



August 19, 2019

City of Aurora
Planning Department
Mr. Christopher Johnson
15151 E. Alameda Avenue
Aurora, CO 80012

RE: Mubarak Villa (#1238728) – Site Plan – Letter of Introduction

Mr. Johnson,

The intent of this letter is to introduce the proposed 20-lot Mubarak Villa Subdivision, which is proposed for a property near the northwest corner of the future intersection of E. Jewell Avenue and S. Fulton Street. S. Fulton Street, adjacent to the development, is proposed to be constructed as part of this project, in addition to improvements to E. Jewell Avenue and a private internal street within the subdivision.

The subdivision will be a gated community with emergency access permitted via Knox Box or other approved methods at the south entrance at E. Jewell Avenue. The east entrance will be primarily for vehicle emergency vehicle exiting and for inbound and outbound neighborhood traffic.

This is an infill development that was previously platted in 1997 as a 25-lot subdivision. It was not constructed after approval, and as such, the designs have expired, and the design criteria has changed substantially to necessitate a re-design of the site. The current design criteria also necessitate the site to be re-platted. The proposed Site Plan will require some waivers from the current design criteria, as follows:

Waiver Requests

Issue #1:	Lot size development standards – Section 146-502, Table 5.2, Item 7, Column G
Requirement:	90-foot minimum frontage, required for lots on tangent sections of road. Lots along curves and cul-de-sacs not part of this requirement.
Waiver requested:	We would like the City to permit the width of a two-lot pair to be as low as 63'.
Justification:	This is an infill development that is actually reducing the density from the previously approved 25-lot Maple Vale subdivision to this new 20-lot Mubarak Villa Subdivision. The 90-foot requirement works well for 4-plex housing developments, but is difficult for duplex developments, especially within such and infill situation.

- Issue #2: **Monument sign standards –
Section 146-1609, Table 16.3**
- Requirement: Signs shall be 4' minimum behind back-of-walk, and 21' minimum behind adjacent street(s) flowline(s).
- Waiver requested: We would like the City to permit the monument sign structure to be approximately 1.9' behind the back-of-walk, approximately 16' from the E. Jewell Avenue flowline, and approximately 12' from the Mubarak Way flowline.
- Justification: The proposed monument sign, as designed, is integral with the detention pond retaining wall. It is our opinion that this monument sign dresses up the appearance of, and draws the observers' eyes away from, the detention pond right behind it. The monument sign is not within the Sight Distance Triangles.
-
- Issue #3: **Security gate setback:
Section 146-1609, Table 16.3**
- Requirement 35' minimum setback behind flowline.
- Waiver requested: We would like the City to approve the gates at the east entrance be 30' from the S. Fulton Street flowline.
- Justification: On-street parking (7' width) is permitted on Local Type 1 typical sections, as S. Fulton Street is. This added parking space will account for the additional queuing space needed at the entrance into the Mubarak development from S. Fulton Street, and provide two additional feet. Additionally, the primary entrance will be from the South (E. Jewell Avenue) access point.
-
- Issue #4: **Landscape Street Buffers:
Section 146-1422**
- Requirement Street trees shall meet the requirements outlined in the criteria.
- Waiver requested: We would like the City to approve the use of alternate trees within the power line easement.
- Justification: We are requesting trees to be permitted that will not be detrimental to the overhead power lines, and that are approvable by Xcel energy.
-
- Issue #5: **Landscape Non-street Buffers:
Section 146-1423**
- Requirement 5 Shrubs required per 25 linear feet of buffer.
- Waiver requested: We would like the City to approve the use of an average 3.8 shrubs per 25 linear feet along the west boundary, and just under 3 shrubs per 25 linear feet along the north boundary.
- Justification: Substantial site grading requirements are necessary to allow drainage to follow the direction as required by the City. This grading requires the use of an architectural retaining wall along these boundary lines. This wall, and

a privacy fence, will provide a substantial amount of visual buffering between this development and the adjacent zoning.

In addition to the justifications listed for each specific waiver request, we also would like to justify the project as a whole. The site has for years been an over-grown eyesore, serving as a homeless camp and trash dump. We believe that the development will serve to clean up both issues, while providing the 20 owners an architecturally pleasing home community. A strong community atmosphere is further encouraged with the provision of security gates along with an outdoor neighborhood gathering and play area. These features will offer the owners an area to take pride in and enthusiastically maintain in good standing, providing the overall neighborhood a substantial improvement from the existing conditions.

We thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brian Johnson", with a stylized flourish extending to the right.

Brian Johnson, P.E.
Prism Design & Consulting Group
Representative for Mubarak Villa, LLC