



Planning Division  
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October 5, 2022

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

**Re: Second 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 second submission, which we started to process on September 15, 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 October 25, 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.

A Planning Commission hearing date will be scheduled after your next submittal. 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](mailto:efuselier@auroragov.org).

Sincerely,

Liz Fuselier, Planner I  
City of Aurora Planning Department

cc: Eric Pearson Cage Civil Engineering 999 18<sup>th</sup> St. Denver CO 80202  
Scott Campbell, Neighborhood Liaison  
Brit Vigil, ODA  
Filed: K:\\$DA\2302-00rev2



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Address Community Comments (Planning)
- Guest Parking Location (Planning)
- Accessible Spaces (Planning)
- Frontage Requirements (Planning)
- Open Space Requirements (Planning)
- Front Entry Features (Planning)
- Elevations (Planning)
- Shared Access to Parking (Planning)
- Green Court Standards (Planning)
- Parking Lot Island (Landscaping)
- Update Landscape Table (Landscaping)
- Preliminary Drainage Report (Public Works)
- Traffic Note (Traffic)
- Fire Lane Easements (Fire/Life Safety)
- Photometric Fire Lane Sign Detail (Fire/Life Safety)
- Extend Waterline (Aurora Water)
- Land Dedication (PROS)
- Park Development Fees (PROS)
- Updated Title Commitment (Real Property)
- Closure Report (Real Property)
- Public Service and APS Comment Letters (External Agencies)

### PLANNING DEPARTMENT COMMENTS

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

- 1A. Please respond to the Public Service letter with the next submittal.
- 1B. The Letter of Introduction does not include how community comments were addressed. Please provide how these comments were responded to with the next submittal. (2<sup>nd</sup> request)
- 1C. The Letter of Introduction includes out-of-date zoning code references. Please update the letter with the next submission.
- 1D. Please update the Letter of Introduction with any and all adjustment requests. Provide justification language for each adjustment request as it relates to code.

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

- 2A. Sheet 6: Remove all shadowing from this sheet. Very difficult to read.
- 2B. Move the mail kiosk to a later sheet in the site plan set.
- 2C. Please include a context map upon the second submission. The purpose of the context map is to ensure the site plan “fits” into the surrounding context of the land uses and surrounding neighborhood.

#### **3. Parking Comments**

- 3A. 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. Second request.
- 3B. Multifamily and non-residential development in Subareas B and C, shall provide bicycle parking spaces equal to at least five percent of the required automobile parking spaces. Need at least 1 bike rack to hold 2 bikes.
- 3C. Per section 4.2.3.C: *Green Court development must provide guest parking for motor vehicles at the rate*



*of one-half parking space per Green Court Dwelling. Required guest parking must be located within 200 feet of the front entrance of the dwelling it serves and must be located (a) on a public or private street, or (b) in a parking lot or garage abutting and visible from a public or private street. Please explain parking counts with the next submission. Add this explanation to the Letter of Introduction.*

- 3D. Must provide ADA parking per code. Accessible parking shall be provided for all multifamily and non-residential uses as shown in Table 4.6-2 Where is the accessible space located? Please show accessible space with next submission.

#### **4. Architectural and Urban Design Comments**

- 4A. Per Section 146-4.2.3.C.1.b.i: *The minimum Green Court open space width shall comply with one of the following standards: (a) 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; or (b) A variable width Green Court open space must have the minimum width described in Subsection b.i above for at least 75 percent of its length, and no portion of the remainder that is fronted by one- or two-story dwelling units is less than 15 feet in width and no portion of the remainder that is fronted by three-story dwelling units is less than 25 feet in width; Green courts must front an open space; open space must be 30' or greater.*
- 4B. The three units in building 3 do not meet code requirement listed above. This will need an adjustment request. Add adjustment request and justification language to your Letter of Introduction with the next submission.
- 4C. Provide percentages of exterior products used with next submission. Add to Data Block and note on elevation sheets.
- 4D. At least 50 percent of the Green Court open space area shall be landscaped and shall be designed to accommodate foot traffic and play areas. Sidewalks should be located to accommodate pedestrian access while maximizing use of the Green Court open space. Trees are allowed in open areas but should be located along the perimeter and typically be canopy tree species to allow usable space under the tree canopy. Please provide an explanation with the next submission on how this code section is being met.
- 4E. 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*. Porches and stoops facing the Green Court open space may extend up to five feet beyond the building façade provided that no roof or associated structure exceeds one story in height. Please provide an explanation with the next submission on how this code section is being met.
- 4F. The green court must follow design requirements in the UDO Section 146-4.2.3.C. In general, the common space within green courts should accommodate flexible and usable space for play or gathering. If more than one green court is proposed, a diversity of green court designs or themes are encouraged.
- 4G. Dimensions need to be added to this plan, including the greencourts themselves. Section 4.2.3.C.1.b.ii & I state minimum Green Court open space width shall comply with one of the following standards: 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; or A variable width Green Court open space must have the minimum width described in Subsection b.i above for at least 75 percent of its length, and no portion of the remainder that is fronted by one- or two-story dwelling units is less than 15 feet in width and no portion of the remainder that is fronted by three-story dwelling units is less than 25 feet in width;
- 4H. Refer to Section 146-4.8.5 for guidance on horizontal, vertical and base articulation suggestions.

