

Mountain View Community Homes
Mountain View United Church
Habitat for Humanity of Metro Denver

Jacob Cox
Project Manager, City of Aurora

Re: Preapp Response Letter

Notes: Preapp notes are from May, 2019 and based on plans submitted for a multifamily concept and a townhome concept. A follow up pre-app was held in January 2020 for recent concepts that more closely resemble the proposed plan. No pre-app notes were provided for the January 2020 meeting. Responses that are applicable to the initially submitted plan have been noted "Not Applicable". Responses are limited to "Step 1: Planning Phase" comments.

Standards and Issues:

1. Zoning and Land Use Issues

1A. This application will require a rezone to permit the proposed density increase, which must meet the Code criteria of approval for rezoning found here. Please respond in your Letter of Introduction to how your application meets or exceeds the Criteria of Approval. As stated in the Zoning Inquiry letter dated February 25, 2019, staff would be neutral to this rezoning if the adjacent neighborhood supports the proposal. Before submitting your application, it is highly recommended to discuss your plans with the adjacent neighbors and any HOAs (please see the list provided by Neighborhood Services). Please share any correspondence with these neighbors in your first submittal.

Response: Please reference letter of introduction. Current plan is a proposed rezoning from R1 to R2. Multiple neighborhood meetings have been held and community input incorporated in the plan.

1B. A Site Plan will be required for review and must be submitted with any rezoning application on this site due to the increased density and potential change in community character. The 2nd criteria of approval for rezoning is regarding compatibility with the surrounding development. The compatibility of this proposal with the adjacent single-family detached neighborhood will be determined based on site design, layout and neighborhood protection including a circulation that mitigates traffic impacts shown on your Site Plan. The Site Plan must meet the Code criteria of approval found here.

Response: Please reference letter of introduction. Current plan has incorporated community input and neighborhood context in order to achieve compatibility with the surrounding area.

1C. In order for this proposal to function, access is required from the church site and shared parking may be used as well. Therefore, the church site likely needs to be amended to reflect these changes. Please incorporate the church site into the overall Site Plan. All shared parking arrangements and accesses for both properties should appear on this plan.

Response: This comment is no longer applicable to the proposed development

2. Traffic and Street Layout Issues

2A. All proposed streets whether public or private need to be labeled according to our street standard ordinance, Chapter 126-1 and 126-36 of the city code. City design standards call for 5.5-foot detached sidewalks and tree lawns; however, all of the existing sidewalks in the area are attached. To maintain consistency with the existing sidewalk size and location, the City will accept a 5.5' attached sidewalk.

Response: Noted

3. Site Design Issues

3A. Density of Use.

The proposed density of Concept A-1 is 1,613 square feet per dwelling unit. As stated above, your current zone district does not permit this density and a rezoning will be required. The proposed density is higher than the surrounding area, but with appropriate screening and building heights, the proposal can be made compatible. It is highly recommended to maintain the maximum height of 35-feet so the proposed buildings do not overshadow your neighbors.

Response: The proposed development has been reduced in order to achieve compatibility with the surrounding neighborhood.

3B. Building Orientation

All the proposed townhomes must front on a street or green space. The townhomes on the southwest corner of the property are alley-loaded and front onto head-in parking on the church parking lot. As mentioned in the meeting, the access drive and associated parking on the church site should be reconfigured to act and function as a street. Head-in parking will not be permitted adjacent to the front of the townhomes, however parallel parking will be allowed. This change must be incorporated into the Site Plan as stated in 1C above

Response: Not applicable

3C. Pedestrian Circulation and Linkages to Off-Site Trails & Open Space.

All sidewalks that connect to the front of the townhomes must also connect to the sidewalks adjacent to the site. Additionally, a walk should be provided from the church site parking lot to the apartment building, especially if there is a shared parking agreement.

Response: Not applicable

3D. On-Site Vehicular Circulation

The vehicular drop-off/pick-up located on the northwest corner of the proposed site may need to be removed or redesigned per Traffic Engineering comments in this letter.

Response: Not applicable

3E. On-Site Amenities and Use of Open Space

The existing community garden and the pocket park are the two main amenities on this site. The addition of site furnishings such as benches, picnic tables, or wayfinding signs would further enhance these amenities for future residents.

