

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



March 29, 2024

Ibrahim Jamil  
Harp LLC  
14183 E Layton Dr  
Aurora Co 80015

**Re: Second Submission Review**– Chambers Court Multi-Family - Site Plan w/Adjustment and Plat  
Application Number: **DA-2196-00**  
Case Numbers: 2020-4001-00; 2020-3002-00

Dear Mr. Jamil:

Thank you for your second submission, which we started to process on March 11, 2024. 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. Please revise your previous work and send us a new submission on or before Thursday, April 25, 2024.

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.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7450.

Sincerely,

A handwritten signature in cursive script, appearing to read "Liz Cooper Fuselier".

Liz Cooper Fuselier, Planner II  
City of Aurora Planning Department

Attachments: Xcel Energy Letter

cc: Stephen Suranowitz - Sur Design LLC 5360 Zuni Street 6c Denver CO 80221  
Cesarina Dancy, ODA  
Filed: K:\SDA\2186-00rev2



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Compliance with Unified Development Ordinance and Adjustment (Planning)
- Building Materials (Planning)
- Four-Sided Architecture (Planning)
- Street Light Conformance with COA Standards (Public Works)
- Grading (Public Works)
- Access is required to the detention pond and outlet structure (Water)
- Revise buffer and building perimeter landscape tables (Landscaping)
- Tree Mitigation Plan (Forestry)
- Numerous Redline Comments/Refer to Checklist for Assistance-Plat/Site Plan (Land Development Services)
- Submit full avigation easement (Environmental)
- Aurora Public Schools Fee schedule (APS)
- Public Service of Colorado (External Agency Letter)

### PLANNING DEPARTMENT COMMENTS

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

1A. See attached Public Service Company of CO letter; please respond with next submittal.

1B. Turn off AutoCAD on all documents.

1C. The reactivation fee of **\$4,726.00 must be paid before the next review. *No review will take place unless and until the fee is paid in full.***

#### 2. Completeness and Clarity of the Application

2A. Identify the requested adjustments. Include the applicable code section, the nature of the adjustment, and a justification. Repeat this information on any other sheet that the adjustment is applicable. Adjustment requests must be provided on the Site Plan cover sheet, as well as the individual sheet(s) that include the adjustment. The adjustment should be discussed in the application cover letter, cite the specific code section applicable to the adjustment, and include a justification for the request and how the adjustment will be mitigated.

2B. Revise the site plan title as shown on the redlines. Because the development is not defined as a multi-family development, please consider renaming the site plan to "Chambers Court *Housing* Site Plan with Adjustment." Revise the title block on each sheet to be consistent with the title on the cover sheet. (Second Request)

2C. The Sheet Index does not match the number of sheets. Please revise.

2D. Please add square footage for each unit to the data table.

2E. Please change to "adjustment" as there is only one requested adjustment.

2F. Please label local street names for better context.

2G. Please add sheet numbers to the data table.

2H. The sidebar should have the same title for all sheets. Please modify with the next submission.

2I. Please number all sheets with a consistent system. This should be 1 of 10.

2J. Please add a percentage of material used for each exterior elevation. Please see Table 4.8-6 for masonry standards.

2K. Please consider adding some additional horizontal articulation to break up the faces and differentiate each townhome.

2L. Please dimension each townhome with the next submission. Height, width and length.

2M. Provide a material board with the next submission.



### **3. Architectural and Urban Design Issues**

3A. Please be advised the buildings will also be reviewed for compliance with UDO Section 4.8, Building Design Standards, at the time of building permit. Review the requirements for single family attached townhomes to ensure revisions will not be required later and address all redlines.

3B. The trash enclosure must be set back at least **5 feet** from adjacent properties with residential uses. Provide elevations with next submittal. The enclosure shall be screened on three sides by a minimum six-foot-high masonry wall or an opaque fence enclosed on the exterior by evergreen plantings. The enclosure doors shall have an opaque gate and cannot encroach into the right-of-way when open. Chain-link gates with metal cladding are prohibited. (Second Request)

### **4. Landscaping** Tammy Cook/ Email: [tdcook@Auroragov.org](mailto:tdcook@Auroragov.org) / 954-266-6488

4A.

**Sheet 1:** List all Landscape Buffer Adjustments on this Sheet, the Landscape Requirement Sheet and on the Letter of Introduction.

The Letter of Introduction should include a detailed explanation of the adjustment requests and provide the mitigating measures being provided to offset the adjustment request.

**Sheet 5:** The side buffers are required to be 15', but can be reduced with an incentive feature, such as an opaque fence. Note this incentive feature with the requirement table.

Label 6' privacy fence and reference sheet L2.0 and detail numbers. Provide color and height.

The rear buffer is required to be 25' but can be reduced by implementing incentives. Describe the incentives on the requirements table.

The side buffers are required to be 15', but can be reduced with an incentive feature, such as an opaque fence. Note this feature in the requirement table. Remove the 10' buffer here as the actual buffer dimension should be shown.

Label 6' privacy fence and reference sheet L2.0 and detail numbers. Provide color and height.

