

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



August 31, 2017

Adam Berger  
171 S. Ivy Street  
Denver, CO 80024

**Re: Initial Submission Review – Alton Street Duplexes – Site Plan with Waivers**  
Application Number: **DA-2088-00**  
Case Number: **2017-4015-00**

Dear Mr. Berger:

Thank you for your initial submission, which we started to process on August 7, 2017. 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 still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before September 22, 2017.

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.

Your estimated Planning Commission hearing date is still set for November 8, 2017. 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.

A neighborhood meeting has been requested by the Northwest Aurora Neighborhood Organization.

Please call me with comments or concerns. I can be reached at 303-739-7220.

Sincerely,

Jonathan Woodward, Planner II  
City of Aurora Planning Department

cc: Meg Allen, Neighborhood Liaison  
Gary Sandel, ODA  
Filed: K:\\$DA\2088-00rev1.rtf



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- A meeting with the NW Aurora Neighborhood Org has been requested
- Demonstrate Architecture Design points have been met (Planning)
- Label side yard patios (Landscaping)
- Provide a digital .SHP or .DWG file (Addressing)
- Add note that Forestry Division will take ownership of required street trees (Forestry)
- Road cuts over 500 SF on single block require mill and overlay of project area (Engineering)
- Provide requested details (Life Safety)
- Contact Real Property directly for comments (Real Property)
- Show sight triangles (Traffic Engineering)
- Cash-in-lieu of school land dedication is due before platting (Aurora Public School)

### **PLANNING DEPARTMENT COMMENTS**

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

1A. The following comments were received from the Northwest Aurora Neighborhood Organization:

NANO HAS SOME ISSUES WITH THIS PROJECT. WE HAVE NEVER SEEN A MODULAR IN THIS AREA AND WE ARE NOT QUITE SURE WHAT THE QUALITY OF THE PROJECT WILL BE. WE THINK THE PROPERTY IS TOO SMALL FOR THREE SETS OF DUPLEXES. NOT IN FAVOR OF WAIVERS.

THE BLACK AND WHITE PICTURES OF THE MODULARS WERE NOT VERY ATTRACTIVE AND WE NEED TO SEE SOMETHING IN COLOR TO GET A BETTER IDEA OF WHAT THE HOUSING WILL LOOK LIKE.

WE WOULD LIKE TO MEET WITH THE DEVELOPER TO GET MORE INFORMATION.

Staff recommends hosting a neighborhood meeting. I have reached out to Meg Allen, the neighborhood liaison, to assist in coordinating a meeting between you and the neighborhood organization.

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

2A. Sheet 2: Label porch and patio for each unit.

2B. Cover Sheet: Include "Section 146-502 Table 5.2" for *Requested Waivers* section.

2C. Include color renderings.

2D. Provide a material board or a materials page on the color renderings.

2E. Waiver requests

Front setback request of 12.5 feet: staff is supportive of the front yard waiver request to reduce from 25 feet to 12.5 feet. The inclusion of a two car garage will provide adequate off street parking. A covered front porch and front yard landscaping has been added to enhance the front and street-facing side of the .

Side setback request of 10 feet abutting a local road: Staff is supportive of this request for the northern most duplex. A six foot privacy fence has been added along the street.



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

3A. Please demonstrate that the architectural design points have been met. See the following link for the point guide: [Section 146-1302 Table 13.1](#). The current design is close to meeting the points, and some further clarification of dimensions and additional information.

3B. Clarify if stucco is cementitious.

3C. Based on comments from the neighborhood meeting, additional design changes can be made.