Response: Noted

3F. Parking

On-Site parking is required by Section 1504 of the Zoning Code. Based on the information you've provided, at least one garage space will be required for each townhome as well as one guest parking space. The required parking for apartments is based on the number of bedrooms

in each unit. Please note: in the proposed UDO, the parking requirements are not based on the number of bedrooms. One parking space per unit is required in both townhomes and apartments as proposed in the UDO. This requirement may be reduced to 0.85 spaces per unit if the units are affordable.

Response: Not applicable

Accessible parking requirements are based on the total required parking spaces. Please utilize Table 15.4 in the Zoning Code to determine the required number of accessible spaces.

Response: Noted

Bicycle parking is not required for residential uses; however, it is highly encouraged on the residential site. As part of the amendments to the church site, bicycle parking will be required if it is not already on site.

Response: Rear porch storage sheds to be provided for most units and can act as bike storage.

3G. Site Lighting

Show typical details of lighting on the plan and/or building elevations. Any parking lot or building lighting must be full cutoff fixtures and downcast. A photometric plan will be a required sheet in your Site Plan submittal. Please illustrate the accessible route to the buildings on this plan.

Response: Reference photometric plan.

4. Landscape Design Issues

A. General Landscape Plan Comments. Prepare your landscape plans in accordance with the requirements found in the City of Aurora Zoning code, specifically Article 14 Landscape Ordinance as well as the Landscape Reference Manual. Please ensure that your landscape architect or designer has a copy of these documents as well as the City's project specific comments.

Response: Noted

B. Article 14 Landscape Ordinance Requirements. The following bullet points are not necessarily an all-inclusive list of the landscape requirements found within Article 14. The applicant is responsible for reviewing the landscape code and determining all applicable landscape conditions.

Response: Noted

5. Architectural and Urban Design

5A. Design Standards

Section 146-405(F)8 of the Zoning Code establishes the approval criteria for building architecture and urban design. Building elevations will need to be included as part of your site plan, and should call out dimensions, exterior finishes and color schemes. We will also ask for color and material samples with the initial submittal. As a general rule, "high quality of design" usually means that architectural details should be continued on all four sides of all buildings open to view.

Staff suggests that you incorporate material changes and architectural features such as glazing,

textured surfaces, projections, color, overhangs and changes in parapet height to improve the façade and create an inviting and attractive street presence. Use changes in the wall planes, both horizontally and vertically, a variety of durable materials, and quality architecture to create visually interesting buildings. Architectural details shall be continued on all four sides of the buildings and enhanced elevations will be required on facades facing single-family residential homes.

Response: Noted

5B. Screening of Roof Top Mechanicals.

Show the location of any rooftop or mechanical equipment and vents greater than eight inches in diameter on the elevation drawings. This is applicable to the apartment facility. All such equipment must be screened. Use drawings and notes to explain how this will be accomplished. Screening may be done either with an extended parapet wall, or a freestanding screen. In either case the screening must be at least as high as the equipment it hides. The following note to be labeled "Roof-Mounted Equipment Screening" must be added to the general notes section of all Site Plans: (click here for the specific note).

Response: Not applicable

6. Signage

The total allowable square footage of signs is based on Table 16.2 in the Zoning Code. All ground signs should be at least 10 feet back from the property line and 21 feet back from the flow line. In non-residential areas, ground signs abutting arterial streets may be up to 12 feet high; ground signs abutting other streets and areas are limited to 8 feet in height. Please refer to Article 16 of the Zoning Code for complete regulations. This property will be permitted one wall or monument sign per street frontage with a maximum size of 96 square feet. Please note that monument sign area is calculated on both sides.

Response: Not applicable

7. Waivers

From the material you supplied us, it appears that no waivers of development standards are involved; however, a parking waiver may be necessary if submitted under current code. If submitted under current code, Planning will likely support your waiver request if it is consistent with the parking requirements of the proposed UDO.

If you decide to request any waivers, you must clearly list them in your Letter of Introduction and justify them according to the criteria listed in Section 405 of the Zoning Code. You must also list them on the cover sheet of your Site Plan or other drawings on which they occur.

Response: Not applicable

8. Mineral Rights Notification Requirements

Please fill out the Mineral Rights Affidavit / Severed Mineral Rights Notice and supply this document to your Case Manager at the time of site plan submittal.

Response: This is included in submittal documents

9. New CAD Standards

The City of Aurora has developed a CAD Data Submittal Standard for internal and external use to streamline the process of importing AutoCAD information into the City's Enterprise GIS. Digital

Submission meeting the CAD Data Submittal Standard are required by consultants on development projects when submitting to the City for signature sets and on capital projects funded by the City. Details of the CAD Data Submittal Standard can be found on the CAD Standards web page.

