

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



September 11, 2019

Liban Buni  
Mubarak Villa LLC  
10307 E Iliff Avenue  
Aurora, CO 80247

**Re: Second Submission Review – Mubarak Villa – Site Plan w/ Waivers and Replat**  
Application Number: **DA-2171-00**  
Case Number: **2019-4004-00**

Dear Mr. Buni:

Thank you for your second submission. We have reviewed it and attached our comments along with this cover letter. As with the first submittal, the first section of our review highlights our major comments from the Planning Department. The following sections contain more specific comments, including those received from other city departments, outside agencies, and community members.

Significant progress has been made on the plans, however several important issues still remain from city departments and outside agencies. As such, you will need to make another submission so that city departments can ensure these issues have been resolved prior to a Planning Commission hearing. Please carefully review all our comments and revise your previous work accordingly.

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. If there are any comments or requirements which you do not understand or wish for further clarification on, please reach out to your Case Manager or the specific department contact provided.

Your Planning Commission hearing date will be determined after the next resubmittal and review.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7112.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Johnson".

Christopher Johnson, Planner I  
City of Aurora Planning Department

cc: Brian Johnson, Prism Design and Consulting  
Susan Barkman, Neighborhood Liaison  
Jacob Cox, ODA  
Filed: K:\SDA\2171-00rev1.rtf



## *Second Submission Review*

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

- Address all comments on completeness, formatting, and accuracy of the application.
- Provide an Existing Tree plan consistent with Forestry requirements (see Items 2 and 11)
- Coordinate with Fire/Life Safety and Traffic Engineering on gate setback reduction (see Items 3 & 8)
- Provide a lot matrix to illustrate building setbacks (see Item 4)
- Revise Landscape waivers accordingly (see Item 6)
- Provide dimensions and labels for all buffers (see Item 6)
- Maximum retaining wall height is 48 inches for residential areas (see Item 7)
- Continue working with Public Works on your Preliminary Drainage (see Item 7)
- Label all easements
- Sewer services beneath driveways and garages must be sleeved (see Item 9)
- There are outstanding Parks and Forestry fees required prior to plan recordation (see Items 10 & 11)
- Review and address all comments from Real Property on the Plat. Comments in bold are remaining from the first review (see Item 12)
- Xcel energy has outstanding issues on the Plat. Please revise accordingly (see attached letter)
- Required school land dedication has been provided by Cherry Creek School District (see attached letter)

### **PLANNING DEPARTMENT COMMENTS**

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

1A. No comments from adjacent property owners or registered neighborhood organizations were received during this referral. Two comment letters were received, one from Cherry Creek School District containing required land dedications and another from Xcel Energy. There are a few previously agreed upon items with Xcel which are not appearing on the plans. Please review the attached letter from Xcel Energy and work closely with them to resolve all issues.

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

- 2A. This project consists of 10 duplex buildings for a total of 20 units. Please correct the Data Block which states there will be 20 buildings.
- 2B. Revise the Sheet Index. No building elevations were included with the Plan Set and elevations will be reviewed and recorded separately.
- 2C. Remove the indicated signature block on the lower right-hand corner of the cover sheet.
- 2D. Remove Notes 20 and 21.
- 2E. There is space on right-hand side of Sheet 2 for the incorporation of the Legend shown on the Cover Sheet. Placing the Legend here would help with interpretation of the plans.
- 2F. There seems to be some overlap between sheet 4 and sheet 14. What is required is one Existing Tree Plan containing all of the required elements from Forestry. Please review Forestry department comments, and work with them to create a compliant Existing Tree Plan.
- 2G. Flatten the plat document and remove all AutoCAD SHX text items.

#### **3. Waivers**

3A. Formatting issue, the waiver section on the cover sheet is intended to be its own section, they are not part of the Site Plan Notes. Reformat this so that the heading for waivers is the same font as other section headings on the cover sheet.



3B. The security gate setback of 35 feet is not a requirement in the Zoning Code, but rather the Traffic Engineering Code. As such, Planning does not have the authority to grant this waiver. Please remove it from the Site Plan and coordinate with Fire/Life Safety and Traffic Engineering for approval of this request.