### **4. Landscaping Issues** (Chad Giron / 303-739-7185 / [cgiron@auroragov.org](mailto:cgiron@auroragov.org) / Comments in bright teal)

4A. Sheet 5:

- Add setback dimensions on both 19<sup>th</sup> Ave. and Alton St.
- Match the shade tree symbols with the legend.
- Remove the building roof line because it looks like the landscape edger symbol.
- Label side yard patios.
- Add and label proposed contours.
- Consider using tree symbols with less line work so the plan is easier to read.
- Identify/label or remove the bold lines on the sidewalk.
- Consider making the mulch hatch gray so the plan is easier to read.
- Make the property line visible on the plan as shown in the legend.
- The utility line types are upside down in the legend.
- Add the symbols circled on the plan to the legend.
- The proposed Sanitary and Water lines in the legend must match the linetype on the plan.
- Add proposed contours to the legend.
- Fix the scale bar.
- Label the building units.
- Add “Not For Construction” to this sheet.

4B. Sheet 6:

- Remove the Shrubs and Grasses column from the Landscape Requirements table.
- The External Side Yard requirement for Unit 1 is not shown on the landscape plan.
- Fix typos.
- Add note regarding no freestanding lights.
- Add “Not For Construction” to this sheet.

### **5. Addressing** (Cathryn Day / 303-739-7357 / [cday@auroragov.org](mailto:cday@auroragov.org))

5A. Please provide a digital .SHP or .DWG file for street naming, addressing and GIS mapping purposes. Include the following layers as a minimum:

- Parcels
- Street lines
- Easements
- Building footprints (If available)

Please ensure that the digital file provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. The SHP or DWG files can be emailed directly to me.



## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

### **6. Forestry** (Jacque Chomiak / 303-739-7178 / [jchomiak@auroragov.org](mailto:jchomiak@auroragov.org) / Comments in purple)

6A. There will be no tree mitigation requirements for this property. Although there are a multitude of trees, they are all volunteer tree-of-heaven and Siberian elm. Due to the nature of them being volunteers, Forestry has determined that no tree mitigation will be required.

6B. Once the required street trees are planted, The City of Aurora Forestry Division would like to take ownership of them. Basically this means that the City would be responsible for the maintenance of those trees in perpetuity. A note should be added to the plan indicating that the City of Aurora Forestry Division would take ownership of the required street trees once planted. Also, if the trees end up not being planted on the public-right-of-way, then an Arboricultural Easement must be established in the plat that will include the trees.

NOTE should read:

STREET TREES WILL BE ACCEPTED IF INSPECTION CONFIRMS THAT TREES HAVE BEEN PLANTED PER THE CITY STANDARD DETAIL; APPLICANT/DEVELOPER REQUIRED TO CONTACT THE CITY FOR AN INSPECTION TWO DAYS IN ADVANCE OF PLANTING. THE CITY OF AURORA FORESTRY DIVISION SHALL TAKE OWNERSHIP OF ALL STREET TREES AFTER THEY ARE PLANTED AND WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THOSE TREES IN PERPETUITY.

6C. 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.

### **7. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)

7A. Cover Sheet: Remove AutoCAD text items in comment section and flatten to reduce select-ability of comments.

7B. Sheet 2:

- Road cuts more than 500 sf on a single block requires mill and overlay of the project area prior to the issuance of the Certificate of Occupancy.
- See label request.

7C. Sheet 3:

- The minimum slope away from the building is 5% for 10' for landscaping areas, and a minimum of 2% for impervious areas.
- See label request.

7D. Sheet 4: Road cuts more than 500 SF on a single block require mill and overlay of the project area prior to the issuance of the Certificate of Occupancy.

### **8. Fire / Life Safety** (William Polk / 303-739-77371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

8A. Sheet 1:

- Please remove circled notes.
- Please provide construction type, occupancy, and sprinklered or non-sprinklered within the data block.

8B. Sheet 9:

- Please show and label the location and size of the addresses being placed on these structures. (TYP)
- Please add the following note: *All buildings or structures, except accessory buildings, shall display the proper building number in the manner provided in this article. It shall be the responsibility of the owner, occupant or any person obtaining a building permit to place such number in the manner provided in the Aurora City Code of Ordinance, Chapter 126 - Article VII - Numbering of Buildings. (TYP of all Elevation Sheets)*



**9. Real Property** (Darren Akrie / 303-739-7331 / [dakrie@auroragov.org](mailto:dakrie@auroragov.org))

9A. Please contact Real Property directly for comments.

