

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



February 11, 2020

German Aldana  
GSCA LLC  
PO Box 5  
Watkins, CO 80137

**Re: Initial Submission Review – Altura Farms – Preliminary Plat, Final Plat, & Street Vacation**  
Application Number: **DA-2200-00**  
Case Numbers: 2020-4002-00; 2020-3003-00; 2020-8001-00

Dear Ms. Aldana

Thank you for your initial submission, which we started to process on January 13, 2020. 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 remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before March 4, 2020.

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)-739-7121 or [dosoba@auroragov.org](mailto:dosoba@auroragov.org).

Sincerely,

A handwritten signature in cursive script that reads "Dan Osoba".

Dan Osoba, Planner II  
City of Aurora Planning Department

cc: Carrie Booth, CES Consultants  
Meg Allen, Neighborhood Liaison  
Mark Geyer, ODA  
Filed: K:\\$DA\2000-2999\2200-00rev1



## *Initial Submission Review*

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. No community questions, comments or concerns were submitted during development review. Please see the Xcel Energy referral response at the end of this letter.

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

- 2A. All AutoCAD SHX text files must not appear on this plan set. Please ensure these text files are turned off or flattened in the 2<sup>nd</sup> submission.
- 2B. Modify the notes section per the redlined comments from Civil Engineering, Traffic Engineering and Life Safety. The full list of Site Plan notes can be found at the end of this letter.
- 2C. Please do not include the detail sheet from the Roadway Manual. Either draft the typical sections in AutoCAD or clip the image. Also, the size of the diagram is too small to read when printed to half size.
- 2D. Do not include utilities on the Site Plan sheet. These should only appear on the utility and grading plan.
- 2E. Required Site Plan notes should be shown on the cover sheet. They should be titled "Required Notes".
- 2F. Include the proposed elevation as part of this plan set, as well as the landscape plans.
- 2G. The vicinity map should not be in color (mylars are printed in black and white) and the subject property should be clouded or hatched for clarity.
- 2H. Increase the size of the signature block.
- 2I. The data block must include the full list of items. Please see the typical data block at the end of this letter.
- 2J. The curve radii for C1, C2, C11, C10, and C9 must be provided on this plan.

#### **3. Zoning and Land Use Comments**

- 3A. Show a lot typical on sheet 2. This should show general building setbacks and easements for a "typical" lot within this subdivision. The minimum requirements are as follows:
- Front: 25-feet
  - Side: 5-feet
  - Side (Corner or facing a Street): 12.5-feet
  - Rear: 20-feet
- 3B. Many of the setbacks shown on this plan do not meet the required setbacks above. A reduction in a required setback that is more than 10-percent of the requirement will require a major adjustment. Major adjustment requests must be listed and justified on the cover sheet of this plan and within the letter of introduction.

#### **4. Environmental Issues**

##### **4A. Accident Potential Zone District**

A portion of this property is located in the Accident Potential Zone District II North (APZ II-N). Residential uses in this area are permitted at a maximum density of one unit per acre. The proposed one-acre lot in this application is compliant with Section 3.3.2J of the UDO.

##### **4B. Buckley Airport Influence District**

Because this property is located within the Airport Influence Overlay (AIO) of Buckley Air Force Base (BAFB), the applicant must assure that an aviation easement has been conveyed to the City of Aurora for this parcel and that this easement has been recorded with the Arapahoe County Clerk and Recorder along with the first plat in accordance with Section 146-2.6.2B.2 of the UDO.

To streamline this process, the City of Aurora will record the aviation easement for the applicant. The applicant is responsible for the following:



- Completing the easement form
- Obtaining the property owner's signature
- Notarizing the document
- Including a legal description of the property
- Including a survey of the property

The completed easement form can be dropped off or e-mailed to Porter Ingrum at [pingrum@auroragov.org](mailto:pingrum@auroragov.org). It may also be e-mailed to the case manager. The easement form is available on the city website at [www.auroragov.org](http://www.auroragov.org), Business Services, Development Center, Development Process, Forms & Applications.

Development in the AIO shall comply with height restrictions in the underlying zone district, which do not intrude into 14 CFR 77 surfaces for military airports. Vendors of real property located within the Airport Influence Overlay are required to provide notice to prospective purchasers in accordance with Section 146-2.6.2B.3. The notice will state that the property may be subject to some of the annoyances or inconveniences associated with proximity to an airport including noise, vibration, and odors. Please contact Porter Ingrum at 303-739-7227 with any additional questions regarding the AIO.

#### 4C. 55 LDN Subarea

The property is located within the 55 LDN. The 55 LDN Subarea permits new residential uses or structures but they must include noise reduction measures in the design and construction in accordance with Chapter 22 of the Aurora City Code. Please contact the Building Division at 303-739-7240 regarding the specific construction requirements for building in the 55 LDN Subarea.

