



Planning Division
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April 14, 2022

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

Re: Initial 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 initial submission, which we started to process on March 21, 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 May 5, 2022.

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 specifically list them in your letter.

Your estimated Planning Commission hearing date is still set for June 22, 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 303.739.7450 or EFuselier@auroragov.org.

Sincerely,

Liz Fuselier, Planner I
City of Aurora Planning Department

cc: Eric Pearson-Cage Civil Engineering 999 18th St. Denver CO 80202
Scott Campbell, Neighborhood Liaison
Brit Vigil, ODA
Filed: K:\\$DA\2302-00rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Development Fees (Planning)
- Address Community Comments (Planning)
- Add Guest Parking (Planning)
- Four-sided Architecture + Green Court Standards (Planning)
- Pedestrian Access to Public Right of Way (Planning)
- Access from S Fairplay. (Planning)
- Pre-Possible Adjustment Requests (Landscaping)
- Update Landscape Data Table (Landscaping)
- Preliminary Drainage (Public Works)
- Locate and Label Easements (Public Works)
- Add Sight Triangles (Traffic)
- Add Knox Box Labels (Fire and Life Safety)
- Show Accessible Route (Fire and Life Safety)
- Adjust Water Service Layout (Water)
- Show Easements (Real Property)
- License Agreements (Real Property)
- Respond to Public Service Letter (PSCO)
- Revise Sheet Notes (Landscaping)
- Parking Lot Screening Material (Landscaping)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. Please provide a response to the attached Public Service letter.
- 1B. The following comments were received from adjacent property owners. Please provide a response to these comments in the next submission.

Comment:

Name: Terry Young

Organization: 14966 E. Greenwood Place

Address: Aurora Colorado 80014

Phone: 3036997123

Email: tyounglds@hotmail.com

Comment: My neighbor, Kim Sutherland and I, border onto this property. As do Sunflower apartments.

Kim and I have the following concerns:

- 1. Has Sunflower HOA management been notified?*
- 2. we would like to see a model or better plan of overall appearance and height as it will directly overlook our properties*
- 3. How close to our fence/property line will the properties be built?*
- 4. Concerns about drainage as the ground slopes toward our property lines and if the ground is built on or paved, the water run-off will be directly into our property. If there is a runoff pond, that also presents concerns.*

2. Completeness and Clarity of the Application

- 2A. Fees of \$19,810.00 are due prior to the second submission.
- 2B. Please show designated green space square footage in the site data table.
- 2C. Please provide side, front and rear setbacks. Label accordingly and add to site data table.
- 2D. Add adjacent zoning district on all sheets and all sides of the project.
- 2E. Add the following to the site data table: proposed building height, lot size, percentages of total land area and parking counts (proposed and permitted).



2F. Flatten all SHX items.

3. Streets and Pedestrian Comments

- 3A. Show accessible route on site plan from the public way to the building entrances.
3B. Please add trees along the existing sidewalk from S Fairplay to the site.

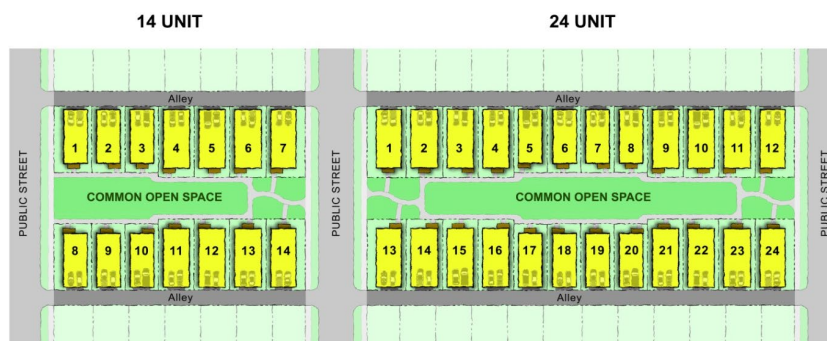
4. Parking Comments

- 4A. Please provide location of guest parking and number of parking spaces provided for each unit. Add information to site data table.

5. Architectural and Urban Design Comments

- 5A. Will there be 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.
- 5B. The UDO calls for 4-sided architecture. Please provide additional visual interest to the elevations with the next submittal. For example, the “side” elevations need more visual interest that may include a variety of products to break-up any large blank space.
- 5C. The connection to the street from the residences should be modified to create a more deliberate walkway.
- 5D. 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.
- 5E. Refer to 146-4.2.3.C.1 for Infill Green Court dimensional standards. Green Court Dwelling developments are an arrangement of single-family residential products around a common open space area intended for use by residents and guests. For a Green Court infill site, the UDO provides guidance for minimum lot widths, open space requirements, frontage requirements, landscape requirements, parking minimums as well additional development standards.

GREEN COURTS



The proposed Green Court arrangement on your site plan provides three contiguous groupings of three units with adjacent open space. Green Court Standards require that no more than 5 dwellings be located on each side of the Green Court open space area. Depending on the progress of addressing review comments and concerns, this may require an adjustment to the code.

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. Please provide open space dimensions and clarify access to the residences and the rear alley from the public right of way and guest parking with the next submittal.



Further, 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 45 square feet in area and a minimum of five feet wide in the narrowest porch dimension.

