

Planning Division

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September 2, 2021

Jerry Richmond
Raintree Investment Corporation
7200 S Alton Way Suite C-400
Centennial, CO 80112

Re: Third Submission Review – Buckley Yard Residential - Site Plan and Plat
Application Number: **DA-2252-02**
Case Numbers: **2021-4011-00; 2021-3020-00**

Mr. Richmond:

Thank you for your third submission, which we started to process on August 16, 2021. 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.

A few important issues remain, but we will not be requesting another submission until after your hearing with the Planning and Zoning Commission. However, we request an updated Letter of Introduction (See comments below).

Your Planning Commission hearing is set for October 13, 2021. 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. Site notices will be available for pickup by Thursday, September 30, 2021 (noticing instructions sent under separate cover). 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 thager@auroragov.org.

Sincerely,

Todd Hager, Planner
City of Aurora Planning Department

cc: Samantha Crowder, Agent
Scott Campbell, Neighborhood Liaison
Jacob Cox, ODA
Filed: K:\SDA\2252-02rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Ensure the Site Plan is consistent with the Plat.
- Staff will need an updated Letter of Introduction prior to proceeding to the public hearing. (Planning).
- The Site Plan will not be approved by public works until the preliminary drainage letter/report is approved. (Civil Engineering).
- Provide Mail Kiosk detail for each location showing accessibility requirements, including accessible ramps and compliance with the United States Postal Service requirements. (Fire/ Life Safety)
- Water meters can't be located on the lot lines. The water meters must be located on the lot it is serving. (Aurora Water).
- Please note that the cash in lieu payment is due prior to final plat (PROS)
- Storm Drainage Development fees due 36.7089 acres x \$1,242.00 = \$ 45,592.45 (Revenue)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No comments were received during the 3rd referral.

2. Zoning and Land Use Comments

Site Plan

Sheet 1

2A. Adjustment requests add to the Letter of Introduction as well. Since this will be moving forward to the Planning Commission Staff will need an updated Letter of Introduction prior to proceeding to the public hearing.

Sheet 19

2B. Show all property lines and setbacks for all building types.

2C. For paired homes, show property lines in bold and illustrate front setback.

Sheet 36 & 38

2D. Provide white line on left elevation like what is on the right elevation. Needs to be consistent throughout the elevations.

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

Site Plan – General Comment

3A. Update the plant species where indicated within the sight distance triangles on the various landscape sheets.

Sheet L-1.00

3B. Update the Open Space Tract Landscape Table.

3C. Update the rest of the tables where comments have been provided.

3D. Add “Not for Construction” to all landscape sheets.

Sheet L-1.04

3E. Deciduous canopy trees are included in the plant requirements for the lot typical landscape plans, but none have been provided in the actual Plant Legend.

Sheet L-1.05

3F. Provide the missing street name.

3G. Include the lots where indicated in the hatch patterns/overall graphic

3H. While deciduous canopy trees are listed as being required as part of the on lot landscaping, none are being included in the actual on lot landscaping table on Sheet L-1.04.

3I. The example on lot landscape plans do not include evergreen trees although they are considered listed as being required for landscape purposes.

3J. Correct the typo for ornamental trees.

3K. When more than 9 shrubs are proposed, three different species should be included.

3L. Include the side yard landscaping requirements when a duplex or paired home has a side yard visible to the street.

3M. Correct the dimensions where indicated.



Sheet L-2.01

- 3N. There appears to be areas where the landscape provided in the proto typical front yards will not work with the location of the road relative to the proposed homes. See identified areas on the landscape plan.
- 3O. Why are sidewalk connections for the paired homes not being included with the paired homes on this sheet like they are on Sheet L-2.04.
- 3P. Should native seed be included when the proto typical front yard landscapes have been designed?
- 3Q. There appear to be trees without labels.

Sheet L-2.03

- 3R. Why are sidewalk connections for the paired homes not being included with the paired homes on this sheet like they are on Sheet L-2.04.

Sheet L-2.04

- 3S. Add the missing street trees where indicated.
- 3T. Should native seed be included when the proto typical front yard landscapes have been designed?
- 3U. Why are sidewalk connections for the paired homes not being included with the paired homes on this sheet like they included elsewhere on this sheet?
- 3V. There appears to be areas where the landscape provided in the proto typical front yards will not work with the location of the road relative to the proposed homes. See identified areas on the landscape plan.
- 3W. Adjust the viewport as the plant label it cut off.

Sheet L-2.05

- 3X. Why aren't sidewalk connections being shown to these duplex lots like they are on sheet L-2.04?