Note the guardrail along the driveway/retaining wall here.

Label 6' privacy fence and reference sheet L2.0 and detail numbers. Provide color and height.

This south buffer will require an adjustment.

Label retaining wall and reference sheet and details and provide color.

Note on sheet 6, the Cover Sheet and the letter of introduction, the Adjustment requests, and justification. It appears that an adjustment is needed for the north and south buffers.

The driveway is encroaching into the buffer as the remaining buffer is only 2'-8". Provide a 5' radius curve on the driveway to increase the buffer width. An adjustment will be required for this landscape buffer.

Since these trees are to be removed, omit them from this planting plan.

Provide a smaller tree as this size tree will not fit once the tree is shifted out of the gas easement.

Label the proposed trash enclosure and provide the height, color, and reference sheet and details.

Evergreens are required around the dumpster. Revise the planting to show the evergreens - not grasses.

Label and dimension the 6' gas easement It appears that the trees are on top of the gas easement. Adjust the trees to the west out of this easement.

Per the previous comments, change this note to front buffer is exempt.

**Sheet 7:** List all Adjustments on this Sheet, the Cover Sheet and on the Letter of Introduction.

On the Landscape Requirements Table shown on the Non-Street Frontage Buffers:

Label an additional column for Incentives and note an opaque fence. Note 5 shrubs per 40 Lineal feet.

Under the South Property line note that 15' is required and label the actual buffer provided.

Under the West Property line note that 25' is required and note what incentive(s) are used to reduce this buffer.

For the Building Perimeter Landscape: Include a column for the number of trees required.

Note The landscape shall include 5% mixture of evergreen and deciduous trees, 15% tall shrubs & an 80% mixture of evergreen and deciduous shrubs.

Provide the Landscape Requirements around the detention area. A minimum of 1 tree and 10 shrubs per 4,000 square feet above the 100-year water surface elevation.



Provide a table that documents the high, medium and low water use areas by square footage and by percentage of the overall landscape area for the entire development.

**5. Addressing (Phil Turner / 303-739-7271 / [pturner@auroragov.org](mailto:pturner@auroragov.org))**

5A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing, and preliminary GIS analysis. Including the following layers at a minimum: Parcels, Street Lines, Building Footprints (if available). Please ensure that the digital file is provided in a NAD 83 feet, State Plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES****6. Civil Engineering ( Moustapha Agrignan/ [Magrigna@auroragov.org](mailto:Magrigna@auroragov.org) / 303-739-7455/Comments in green)****Site Plan**

6A. All building address numbers shall comply with Sections 126-271 and 126-278 of the Aurora City Code.

6B. Plat items shown on site plan do not match. Lot lines and acreages do not match the plat.

6C. For Chambers Court, public streets shall have public streetlights in conformance with COA standards.

Identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual: - Roadway Classification (typical section name) - Adjacent Land Use Category (i.e., TOD), as applicable - Number of lanes - Back-to-back curb width - Pedestrian Activity Level - Pavement Type: R3, for all lighting calculations.

6D. Provide conceptual streetlights location note. Define the type of pavement proposed on site. Provide a sidewalk easement or ROW dedication. Extend the gas easement to the frontage.

6E. Sheet 4: See grading comments. Advisory: A guardrail will be required when the height is over 30". Extend the gas easement to the frontage.

6F. Please remove all the spot elevations. Spot elevations are reviewed on civil plan stage.

6G. Provide streetlights (Public) along Chambers Court. Provide conceptual streetlights location note.

**7. Traffic Engineering (Jason Igo / [JIgo@auroragov.org](mailto:JIgo@auroragov.org) / 303-739-1792Comments in orange)****Site Plan**

7A. Vehicle hits the edge of the building and curb.

7B. Vehicle is going to have a hard time getting out especially if it is a two-car garage. Provide vehicle exiting without having to back out all the way.

7C. Sight triangles should be 14.5 feet back from flow line. This sight triangle should be 240' based off TE-13.1. It should be placed looking at oncoming traffic from the left. See additional redline comments on Sheet 2.

7D. This sight triangle should be 280' based off TE-13.1 It should be placed looking at oncoming traffic from the right.

7E. Sight triangle easements will be needed once they are updated.

7F. Once the sight triangles are fixed, we can verify the plants in the sight triangles. They should not be over 26" except trees.

**8. Land Development Services (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)****Site Plan**

8A. Advisory Comment Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)

Advisory Comment Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. **Please check these items before sending the plat in for recording.**

Send in the closure sheet for the description.

Send in the State Monument Records for the aliquot corners used in the plat.

See the red line comments on the plat and site plan.



8B. Remove (flatten) all yellow note symbols. Typical. Sheets 1-4,

8C. From 2022 COA Site Plan Checklist Item No. 1: Description should reference the subdivision plat name. CHAMBERS COURT MULTI FAMILY SUBDIVISION FILING NO. 1, BEING PART OF THE SW 1/4 OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

8D. Sheet 2: Meaning/location are unclear. Public Utility? Areas for Lots 1-5 and Tract A must match plat. 8' Public Utility easement? Plat boundary line shall be shown with a heavy solid line. See 2022 Site Plan Checklist, Item No. 2.