6. Signage & Lighting Comments

- 6A. Please provide exterior lighting cut-sheets with the next submission and show the location of any proposed monumentation signage

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

- 7A. Add the landscape architects' contact information.
- 7B. Sheet 5: Note needs to be updated to reflect this development as there does not appear to be any crusher fines within this development. Dimension and label the buffer being provided. Darken the outline of the buildings.
- 7C. Detention pond landscaping is required at a ratio of 1 tree and 10 shrubs per 4000sf above the 100-year water surface elevation. Although this is an existing pond, it is being regraded. Provide a table documenting what is required versus what is being provided.
- 7D. Instead of hatching the planting beds, just handle with a note that all shrub beds to receive River Rock, Color? Size? Hatching makes the plan material more difficult to read.
- 7E. Note needs to be updated to reflect this development as there does not appear to be a parking lot within this development.
- 7F. Shrubs should be contained with edger.
- 7G. Only calculate 3 sides as the rear is the garage and can't be planted.
- 7H. Grasses are not permitted to screen parking lots. A double row of shrubs is required and given the site constraints and limitations of planting within the pond; a single row would be acceptable if a taller shrub were used. Shrubs must reach a minimum 3' tall.
- 7I. If any of the landscaping as required by the UDO cannot be met, an adjustment should be requested. List adjustments on the landscape plan and the cover sheet. Update the letter of introduction to include the adjustment request. Adjustments should be accompanied by measures that mitigate or offset the adjustment request.
- 7J. Street trees are required at one tree per 40 linear feet of street frontage. Update/provide a table to document.
- 7K. See redlined comments concerning the Landscaping Data Table.

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

- 8A. 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

9. Civil Engineering (Julie Bingham / 303-739-7306 / JBingham@auroragov.org / Comments in green)

- 9A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.
- 9B. Please add the following note: In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer.
- 9C. Sheet 2: Remove this note (#17) if public streetlights are not provided.
- 9D. Dimension existing sidewalk. A sidewalk easement set back 0.5' behind the walk is required for the portion of public sidewalk that is outside the public ROW.



- 9E. Remove references to ROW for the alley. The alley is private with an access easement.
- 9F. Sheet 3: Per the pre-app notes, ramps shall be updated to current standards. Where does this curb ramp lead? A curb ramp needs a receiving ramp.
- 9G. Sheet 4: Please indicate the max height or height range of the existing wall.
- 9H. For the existing ponds:
- Label the 100-year WSEL.
 - Show/label the drainage easement.
 - An access easement is required to connect the drainage easement to public ROW.
 - Maintenance access is required to the bottom of the pond and to the top of the outlet structure. See Section 3.62.3 in the Storm Drainage Criteria Manual for the maintenance access requirements.
 - Label the slope in the bottom of the regraded pond. Minimum 2%.
 - Indicate the direction of emergency overflow.
- 9I. Provide a sidewalk chase and label.
- 9J. Sheet 5: Label the 100-year WSEL and coordinate the location of maintenance access such that landscaping does not interfere with access.

10. Traffic Engineering (Steve Gomez / 303-739- / email) / Comments in amber)

- 10A. Remove redundant note, see note 3.
- 10B. Minimum width for 2-way traffic is 20'.
- 10C. Callout as full movement access and add sight triangles per COA TE-13.
- 10D. Sheet 3 and 5: See redline comments.

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

- 11A. Data table: Include square footage of building(s), gross square footage of building(s).
- 11B. Show parking: Standard parking, accessible parking, van accessible parking, garage parking & tandem parking; total required, total provided.
- 11C. Add note listed on sheet 2.
- 11D. See comments regarding Implementation Plan.
- 11E. Sheet 3: Provide a 4' man-gate here with knox box and a sign that reads: Fire Department Access Gate. Provide a detail for the man-gate, knox box and gate sign. Provide mountable curb in these areas adjacent to the grasspavers. Provide a 23' Fire lane easement as shown. Grass-pave is an alternate fire lane material that can be used in this fire lane area. Please provide a detail of grasspaver.
- 11F. Add sign language as noted in redline comments.
- 11G. Provide a bold dashed line to show exterior accessible route throughout site to required accessible entrances (60%), site amenities (Mail, Trash & similar) and transportation stops (or to edge of site near public transportation stops). Maintain minimum 1 ft candle to all exterior accessible routes.
- 11H. Label the type of gating or barricade system being installed on the site plan using one of the following examples: (New or Existing?)
- (2) 13' Automatic Sliding with approved Siren Operated System, Knox Key Switch and Manual Release.
 - (2) 13' Manual Swinging Gate with Approved Knox Hardware.
 - (2) 13' Manual Sliding Gate with Approved Knox Hardware.
 - (2) 13' Electrical Sliding Gate with Approved Knox Hardware.
- 11I. 2015 IRC. The City has recently adopted the 2021 I-codes, which can be used but not required until later this year.

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

- 12A. Please show and label removal of existing sanitary main.
- 12B. Dimension and label utility easement. Label size of proposed sanitary main.
- 12C. Sheet 4: This is not an ideal layout for water service. According to 17.02 services need to be constructed in the shortest layout possible. This places a large burden on the homeowner.



13. Real Property (Roger Nelson / 303-739-7294 / RNelson@auroragov.org / Comments in magenta)

- 13A. Provide a 1"x3" rectangle area in the upper right corner of the cover sheet for Arapahoe County Clerk & Recorder Sticker. Match the subdivision plat description.
- 13B. See comment on cover sheet: Can be made 24" x 36" for Arapahoe County.
- 13C. See redline comment to add note to the cover sheet.
- 13D. Sheet 3: Label Lots and Tracts with dimensions and area.
- 13E. Add Subdivision & Recording Information.
- 13F. Encroachments into existing Fire Lane easement may require a license agreement.
- 13G. Show all existing easements. See comments on *subdivision plat* regarding easements of record.
- 13H. See additional redline comments.

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

- 14A. See attached letter from Public Service Co. Provide any needed responses with the next submittal.