Response: Noted

Parks, Recreation & Open Space Department (PROS)

Response: All comments noted

Aurora Water

Key Issues:

- A looped water main is required to serve the site.
Response: Not applicable
- Extension of sanitary sewer main may be needed to serve the site.
Response: Noted
- A domestic allocation agreement will be required starting in 2019 for water tap connections 2" and larger.
Response: Not applicable
- Townhomes are to have individual water and sanitary service line connections.
Response: Not applicable
- No utilities are permitted in green spaces.
Response: Noted
- A 26-ft easement is required for both water and sewer mains located together outside of City Right-of-Way.
Response: Not applicable
- A separate irrigation meter is needed for the multifamily building.
Response: Not applicable

Public Works Department

Key Issues:

- A Traffic Letter will be required. See below for additional information.
Response: This is included in the submittal documents
- Access spacing for residential driveways (or alleys) shall be located as far from street intersections as possible, 75-feet preferred with the distance measured from the intersection street's flowline (Roadway Manual Section 4.07.7.02.5.04 and 4.04.2.01.1).
Response: Not applicable
- Ensure site access to Evans Avenue is sufficiently offset from Jamaica Court to the north to avoid turning conflicts, 75-feet offset is recommended minimum.
Response: Noted
- The spacing of the drop-off loop and the existing church's parking lot does not look to meet the minimum spacing. Additional discussion of operation of this drop-off loop is required in the Traffic Letter. If this drop-off loop was one-way (exit only to Evans Avenue) then this spacing may be acceptable, pending adequate signage & striping.
Response: Not applicable
- Show all adjacent and opposing access points on the Site Plan.
Response: Noted

- Label the access movements on the Site Plan.
Response: Noted
- Objects and structures shall not impede vision within these sight triangles. Landscaping shall be restricted to less than 26-inches in the sight triangles. Show sight triangles on the site plan and landscaping plan at all access points in accordance with City of Aurora Standard Traffic Detail TE-13
Response: Noted
- In addition, street trees shall be set back from Stop signs and other Regulatory signs as detailed in City of Aurora Standard Traffic Detail TE-13.3.
Response: Noted
- Add the following note landscape plans: 'All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'
Response: Noted

ROW/Plat:

- Designate a Public Access Easement along internal roadways & alleys.
Response: Not applicable
- A private cross-access agreement is recommended for maintenance and snow removal. The developer is responsible for establishing this agreement with the adjacent property owner.
Response: Not applicable

Improvements:

- Show existing stop signs and street name signs or the installation of new stop signs and street name signs by developer at the site access points onto public streets. Add note to the Site Plan: Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards, and shown on the signing and striping plan for the development.
Response: Noted
- Show the installation, by developer, "Do Not Enter" signs at drop-off loop exit. Signs shall be installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards.
Response: Not applicable
- The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Add a note to the Site Plan indicating this commitment.
Response: Noted

Engineering Division

Key Issues:

- Public improvements for this development include completing the streets along the property frontage. This includes any necessary pavement, curb and gutter, 5.5' sidewalk, street lights and updating existing curb ramps. The sidewalk on Evans Avenue could be attached, but the sidewalk on Joliet Street shall be detached. The curb ramps at all four corners of the intersection of Evans Avenue and Joliet Street shall be updated. Additionally,

the City requests that curb returns replace the existing curb cuts on the church site. If this is not feasible, the curb cuts at a minimum shall be updated to meet current ADA standards.

Response: The developer accepts the responsibility for all improvements along the property frontage including curb, gutter, sidewalk, new public cul-de-sac street. The developer has proposed to install 1 curb ramp along the property frontage at Evans & Joliet. Replacing all corner ramps at this intersection is a large cost burden to the developer. Additionally, since no improvements or utilization of the church parking lot or drives are proposed, the developer is not showing any improvements to the church frontage.

- A preliminary drainage report shall be submitted with the site plan. Detention and water quality shall be provided for the new improvements. If the existing pond will be utilized in the new storm system, a pond certification for the existing pond as well as the new pond will be required. Additionally, the City will require information regarding the existing outfall as there is no record of it. A drainage easement on the adjacent property may be required.