#### **Plat**

8D. Turn off AutoCAD

8E. For Arapahoe County, leave 7"x3" rectangular space for County Recorder Information. 2023 COA Checklist Item no.10.

8F. Note: Tract A privately owned? See 2023 COA Checklist Item No. 12 e. "Tract A is to be privately owned and maintained."

8G. See numerous additional redlined comments on the Plat. Refer to the Plat checklist for additional guidance.

### **9. Fire / Life Safety (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)**

#### **Site Plan**

1. Sheet 1 of 10 / Cover
  - Please remove gating note # 15.
2. Sheet 2 of 10 / Site
  - Please show the mail kiosk location.

### **10. Aurora Water (Alicia Caton / 303-931-2528/ [acaton@auroragov.org](mailto:acaton@auroragov.org) / Comments in red)**

#### **Site Plan**

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

10B. Provide 12' pond maintenance and access path from within the property. The maintenance path will need to provide access to the bottom and top of the outlet structure and the forebay.

10C. Aurora Water requires full turn around locations for maintenance access paths that exceed 150' in length - or second point of egress (SDDTC 10.7).

10D. All water service laterals shall be a 3/4" wet tap off of the 6" Cast Iron (CI) main and will have a 5/8" meter.

10E. All water services downstream of the water meter shall be private. All sanitary services shall be private.

10F. Show ROW limits. If meters are not located within road ROW a 10' pocket easement will be required and shall be shown on site plan and plat. If located within road ROW, 2' is required behind the meter. All meters shall be in a landscaped area.

10G. Fire hydrant is more than 5 years old, replace with new per Aurora Water Standards.

10H. Coordinate detention pond requirements with the preliminary drainage report.

10I. Add note to existing fire hydrant lateral will be abandoned/removed and capped at the main.

10J. Show ROW limits. This fire hydrant requires a 10' water easement if not in road ROW. Show easement on the site plan and plat. Advisory: No trees shall be within 8' of a utility.

### **11. Forestry (Rebecca Lamphear / 303-739-7139 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)**

#### **Site Plan**

**Aurora Forestry cannot approve the plan until tree mitigation fees have been paid. The comments below are repeated from the initial plan review.**

11A. There may be trees affected by development, specifically the Juniper trees located on the north and east side of the property by the parking pad. 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 for 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.

Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. Parks, Recreation & Open Space Dedication and Development Criteria manual. These notes shall be added to the plan.

Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual 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 53”, but only 21” would be required for planting back onto the site. The mitigation value is \$4,070.00.

TREE #	SPECIES	DIAMETER INCHES	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Juniper	12	\$926.45	Tree to be removed?	5
2	Juniper	16	\$1,646.88	Tree to be removed?	6
3	Juniper	5	\$160.99	Tree to be removed?	2
4	Juniper	12	\$926.45	Tree to be removed?	5
5	Juniper	8	\$411.86	Tree to be removed?	3
<b>Total</b>		<b>53</b>	<b>\$4,072.64</b>		<b>21</b>

NOTE: Mitigation values based on International Society of Arboriculture’s Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

**12. Parks and Open Space** ([Adison Petti / apetti@auroragov.org](mailto:adisonpetti@auroragov.org) / 303-739-7154)

**12A. Updated PROS Requirements**

Adjustments to PROS-related requirements are warranted due to the passage of time since the first site plan submittal. Based on park construction costs and the per-acre value for infill development for the current year (2024), calculations for cash-in-lieu of land dedication and park development fees are as follows.

- Land Dedication – The total land dedication requirement of 0.05 acre shall be satisfied by a cash-in-lieu payment. Being infill development, a current value of \$64,000 per acre can be applied for a total payment of \$3,200 due prior to plat recordation.
- Park Development Fees – A \$2,224.37 fee for neighborhood park and community park purposes will be collected per unit if building permits are pulled this year, and the total paid would be \$11,121.85.

**Site Plan Notes**

Add the following notes somewhere on the site plan (Sheet 2) to acknowledge how the PROS-related requirements will be satisfied.

**PROS NOTES:**

- THE PARK LAND DEDICATION REQUIREMENTS SHALL BE SATISFIED BY A CASH-IN-LIEU PAYMENT.
- EACH UNIT SHALL HAVE A PARK DEVELOPMENT FEE DUE WHEN BUILDING PERMITS ARE PULLED. FEES SHALL BE BASED ON THE PER-ACRE PARK CONSTRUCTION COSTS IN EFFECT AT THE TIME OF PERMIT ISSUANCE.



**13. Environmental** (Jeffery Moore / [JMoore@auroragov.org](mailto:JMoore@auroragov.org) / 303-739-7676)

The submitted avigation was missing pages. Please resubmit the full set of documents. (Second Request)

**14. Aurora Public Schools** (Josh Hensley / [jdhensley@aurorak12.org](mailto:jdhensley@aurorak12.org))

Please contact APS prior to your next submittal to request an updated fee schedule for this project.

**15. Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

See attached comment letter.