



Rachid Rabaa, Case Manager
City of Aurora, Planning Department
15151 E. Alameda Parkway, Suite 2300
Aurora, Colorado 80012

RE: 14383 E. Evans Drive Condos ((#1592308) – Site Plan Submittal

Dear Mr. Rabaa,

Enclosed please find the first Site Plan submittal of 14383 E. Evans Drive Condos. This application has been prepared by and for the following parties to the benefit of the residents of Aurora and the surrounding areas.

Owner/Applicant/Developer:

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Photometric:

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Landscape Architect:

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Architect:

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Civil Engineer:

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The narrative below provides an overview of the project and how it conforms to the City's site plan criteria. Please let us know if you require any additional information.

Introduction:

The proposed E. Evans Condos project is located on the Northeast corner of E Evans Drive. The site area is 1.70 acres and the development proposed contains 49 units in one multi-family building. The development also includes three accessory structures: a 4 carport, 6 carport, and a trash enclosure.

Architecture:

The multi-family building will be 4 stories tall. The building contains a total of 49 units with a mix of one and two-bedroom units, each with their own exterior patio. The multi-family building also includes 14 private garage spaces and amenity space located on the first floor. The buildings are designed in an urban modern design aesthetic using durable materials of masonry, stucco, metal siding and lap siding as required by MU-OI 146-4.5.6.D zoning code. The carports and trash enclosure utilize materials that are consistent with that of the multi-family building.

Improvements:

The site improvements on the north side of East Evans Drive Right-of-way consist of rebuilding the catch curb and gutter at the correct location per COA detail S7.1, followed by an 8—feet landscape area and a 5.5-foot wide public sidewalk per COA details S8.1 and S9.1 that will connect pedestrian traffic with the existing sidewalk at the adjacent property to the west. A pedestrian easement is being proposed per separate instrument to cover the section of the sidewalk that will be located north of the right-of-way. Three east-west directional ADA curb ramps will be installed for pedestrian connectivity one at the southeast corner of the site and two near the southwest corner where an 8-foot concrete cross pan will be installed at the proposed access to the site per COA details S4.1 and S4.2. This cross pan will maintain runoff flowing west along the north curb and gutter per historical pattern. A private Extended Detention Basin Pond will be installed at the south side of the development, that will provide detention and water quality per COA standards. Release rates from the detention pond will be conveyed after the outlet structure through a proposed storm sewer that will convey those flows to an existing inlet at the northwest corner of the adjacent property to the east. A drainage easement is being proposed that will cover the extended detention basin including the access from E. Evans Drive right-of-way for maintenance purposes. The private water service will connect to the existing water stubs at the south of the property, providing water service from the existing waterline on E. Evans Drive. The sanitary service line is proposed to be at the north side of the property and will be connected through an existing sanitary easement to the existing sanitary sewer that goes east-west along the adjacent property to the north. A 23-foot wide fire lane easement is being proposed per separate instrument around the proposed development following the proposed asphalt pavement loop drive.

Access:

Vehicular access is proposed to be from two access drives: one private drive from the East Evans Drive and a shared drive with the adjacent property to the Southeast. Both drives lead to a private parking lot with surface parking, carport parking, and enclosed private garages within the building. Internal and surround sidewalks provide access into and through the site with connections to adjacent properties with landscaping as required per zoning.

Adjustments:

NA

Approval Criteria:

A. The application complies with the applicable standards in this UDO, other adopted City regulations, any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property.

The proposed site plan and plat submittal retain compliance with the UDO.

B. The City's existing infrastructure and public improvements, including but not limited to its water, wastewater, street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable.

As an infill development, Exotica Courts will be serviced off existing City infrastructure. No known undue or unnecessary burdens are expected with this development.

C. The application is compatible with surrounding uses in terms of size, scale and building façade materials.

The residences are consistent with surrounding uses in terms of size, scale, and building materials.

D. The proposed use will not change the predominant character of the surrounding area.

The proposed use will not change the character of the surrounding area.

E. The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable.

The existing infrastructure and public improvements have the capacity to support the proposed development which is proposing additional site improvements to support the proposed development and surrounding area.

F. The application mitigates any adverse impacts on the surrounding area to the degree practicable.

There are no anticipated adverse impacts associated with the proposed Site Development Plan.