**4. Site Design Issues**

4A. Front, side, and rear setbacks for each building are always required. Setbacks must be measured from the adjacent property or private ROW line to the nearest point of the building’s foundational walls. Currently, only building envelopes are being shown on the plans, which are helpful but do not provide the accurate information needed. In order to avoid adding additional linework and labeling to the limited available space on the plans, staff suggests the addition of a Lot Matrix. Create a matrix on Sheet 2 which lists each lot number, the front, side, and rear setbacks for each, and an asterisk if the lot is utilizing one of the waiver requests regarding setback/buffer reduction. See example:

Lot Number	Front Setback	Side Setback	Rear Setback
Lot 1	_____ ft	_____ ft	_____ ft
Lot 2	_____ ft	_____ ft	_____ ft
Lot 3 *	_____ ft	_____ ft	_____ ft
Etc.			

This should be included in the plans so that during the building plot plan review for the permitting process, conformance and consistency with the approved plan can be ensured.

- 4B. No site details are shown for the cluster mailbox, building mounted lights, or programming elements for the park area, i.e. benches or a play structure.
- 4C. The provision of the small community park is helpful in the provision of open space for future residents. The space should be programmed in some way to ensure its usability. Items such as park benches, a gazebo, and/or a small play structure would achieve this.

**5. Architectural and Urban Design Issues**

- 5A. It is difficult to tell what part of the project is shown on Site Section B, sheet 6, without a match line provided on the plans. Perhaps provide a site section that illustrates the distance between the homes? No home is shown on the eastern side of Mubarak Way, which makes it difficult to conceptualize the scale of the streetscape and the space between structures. Provide a match line on the plans to show where the cross section is viewing.
- 5B. Thank you for the provision of revised building elevations and color and materials samples. As previously mentioned, these do not receive their official review now. However, it is very important to show the best possible presentation of your proposal to Planning Commission, as they will be judging it based solely off of this submittal.

**6. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal w/ red lettering)**  
**Sheet LS1.0**

- Under the standard Rights-of Way table, correct the note as there is no waiver request from street frontage buffers as street frontage buffers are not required. The waiver request is for street trees along E. Jewell Avenue. Add the correct section of the code per the comments on the plan.
- Update the landscape tables as noted.
- All landscape waiver requests shall appear in the letter of introduction as well as on the site plan cover sheet and here on the landscape plan. The plan sheets ONLY need to include the Section title and number, not the explanation. The letter of introduction should include all the above plus an explanation as to the hardship that is causing the waiver and what mitigation measures are being taken to offset the waivers.
- Please indicate with arrows, where the retaining wall is expected to be 9' tall. Retaining walls at 9' are required to be terraced.

**Sheet LS2.0**

- Label the square in the park.
- Label the wall and fence.
- Add “Not for Construction” to all landscape sheets.
- Dimension and label all the provided buffers. Based upon the perceived buffer depth, a waiver will be required for the western buffer. Minimum width along the west side is 14'.

**Sheet LS3.0**

- Make sure to hatch the sheet that is represented on the Key Map.
- Adjust the location of the trees outside of any gas easements. Make sure to include all easements on the landscape plan.

**Sheet LS4.0**

- While the city does not have an issue with the tree species selected for installation along E. Jewell Avenue, please provide documentation from Excel that they will permit the trees being planted, otherwise they will come in and remove them if they do not meet their standards. Reach out to Brent Bolzenius at (303) 628-2706 or Jason Manassee at (303) 571-7159.
- Label the monument sign.
- Dimension and label the PSCO/Excel Easement.

**Sheet LS5.0**

- Hatch the sheet that is being represented in this key map.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES****7. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)**Cover Sheet**

- 7A. Note: The drainage report needs to be uploaded to the civil plans folder (DR) not the site plan folder after the first review. The Site Plan will not be approved by Public Works until the preliminary drainage letter/report is approved.
- 7B. Please remove AutoCAD SHX text items in the comment section. Please flatten to reduce the select-ability of the items.

**Sheet 2**

- 7C. Per Section 4.02.7.01.2 the maximum wall height for residential lots is 48". Please add a note to the notes section that requests a variance from this standard. Also indicate that structural calculations shall be provided with the civil plans, including analysis of the adjacent home foundation. Include language stating that the walls are private and will be maintained by the homeowner's association.
- 7D.  $L=WS^2/60$  is the taper equation that should be used to calculate the taper length. This would result in approximately 285' taper.

**Sheet 2.1**

- 7E. A license agreement is required for the private pipe in the drainage easement and ROW.
- 7F. Include building finished floor elevations.

**Sheet 6.1**

- 7G. Include light fixture for Public Street Lights (on Fulton) per the draft lighting standards.