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

- 5A. Please provide masonry calculations for each elevation.
- 5B. Include the architectural points table for each elevation. Each elevation must obtain at least 20 architectural points.
- 5C. Provide dimensions for various lengths of the front elevation. At a minimum the garage door and overall width of the home must be shown.

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

- 6A. Generally: A Landscape Plan review was not completed as no landscape plan was provided. Please provide a landscape plan in the 2<sup>nd</sup> review. The landscape plan should include the following:
  - Street trees for the internal roads as well as E. 12<sup>th</sup> Avenue;
  - Typical landscape plan for the front yards. If the applicant is pursuing the xeric front yard rebate through Aurora Water, then the xeric front yard standards apply as found in the Unified Development Ordinance;
  - Include the required standard landscape notes as found in the Landscape Reference Manual.
  - Plant schedule;
  - Plant call outs on the landscape plan; and,
  - Landscaping for the curbside landscape area adjacent to E. 12<sup>th</sup> Avenue.

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

- 7A. 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**

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

- 8A. The preliminary plat will not be approved by Public Works until the preliminary drainage letter/report is approved.
- 8B. There are missing standard Site Plan notes. Please see the list attached to the end of this letter.
- 8C. Add the note listed on the sheet 2 redlines.
- 8D. Please do not include the detail sheet from the Roadway Manual. Either draft the typical sections in AutoCAD or clip the image. Also, the size of the diagram is too small to read when printed to half size.
- 8E. Street lights are required for E. 12<sup>th</sup> Avenue. Please refer to the draft lighting standards for lighting requirements. A street light is required at the intersection of 12<sup>th</sup> and Kittredge. The remaining street lights will be located based on photometric analysis submitted with the civil plans, but conceptual locations should be shown on this plan set.
- 8F. For legibility, please do not include utilities on the overall site plan sheet.
- 8G. Directional curb ramps are required. Please refer to Standard Detail S9 in the Roadway Manual.
- 8H. Unless curve data is provided on this sheet, please remove the labels as shown on the redlines.
- 8I. The minimum centerline radius required for a local type 2 street is 150-feet.
- 8J. Label the flowline radius as well in the location shown in the redlines.
- 8K. How is the water quality provided for the new development if the inlets do not drain to the pond, and the pond then outfalls to the existing storm sewer.
- 8L. Any water quality pond is required to be graded and meet the detention pond requirements listed in the Storm Drainage Criteria manual. A drainage easement is also required for the pond and must connect to the public right-of-way with an access easement.
- 8M. Show and label the proposed street lights on all plan sheets.
- 8N. Label the slopes on the utility and grading plan.
- 8O. PLAT COMMENT: Show and label the drainage easement and access easement for the water quality pond.
- 8P. PLAT COMMENT: the minimum centerline radius required for a local type 2 street is 150-feet.

### **9. Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in amber)

- 9A. Revise the standard roadway section diagram per the redlined comments.
- 9B. Add the note shown on sheet 2 redlines.
- 9C. Remove the 30'x30' triangles and replace them with sight triangles compliant with COA STD TE-13.1 (Page 637 of the Roadway Design & Construction Specifications).
- 9D. Replace the stop icon with a sign post and label. Please see the MUTCD for placement requirements.
- 9E. Show and label the existing intersection control signage (stop signs).
- 9F. Notes 5 and 6 should be shown on sheet 2, remove them from sheet 3.

### **10. Fire / Life Safety** (Will Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

- 10A. Please expand on the data block. This should include but not limited to: the 2015 Construction Type of structure(s) and Occupancy Classification, actual height of the structures, and if the structures are to be sprinklered or non-sprinklered.
- 10B. Modify the notes on sheet 2 as shown in the redlined comments.
- 10C. The fire hydrant shown on sheet 4 shall be placed between 3'-6" and 8'-0" from the edge of the public way. Also, the fire hydrant must be placed at least one foot in front or behind a sidewalk while still meeting the minimum back of curb clearance requirements. Please relocated the fire hydrant to the area shown on the redlines. This must be changed on all applicable sheets.
- 10D. Will there be a mail kiosk amenity for these residents? If so, please provide an accessible route to the mail



kiosks and details.

- 10E. ELEVATION COMMENTS: show and label the location and size of the addresses being placed on these structures.

**11. Aurora Water** (Daniel Pershing / 303-739-7646 / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / Comments in red)

- 11A. Please show where the hydrant is to be located.
- 11B. Label the proposed STM.
- 11C. When sanitary is installed please verify that the main is deep enough for water services to cross the overdrop of the sanitary services with one foot of clearance while maintaining 4.5-feet of cover.
- 11D. The legend provided and shown on sheet 4 does not match the plans. Please revise.