Sheet L-3.02

- 3Y. Expand upon the garden fence detail where indicated to show that the fence should be located a minimum of 18' from the back of the walk-in accordance with the UDO.

4. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

- 4A. CAD DWG received. Will provide street names and sign off on process.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

Site Plan

General – The Site Plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

Sheet 3

- 5A. The access to the top of the outlet structure cannot be through the emergency spillway, typical
- 5B. Per additional discussions, a 5.5' attached sidewalk is required in place of the existing sidewalk on Alameda Drive and Quintero Way, typical.

Sheet 7

- 5C. Per additional discussions, a 5.5' attached sidewalk is required in place of the existing sidewalk on Alameda Drive and Quintero Way, typical.

Sheet 9

- 5D. The access to the top of the outlet structure cannot be through the emergency spillway, typical An example was provided in the previous comments.

Plat

- 5E. No additional comments.

6. Traffic Engineering (Brianna Medema / 303-739-7310 / bmedema@auroragov.org / Comments in amber)

Site Plan – General comments not on this document are within the redmarked site plan document.

Sheet 6

- 6A. 2040 SB Left calculated queue exceeds available storage at Alameda Pkwy & Alameda Dr. How will the queue be accommodated?



Sheet 22

6B. This area is within a sight triangle, so it may need modified landscaping from the standard front yard landscaping to meet sight triangle criteria. Native seed meets this criteria

Traffic Impact Study

Page 1

6C. 2040 SB Left calculated queue exceeds available storage at Alameda Pkwy & Alameda Dr. How will the queue be accommodated?

Plat – No Comments

7.Fire / Life Safety (Jeff Goorman / 303-739-7464 / jgoorman@auroragov.org / Comments in blue)

Site Plan

Sheet 3

7A. Provide Mail Kiosk detail to include accessible ramps both sides of the street. Work with engineering to determine locations of accessible ramp requirements for mail kiosks. TYP.

7B. Show location of the parking blocks. On this page or another page provide parking block detail.

7C. 3rd request Show location of the knox box.

7D. On this sheet or another sheet Provide accessible ramp detail including slope

Sheets 4, 5, & 6

7E. Show location of the accessible ramp and cross hatch access / Loading isle (5') to provide access to the mail kiosk / amenity. Will an accessible van space be provided in this location? 4 locations on redmarked document.

Sheet 13

7F. **2nd Request** It appears that 2015 IBC Section 1107.6.2.3 is not being used for this implementation plan. If an exception is being used for the requirements of 2015 IBC Section 1107.6.2.3 provide the exception. Example 2015 IRC R320.1 and 2015 IBC 1107.7.1

Sheet 18

7G. Label all mail kiosks.

7H. Provide Mail Kiosk detail for each location showing accessibility requirements, including accessible ramps and compliance with the United States Postal Service requirements. Please see example on redmarked document.

Sheet 22

7I. It appears that these are trees in the sidewalk.

Sheet 31

7J. It appears that these are trees in the sidewalk.

Plat

Comments provided by Fire Captain Ryan Nelson with Aurora Fire. Please see the redmarked Plat for full comments and review.

8. Aurora Water (Steven Dekoski / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

Site Plan

Sheet 7

8A. All water meters must be on the lots it serves.

Sheet 8

8B. Sidewalks encroaching into the utility easements must be covered under a license agreement.

Sheet 12

8C. Where is the water meter for these lots?

8D. Water meters are to be on the lot they serve. This is not acceptable and doesn't meet AW specs.

8E. Water meters can't be located on the lot lines. The water meters must be located on the lot it is serving. Min of 5' from lot lines per AW specs. Will grant a variance to install water meters 1.5' off of lot lines. Water meters and Easements for water meters should be on the lot it serves. it shouldn't cross property lines. No trees can be in the water meter easements or over service lines. Try to cluster the water meters like the paired homes.

Plat

No comments



9. PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in mauve)

9A. Please note that the cash in lieu payment is due prior to final plat.

9B. Park Development Fees will be due with the building permit.

10. Revenue: Aurora Water/TAPS (Diana Porter / dsporter@auroragov.org)

Previous Comments

10A. Storm Drainage Development fees due 36.7089 acres x \$1,242.00 = \$ 45,592.45

10B. Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.

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

Plat & Site Plan

General Comments

11A. General comments not on this document are within the redmarked plat document and the redmarked site plan document.

12. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

12A. No additional comments.

13. Regional Transportation District (Scott Woodruff / 303-299-2943 / clayton.woodruff@rtd-denver.com)

13A. No additional comments.

14. Mile High Food District (Mark Schutte)

14A. No additional comments.

15. Aurora Public Schools (Josh Hensley)

15A. No additional comments.