**8. Fire / Life Safety** (John Van Essen / 303-739-7489 / [jvanesse@auroragov.org](mailto:jvanesse@auroragov.org) / Comments in blue)Cover Sheet

8A. Fire Life Safety will get with Traffic to see if we can approve this Gating System with a setback from the flowline of only 30'.

Sheet 2.0 & 2.1

8B. Please configure this Fire Lane Easement the same as the one, off Jewell Ave, because of the gating configuration. Please label all widths and show the one-way aisle widths.

8C. Fire Life Safety will get with Traffic to see if we can approve this Gating System with a setback from the flowline of only 30'.

Sheet 5

8D. Please clearly delineate the Fire Lane Easement and label all widths. See Sheet 2.0.

Sheet 6

8E. Please label Fire Lane Easement.

8F. Please add a Roadway Section for the West Gated Entrance showing the Fire Lane Easements.

Sheet 6.1

8G. There must be a 6" minimum clearance across the full width of the gating system, from the bottom of the gating system to the road surface in order to ensure that if the gate closes during a fire operation any fire hose is not damaged during the closing process. Please Add this minimum dimension.

8H. Please add this Note to this Detail: The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. For assistance please call 303-739-7420 and ask for a Life Safety Plans Examiner.

Plat Sheet 2 & 3

8I. Please Delineate and Configure the Fire Lane Easement as shown on the Site Plan. Please include all the Curve Data showing the required 29 feet inside and 52 feet outside turning radii.

**9. Aurora Water** (Casey Ballard / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)Sheet 2.1

9A. Advisory Comment: Care will need to be taken when designing the clean out. As shown on detail 301 "Clean-Out shall be constructed so that the surface load will not be transferred to the main". This means the clean out should be installed at the back of the garage, or other location, where car loads will not be on top of the clean out.

9B. Sewer services under the driveway and in the garage are to be sleeved. This can be noted in the civil plans.

9C. Remove this meter and valve symbol.

**10. Parks, Recreation, and Open Space** (Chris Ricciardiello / 303-739-7154 / [cricciar@auroragov.org](mailto:cricciar@auroragov.org))

10A. The Parks, Recreation and Open Space Department sent the applicant an invoice for cash in lieu of park land dedication in the amount of \$9,812.00 on September 3, 2019. The CIL amount must be paid prior to the approval of the plat.

Park Development Fees will be applied to each building permit at issuance.

**11. Forestry** (Rebecca Lamphear / 303-739-7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

11A. Include a separate sheet with your application that includes the existing tree plan, legend, and tree mitigation table. In addition, there are several trees that were not located on the existing tree plan. See sheet LS7.0 from first submittal for missing trees and add them to the existing tree plan. Any tree removed for the project will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund. Tree mitigation is always above and beyond the Landscape Code requirements.

Any 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.

Please show a tree mitigation chart (below) on the landscape plan taken from the Landscape Manual page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

The caliper inches that will be lost are 350”, but only 69” would be required for planting back onto the site. This is after numerous trees were removed prior to inventory. The mitigation value is \$13,600.00.

	<b>SPECIES</b>	<b>DIAMETER</b>	<b>MITIGATION VALUE</b>	<b>COMMENTS</b>	<b>MITIGATION INCHES</b>
1	Cottonwood	67	\$6,213.69		20
2	Cottonwood	14	\$581.47		6
3	Green Ash	12	\$337.59		4
4	Siberian Elm	10	\$0.00	Dead, no mit. Required	0
5	Siberian Elm	34	\$1,772.59		7
6	Siberian Elm	24	\$0.00	Dead, no mit. Required	0
7	Siberian Elm	20	\$308.27		2
8	Siberian Elm	24	\$1,328.50		7
9	Siberian Elm	20	\$0.00	Dead, no mit. Required	0
10	Juniper	9	\$327.66		4
11	Siberian Elm	16	\$396.33		3
12	Siberian Elm	20	\$924.80		6
13	Siberian Elm	16	\$0.00	Dead, no mit. Required	0
14	Siberian Elm	15	\$523.39		5
15	Siberian Elm	24	\$442.83		2
16	Siberian Elm	20	\$308.27		2
17	Juniper	5	\$109.69		2
<b>Total</b>		<b>350</b>	<b>\$13,575.06</b>		<b>69</b>

NOTE: Mitigation values based on International Society of Arboriculture’s Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

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

**Site Plan Set**

12A. Change Note 6 to state the following, verbatim:

“All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.”