#### **5. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)**

##### **Sheet LS1**

- Flatten the drawing.
- Turn the survey information off.
- Darken all the shrubs on the drawings. They don't read well.



- The minimum required buffer depth along the west side is not being met. An adjustment should be requested. The adjustment should be listed on the landscape plan and the cover sheet. The letter of introduction should be updated to reflect the adjustment request. The letter should also express a hardship and offer mitigating measures to offset the adjustment request.
- The water surface elevation delineation for both ponds is too dark.
- There are too many parking spaces in a row within the southern parking lot. Add a landscaped parking lot island.
- Add a tree at the end of the parking row where indicated.
- The landscape material schedule and the plant schedule are too small. Use a larger font.
- Update the landscape tables per the comments provided.

**6. Addressing** (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

- 6A. 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**

**7. Civil Engineering** (Julie Bingham / 303-739-7403 / [JBingham@auroragov.org](mailto:JBingham@auroragov.org) / Comments in green)

- 7A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.
- 7B. No outdoor storage is proposed, please remove this note.
- 7C. Show/label the curb chases on this sheet as well.
- 7D. Sheet 3: This ramp will be required to be updated if it is part of the ADA path to ROW.
- 7E. Dimension existing sidewalk, typical.
- 7F. Label the curb return radii.

**8. Traffic Engineering** (Steve Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

- 8A. Ensure following note is included: All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10

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

- 9A. Sheet 2 of 8 / Notes: See comment for implementation plan table, please fill out.
- 9B. Sheet 3 of 8 / Site: See note for fire lane easement shown on site but not on plat.
- 9C. See comment to provide a fire access man gate with details.
- 9D. See note for encroachments in existing fire lane easement will require a license agreement.
- 9E. See comment to provide a dead-end fire lane sign.
- 9F. See comment to show & label accessible parking per the 2015 IBC chapter 11.
- 9G. Sheet 7 of 8 / Photometric: See fire lane sign detail and notes.
- 9H. Plat sheet 2 of 2 / Plat: See comment to show fire lane easement as shown on site.

**10. Aurora Water** (Daniel Pershing / 303-739-7490 / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / Comments in red)

- 10A. Please extend waterline to the north in order to provide frontage to each unit, as Aurora Water would not be in support of this configuration. Email [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) with any questions.

**11. PROS** (Curtis Bish / 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in mauve)

PROS-related requirements are as follows:



- **Land Dedication** – Required land dedication for neighborhood park and community park purposes is 0.07 acre and 0.03 acre, respectively. Because the project is infill development, no open space land dedication is required. Therefore, a total land dedication requirement of 1.0 acre shall be satisfied by a cash-in-lieu payment. Applying the current \$60,200/acre value for infill development results in a total payment of \$6,020 due prior to plat recordation.
- **Park Development Fees** – A \$1,958.22 per-unit fee will be collected if building permits are pulled this year. If permits for your project are pulled in a subsequent year, the per-unit fee may be slightly higher to account for adjustments to park construction costs.

Please add notes somewhere on the site plan to acknowledge the above requirements and how they are proposed to be satisfied.

**12. Real Property** ( Roger Nelson/ 303-739-7294 / [RNelson@auroragov.org](mailto:RNelson@auroragov.org) / Comments in magenta)

12A. See redline comments on subdivision plat and site plan.

12B. Provide updated title commitment dated within 120 days of plat acceptance date.

12C. Provide closure report for external subdivision boundary.

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

13A. See attached letter.

**14. Aurora Public Schools** (Josh Hensley/303-365-7812)

14A. See attached letter.

**AURORA PUBLIC SCHOOLS - STUDENT YIELD**  
**4/1/2022**

**3411 S Fairplay Way (DA-2302-00)**

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW	9	0.3	3
MF-HIGH		0.145	0
<b>TOTAL</b>	<b>9</b>		<b>3</b>

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	2	0.08	1	2	0.05	0	3
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
<b>TOTAL</b>		<b>2</b>		<b>1</b>	<b>2</b>		<b>0</b>	<b>3</b>

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	2	0.0175	0.0268
MIDDLE	1	0.025	0.0180
HIGH	0	0.032	0.0144
<b>TOTAL</b>	<b>3</b>		<b>0.0592</b>



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571.3284  
donna.l.george@xcelenergy.com

September 29, 2022

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Elizabeth Fuselier

**Re: 3411 South Fairplay Townhomes – 2<sup>nd</sup> referral, Case # DA-2302-00**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk still has a **conflict** with **3411 South Fairplay Townhomes** - where are natural gas and electric distribution facilities planned to be located? There are no apparent utility easements within the lots for these utilities.

Bear in mind that for *single family residential lots* PSCo requires the following easements:

- 6-feet wide for natural gas facilities with a minimum 5-foot clearance from any structure and where there is drivable pavement with space for service truck access (8-feet wide, 6-inches thick) with plowing in snowy conditions
- 8-feet wide for electric facilities including space for transformers, pedestals, and cabling
- if natural gas and electric are within the same trench, a 10-foot-wide utility easement is required, not to overlap any wet utility easement
- bear in mind that these utility easements must have 5-feet of separation from gravity-fed wet utilities and 10-feet of separation from forced-fed water utilities

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document for new facilities (i.e. transformers) – be sure to contact the Designer and request that they connect with a Right-of-Way and Permits Agent in this event.

*Comment response requested.*

Donna George - Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com