**10. Aurora Water** (John Villines / 303-739-7646 / [jvilline@auroragov.org](mailto:jvilline@auroragov.org) / Comments in red)

10A. Sheet 4: See note regarding PVC encasement.

**11. Traffic Engineering** (Victor Rachael / 303-739-7309 / [vrachael@auroragov.org](mailto:vrachael@auroragov.org) / Comments in orange)

11A. Sheet 5: Show sight triangles per COA STD TE-13.1 - Applies to all driveways. Any proposed plants in the triangle must comply with City required vertical requirements. Up size / revise plants as necessary. Add note: *All proposed landscaping within the site triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10.*

**12. Aurora Public Schools** (Joshua Hensley / 303-365-7812 / [jdhensley@aps.k12.co.us](mailto:jdhensley@aps.k12.co.us))

12A. Six duplex units are proposed to replace one existing single family detached units. The school land obligation difference between the proposed development and the existing land use is .0231 acres in accordance with section 147-48 of the Aurora City Code. Aurora Public Schools will accept cash-in-lieu of land valued at market value for this obligation. Cash-in-lieu of school land dedication is due before platting.  
See attached below table.



**AURORA PUBLIC SCHOOLS - STUDENT YIELD**  
8/29/2017

**Proposed Development**

**Alton Street Duplex - August 2017**

| Dwelling Type | Units    | Yield Ratio | Student Yield |
|---------------|----------|-------------|---------------|
| SFD           |          | 0.7         | 0             |
| MF-LOW        | 8        | 0.3         | 2             |
| MF-HIGH       |          | 0.145       | 0             |
| <b>TOTAL</b>  | <b>8</b> |             | <b>2</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       | 1        | 0.08          | 0        | 2         | 0.05        | 0        | 2        |
| MF-HIGH      | 0.075      | 0        | 0.04          | 0        | 0         | 0.03        | 0        | 0        |
| <b>TOTAL</b> |            | <b>1</b> |               | <b>0</b> | <b>2</b>  |             | <b>0</b> | <b>2</b> |

| SCHOOL TYPE  | STUDENT YIELD | ACRES PER CHILD | ACRES REQUIRED |
|--------------|---------------|-----------------|----------------|
| ELEMENTARY   | 1             | 0.0175          | 0.0179         |
| MIDDLE       | 0             | 0.025           | 0.0120         |
| HIGH         | 0             | 0.032           | 0.0096         |
| <b>TOTAL</b> | <b>2</b>      |                 | <b>0.0395</b>  |

**Existing Structure**

**Alton Street Duplex - August 2017**

| Dwelling Type | Units    | Yield Ratio | Student Yield |
|---------------|----------|-------------|---------------|
| SFD           | 1        | 0.7         | 1             |
| MF-LOW        |          | 0.3         | 0             |
| MF-HIGH       |          | 0.145       | 0             |
| <b>TOTAL</b>  | <b>1</b> |             | <b>1</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        | 1         | 0.2         | 0        | 1        |
| MF-LOW       | 0.17       | 0        | 0.08          | 0        | 0         | 0.05        | 0        | 0        |
| MF-HIGH      | 0.075      | 0        | 0.04          | 0        | 0         | 0.03        | 0        | 0        |
| <b>TOTAL</b> |            | <b>0</b> |               | <b>0</b> | <b>1</b>  |             | <b>0</b> | <b>1</b> |

| SCHOOL TYPE  | STUDENT YIELD | ACRES PER CHILD | ACRES REQUIRED |
|--------------|---------------|-----------------|----------------|
| ELEMENTARY   | 0             | 0.0175          | 0.0080         |
| MIDDLE       | 0             | 0.025           | 0.0040         |
| HIGH         | 0             | 0.032           | 0.0064         |
| <b>TOTAL</b> | <b>1</b>      |                 | <b>0.0164</b>  |

School Dedication Requirement Difference = 0.0231