- 12B. Ensure that no portion of any structure encroaches into any easement or Fire Lane. There are several occurrences of this throughout the plans.
- 12C. All exterior decks shown encroaching into the proposed Utility and Drainage easements need to be covered by a License Agreement. All indicated gates, fences, walls, and other encroachments into easements must also be covered by a License Agreement.
- 12D. Ensure accuracy and consistency between naming and labels for ALL easements shown on the plans. All easement labels must be consistent with what is recorded on the Plat, and all easements must be labeled.
- 12E. Please verify with Engineering that the indicated easement along Jewell Avenue is wanted.
- 12F. Provide a label showing a distance of separation in all indicated locations. Ensure that no portions of Utility easement lines encroach into any buildings.
- 12G. Address all formatting and accuracy comments throughout.

Plat

- 12H. **Revise sheets to meet Arapahoe County requirements: 24 x 36-inch sheets with a 2-inch left margin and ½ inch margins on all other sides.**
- 12I. **There are many redline comments concerning formatting, accuracy, and completeness on the Plat. Please review and address them completely.**
- 12J. **Send in the updated Title Commitment and update all references on the Plat to match the current Title Work. Send in the closure sheet for the description. Send in the State Monument Records for the aliquot corners used on the Plat.**

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

- 13A. Please see attached comment letter.

**14. Cherry Creek School District** (David Strohfus / 720-554-4244 / [dstrohfus@cherrycreekschools.org](mailto:dstrohfus@cherrycreekschools.org))

- 14A. Please see attached comment letter.



**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 4, 2019

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

Attn: Christopher Johnson

**Re: Mubarak Villa – 2<sup>nd</sup> referral, Case # DA-2171-00**

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the second referral documentation for **Mubarak Villa**, acknowledges all comment responses, and still has concerns with the plat:

- 7.5-foot Drainage and Utility Easements instead of 9-feet (or 10-feet) on Lots 1-12
- 6-foot gas easements don't front Lots 4-9
- Lot 17 is now missing a rear lot easement and connection to its neighboring lots for electric facilities

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

**David Strohfus**  
 Director of Planning &  
 Interagency Relations



Educational Services Center  
 4700 S. Yosemite Street  
 Greenwood Village, CO 80111

720.554.4244

dstrohfus@cherrycreekschools.org

August 27, 2019

Mr. Christopher Johnson  
 15151 E. Alameda Parkway, Suite 2300  
 Aurora, CO 80012

Subject: DA-2171-00  
 Mubarak Villa  
 20 duplex units on approximately 1.75 acres

Mr. Johnson,

Cherry Creek School District No. 5 has received preliminary information from Norris Design regarding proposed annexation and initial zoning for the Mubarak Villa development. CCSD has reviewed the information provided by the City of Aurora regarding the development application for this development and will provide educational services to the future residents of this project. Students from this development are within the current boundaries of Ponderosa Elementary, Prairie Middle School, and Overland High School. Boundaries are subject to change when necessary to promote the efficient utilization of school facilities.

Utilizing the City of Aurora Land Development Code, the land dedication calculation for the school district is 0.3270 acres or an appropriate cash-in-lieu fee. This acreage was calculated using the Aurora Building and Zoning Code 147-48 based on student yield ratios for multi-family high density housing. The District proposes to utilize the Appraisal Method to determine the fair market value as outlined in 14-111.05.02 B.1 of the Arapahoe County Land Development Code. The cash-in-Lieu fee will be determined by a fair market appraisal.

<b>Cherry Creek School District #5</b>					
<b>Planning Department</b>					
<b>Student Generation Worksheet - Aurora</b>					
<b>Project Name:</b>		Mubarak Villa			
<b>Developer/Contact Person:</b>		Brian Johnson, Prism Design and Consulting Group			
<b>Submitted for Review:</b>		Aug 2019			
<b>Students Generated</b>					
Type of Unit	#D.U.s	K-5	6th - 8th	9th - 12th	Total
Single Family Detached	20	7	3	4	14
Multifamily Low Density		0	0	0	0
Multifamily High Density	0	0	0	0	0
<b>Totals</b>		7	3	4	14
<b>Acres per Child</b>		0.0175	0.025	0.032	
		0.1190	0.0800	0.1280	<b>0.3270</b>

Thank you for the opportunity to review this proposal. Should you need additional information from Cherry Creek Schools, please feel free to contact me.

Sincerely,

*David Strohfus*

David Strohfus  
Director of Planning and Interagency Relations

cc: David Hart – Chief Officer of Operations  
David Henderson – Director of Educational Support Services