery zones on either side
- 11N. Please label the purpose of these water lines (domestic service, fire line, irrigation, hydrant lateral, etc).
- 11O. Please be aware that a sanitary sewer stub is located off this manhole and must be removed at the manhole.
- 11P. Water meters must be located in landscaped areas.
- 11Q. This section of sanitary sewer does not reflect our records; please revise.
- 11R. Pocket utility easements must remain unobstructed and trees are not allowed in pocket utility easements.

**12. Addressing (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))**

- 12A. 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, State plane, 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.





## ARAPAHOE COUNTY

### **PUBLIC WORKS & DEVELOPMENT**

**BRYAN D. WEIMER, PWLF Director**

6924 South Lima Street

Centennial, CO 80112-3853

Phone: 720-874-6500

Relay Colorado: 711

[www.arapahoegov.com](http://www.arapahoegov.com)

### **Engineering Services Division Referral Comments**

August 8, 2022

City of Aurora Planning & Development Services

15151 E Alameda Parkway, Ste 2300

Aurora, CO 80012

Attn: Case Manager

RE: Rehoboth Village - Site Plan  
DA-1013-16 (1621930)

Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity to review the outside referral for the proposed project located in the City of Aurora. Staff has no comments regarding the referral at this time based on the information submitted.

Please know that other Divisions in the Arapahoe County Public Works Department may submit comments as well.

If you have any questions, please feel free to contact our offices at 720-874-6500.

Thank you,

Sarah L White, PE, CFM

Arapahoe County Public Works & Development

Engineering Services Division

cc Arapahoe County Case No. O22-269



2480 W. 26th Ave Suite 156-B | Denver, CO 80211  
TEL 303 455 6277 | FAX 303 455 7880

[www.mhfd.org](http://www.mhfd.org)

**MAINTENANCE ELIGIBILITY PROGRAM (MEP)**  
**MHFD Referral Review Comments**

For Internal MHFD Use Only.	
MEP ID:	106325
Submittal ID:	10009316
Partner ID:	1621930
MEP Phase:	Referral

**Date:** July 28, 2022

**To:** Rachid Rabbaa

*Via Aurora Website*

**RE:** MHFD Referral Review Comments

<b>Project Name:</b>	REHOBOTH VILLAGE
<b>Location:</b>	Aurora
<b>Drainageway:</b>	N/A

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- Not applicable

We have no comments on the referenced project as it is not eligible for maintenance. The site is not adjacent to a major drainageway or mapped floodplain and does not include any proposed MHFD master plan improvements.

**MHFD will review future submittals and reassess this determination as the design progresses or changes.**

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.

Sincerely,

Derek Clark, PE  
Project Manager  
Mile High Flood District


**AURORA PUBLIC SCHOOLS - STUDENT YIELD**

8/10/2022

**Rehoboth Village (DA-1013-16) - 1st Submittal**

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW		0.3	0
MF-HIGH	49	0.145	7
TOTAL	49		7

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	4	0.04	2	6	0.03	1	7
TOTAL		4		2	6		1	7

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	4	0.0175	0.0643
MIDDLE	2	0.025	0.0490
HIGH	1	0.032	0.0470
TOTAL	7		0.1604