Response: This information has been provided as part of the submittal

Improvements:

Typical roadway sections are specified in the City Code and summarized in Section 4.08 with details shown in the Standard Detail S1. Curb ramps must be shown (located) on the plans at all curb returns, "T" intersections, residential mail kiosks or clustered mailboxes, and any other location of public necessity. Refer to Standard Detail S9. Any street grades in excess of three percent will require detailed grading of the curb ramps.

Response: Noted

Flared curb cuts, Standard Detail S7.4, are not permitted for commercial/industrial or residential driveways where traffic movements would be substantial. When the number of parking spaces exceeds 20, curb returns are required and the curb return radii shall be labeled on the plan.

Response: Not applicable

Pedestrian Bicycle Railings will be required at and continuous along vertical separations of 30 inches, or greater, or on slopes greater than or equal to 3:1 adjacent to pedestrian areas. See Standard Detail S18.

Response: Not applicable

Retaining walls shown on plans shall indicate material type and a height range or indicate a maximum height. Where appropriate, guard or hand rails may be required.

Response: Noted

The maximum private access drive slope may be 4% (non-residential) when sloping down toward the public street and up to 6% maximum when sloping up toward the public street.

Response: Noted

If gates are incorporated into the design of the development they are required to be setback from the street flow line a minimum of 35-feet or one truck length, whichever is greater.

Response: Noted

Street lights are required along adjacent roadways. Street light spacing, location, wattage, etc., information is contained in Section 4.10. See Section 2.12 for Street Lighting Plan submittal requirements. Street lights along public right-of-way shall become City owned and maintained once they have been installed and the final acceptance letter for the lights has been issued. The street lighting plan shall be included with the Civil Plan submittal.

Response: Noted

ROW/Easements/Plat:

Please coordinate with the Real Property Division of Public Works for the dedication of any required easements. If a plat will be prepared for this development, the plat can cover the required easements.

Response: Easements are shown on Plat

Drainage Comments

Response: Noted

Fire/Life Safety Comments - Building Division

Fire Department Access:

Based on the information presented so far, the type(s) of fire apparatus access road(s) needed for this particular site is:

Fire Lane Easement

- As presented by the applicant during the pre-application meeting, the existing church parking area will be considered a shared parking area between the two sites. Provide a dedicated fire lane, public access and utility easement within the drive aisle from E. Evans Avenue south to the east/west internal roadway connecting to S. Joliet Street.
Response: Not applicable
- A fire lane easement was not requested in the area between the townhomes on the south side of the east/west internal roadway connecting to S. Joliet Street.
Response: Not applicable
- The needed fire lane easement within the north/south internal drive aisle located on the east side the independent living apartment complex appears to require a fire lane easement with gating system connecting to E. Evans Ave.
Response: Not applicable
- Buildings less than 30' in height require only a 23' wide fire lane easement with 29' inside and 52' outside turning radii. Building greater than 30' in height require a 26' wide fire lane easement with a 26' inside and 49' outside turning radii.
Response: Noted
- Buildings greater than 30' in height are regulated by the 2015 IFC Section D105 and require a both a 26' Fire Lane Easement and two points of emergency access. Typically the 26' fire lane easement is located on the front main entry side of the structure within a minimum of 15' and a maximum of 30' from the exterior wall of the building. Structures greater than 30' in height also require a second point of emergency access
Response: Noted

Fire Hydrants:

- The number and spacing of fire hydrants are determined using the 2015 IFC, Appendix B & C. As indicated in the previously stated code sections, fire hydrant coverage requirements includes both internal site areas and abutting public street systems.

Response: New fire hydrant is located on civil plans

Fire Sprinkled Structures:

Response: Not applicable

Gated Entry:

Response: Not applicable

Photometric Plan:

Add the following note to the Photometric Site Plan:

ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".

Response: Noted

Add the "accessible route" (heavy dashed line) to the photometric plan and verify minimum 1 foot-candle of illumination along its entire length.

Response: Not applicable

Trash Enclosure:

Per the 2015 International Fire Code, Section 304.3.3, dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines.

Response: Not applicable

Real Property Division

Key Issues:

- The off-site easements should be dedicated by separate document. Contact Andy Niquette in Real Property Services.
Response: These are included in the Plat
- There may be a need for the proposed easements to have some encroachments (bollards, fences, walls, etc.) these may be covered by a License Agreement. Contact Grace Gray in Real Property Services.

Response: Noted