

Planning Division
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March 8, 2022

Bart French
MAA Communities
5040 Addison Circle, Suite 200
Dallas, TX 75001

Re: Technical Submission Review – MAA Abilene Multi-Family - Site Plan
Application Number: **DA-2292-00**
Case Numbers: **2021-4029-00**

Dear Mr. French:

Thank you for your technical submission, which we started to process on Monday, February 28, 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.

Another technical submittal is required to address remaining issues on the Site Plan. There are some large issues that need to be resolved by both Landscape and Public Works. Please address all comments in the review letter and resubmit the document before or on Friday, April 1, 2022. Once all remaining issues have been resolved, final mylars can be submitted.

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.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7259 or amuca@auroragov.org.

Sincerely,

Ariana Muca, PLA
Planner I

cc: Elyse Applegate - Norris Design 1101 Bannock Street Denver, CO 80204
Ariana Muca, Case Manager
Meg Allen, Neighborhood Services
Brit Vigil, ODA
Filed: K:\\$DA\2292-00tech1.rtf



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Items regarding theme vs. orientation and locatio (Public Art).
- Continue working to complete the easement release documents with Andy Niquette. (Real Property)
- Review and edit slopes based on city standards (Public Works).
- Update Data Block Signage (Planning).
- Tree mitigation fee needs to be paid before the project can move to recordation (Forestry).
- Landscape Comments that were sent over during the second review were not addressed before Planning Commission. These items must be finalized or an adjustment before Planning Commission must be asked. (Landscape)
- Aurora Schools' student yield is attached below.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. No further comments.

2.Introduction Letter

2A. No further comments.

3. Completeness and Clarity of the Application

- 3A. Repeat Comment: Confirmed there will be no monument signage. If monument signage wants to be pursued, minor amendment application will be necessary. Monument signage is not affixed to building elevations but a freestanding sign on the ground plane. If there will be monument signage of this nature, please get in touch with your case manager, as this information needs to be part of the planning and zoning commission hearing. Your response was “noted”. You will not have any monument signage for this application as the hearing has passed. To have monument signage in the future a minor amendment application will need to be pursued.
- 3B. Add Monument Signange 0 to Data Block.

4.Architectural and Urban Design Issues

4A. No further comments.

5. Landscaping Issues (Kelly Bish / 303-739-7185 / kbish@auroragov.org / Comments in bright red)

5A. Landscape Comments that were sent over during the second review were not addressed before Planning Commission. These items must be finalized or an adjustment before Planning Commission must be asked.

Sheet 8 of 19

5B. See comment on landscape plan Sheet 10 of 19. There are only 6 trees being provided. An adjustment should be requested or an additional tree provided. Given the encumbrance of the above and below ground utilities in this area, staff would be in support of an adjustment request.

5C. There aren't 13 trees being provided along Abilene due to the existing utilities above and below grade. Only 6 existing. Please see additional comment on this sheet.

5D. There aren't 26 trees being provided along E. Florida Avenue, only 13.

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5E. Do not include the match line type unless it is representing a match line and there does not appear to be a match line along the north and south in these instances.

5F. The tree indicated in the photo is not functioning as a tree. These trees are supposed to be meeting the street tree requirement and this is not a single stem tree but appears to be stray or arbitrary growth of vegetation.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

6A. *Repeat Comment:* The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved. Advisory: the PDR review was returned on 12/15/21 and no subsequent submittal has been received. Please resubmit the PDR prior to site plan resubmittal.

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- 6B. Advisory: There are still issues remaining on the drainage plan/report. Advise working through the issues associated with the drainage plan/report and reflecting all changes on the site plan prior to resubmittal to avoid further comments on the site plan.
- 6C. From the drainage review: Advisory Note - initial discussions with Aurora traffic have indicated that a traffic barrier along S. Abilene may be required due to the distance from the street to the vertical walls. The pond cross sections requested (extended to street) will help evaluate this requirement. Be aware that a traffic barrier may be required in subsequent reviews.
- 6D. Access easement required for pond maintenance access. If the fire lane/utility easement can also be an access easement, please label as such.
- 6E. Add FFE to site plan.
- 6F. Minimum 2% slope in unpaved areas.
- 6G. Please ensure the location of the storm sewer has been coordinated with landscaping. This line of storm which was proposed with the third submittal appears to be in conflict with proposed trees.
- 6H. *Repeat Comment:* ensure trees are a minimum of 10' from storm sewer, typical everywhere. The landscaping should not interfere with the function of the proposed inlets.

7. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

7A. No further comments.

8. Utilities (cstephen@auroragov.org / 303-653-6846 / cstephen@auroragov.org / Comments in red)

8A. No further comments

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

9A. No further comments

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

10A. There are several easements listed to be dedicated or released (vacated) by separate document. Please begin this process and submit the documents to dedicationproperty@auroragov.org and releaseeasements@auroragov.org. The site plan cannot be approved until the documents are ready to record. Some of my comments are phrases or inserts, so they are not always Capitalized. This does not present any less importance to the phrases or inserts. All the comments are based on the visual representations from the documents, by text or graphics.

11. Addressing (Phil Turner / pturner@auroragov.org)

11A. *Repeat Comment:* 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. Include the following layers as 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. More information can be found at: tinyurl.com/3xe6ds46 or by contacting CADGIS@auroragov.org

**12.PROS** (Curtis Bish / 303-739-7131 / cbish@auroragov.org)

12A. No further comments.

13. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple)13A. *Repeat Comment:* Aurora Forestry cannot approve plan until tree mitigation has been paid.**14.Public Art** (Roberta Bloom / 303-739-6747 / rbloom@auroragov.org)

14A. Please note that there is no approved public art plan. Anything done prior to the approval of the public art plan can not be counted toward the public art requirement. Public art plans must be approved by the Director of Library and Cultural Services.

14B. Preliminary theme is really talking about orientation and location not them in your paragraph. Theme has more to do with content and concept. Spend time developing a theme that relates to the surrounding area, building and materials.

15.Aurora Public Schools (Josh Hensley / 303-365-7812/ jdhensley@aurorak12.org)

15A. See below for comments.

AURORA PUBLIC SCHOOLS - STUDENT YIELD

10/21/2021

MAA Abilene Multi-family - DA-2292-00

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW		0.3	0
MF-HIGH	259	0.145	38
TOTAL	259		38

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	0	0.16	0	0	0.2	0	0
MF-LOW	0.17	0	0.08	0	0	0.05	0	0
MF-HIGH	0.075	19	0.04	10	30	0.03	8	38
TOTAL		19		10	30		8	38

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	19	0.0175	0.3399
MIDDLE	10	0.025	0.2590
HIGH	8	0.032	0.2486
TOTAL	38		0.8476

15B.