**12. Forestry** (Rebecca Lamphear / 303-739-7139 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

- 12A. There will be trees affected by development. Due to the location, size and condition of trees on the site, relocation is not an option. The use of tree equivalents is not permitted to mitigate for tree loss. And tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.
- 12B. When the site plan is submitted, please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well. Please update species and sizes of trees that will be removed, a table has been provided below.
- 12C. 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.
- 12D. Please show a tree mitigation chart 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.
- 12E. The caliper inches that will be lost are 102", but only 25" would be required for planting back onto the site. The mitigation value is \$4,720.00.

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Green Ash	20	\$968.63		6
2	Green Ash	7	\$125.06		2
3	Green Ash	14	\$478.35		4
4	Green Ash	42	\$2,519.49		8
5	Honeylocust	6	\$0.00	No mitigation mostly dead	0
6	Honeylocust	13	\$632.68		4
<b>Total</b>		<b>102</b>	<b>\$4,724.20</b>		<b>25</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.

**13. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

- 13A. Please make the corrections as noted on the redlined final plat.
- 13B. Fdas



**14. Revenue** (Diana Porter / 303-739-7395 / [dsporter@auroragov.org](mailto:dsporter@auroragov.org))

14A. Storm Drainage Development Fees are due: 1.96/acre x \$1,242.00/acre = **\$2,434.32**.

**15. Park, Recreation and Open Space** (Curtis Bish / 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in purple)

15A. Project Characterization

Based on this proposal, the following information has relevance to the determination of PROS' requirements for this project:

- This proposal includes 7 single-family detached homes. There is an existing home on the parent parcel for this development.
- This proposed site is considered infill and therefore requires no open space land dedication.

15B. Population Impact

For purposes of calculating the projected population, credit shall be given for the population attributed to the existing residential unit. For single-family homes, population calculations for the project are based on an average household size multiplier of 2.65 persons per unit, resulting in an overall projected population of 16 persons residing in 6 new homes.

15C. Land Dedication

To ensure that adequate park land and open space areas are available to meet the needs of the population introduced into the city by the new dwelling units, Section 147-48(b) of City Code specifies that land shall either be dedicated on-site within the project's limits or a cash payment in-lieu of land dedication shall be paid. The required dedication acreage is computed by applying the following standards to the projected population for the project:

- 3.0 acres for neighborhood park purposes per 1,000 persons
- 1.1 acres for community park purposes per 1,000 persons

The resulting acreage required is as follows:

Neighborhood Park Land	0.05 acres
<u>Community Park Land</u>	<u>0.02 acres</u>
Total Land Dedication	0.07 acres

15D. Cash-in-Lieu Payment

Given the small overall acreage of park land impact generated by the population increase and the fact that the subject development is not conducive to on-site dedication due to minimum park size criteria, the land dedication shall be satisfied by a cash-in-lieu payment prior to subdivision plat/replat. The amount of the payment is computed by multiplying the dedication acreage by the estimated market value for the land. Being an infill development, this project is able to take advantage of a less-than-market-rate value which the city offers to reduce the financial burden of PROS' requirements for infill. The current per-acre value of \$50,900 multiplied by the dedication acreage results in the following cash-in-lieu payment:  
\$3,563.00

Please add a note somewhere on the site plan to acknowledge the above land dedication requirement and how it is proposed to be satisfied.

15E. Park Development Fees

In accordance with Section 146-306 of City Code, Park Development Fees shall be collected by the city to cover the cost of constructing new park facilities to serve the needs of the projected population. These fees apply to the project because park facilities are not proposed to be provided on-site. Fees are based on the park land dedication acreages and an annual cost per acre for construction of park facilities. The fees, which are computed and collected on a per-unit basis, shall be paid at time of building permit issuance. The current per-unit fee of \$1,923.45 would apply if permits for construction of the residential units are pulled in 2020, and the total paid would be as follows:  
\$11,540.70



15F. PROS Requirements Caveat

The monetary calculations presented herein are estimates based on park construction costs and a per-acre value for infill development at this point in time (current year 2020). The timing for implementation of the project may affect the ultimate amount of fees collected and other payments imposed to satisfy park-related obligations. Furthermore, if aspects of your project change, such as the number of dwelling units proposed, the park land dedication requirements may also change.

## **Required Site Plan Notes**

*(Copy applicable notes to your Site Plan)*

1. The developer, his successors and assigns, including the homeowners or merchants association, shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora.

2. All signs must conform to the City of Aurora sign code.

3. Right of way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby designated as "Service/Emergency and Utility Easements" and shall be posted "No Parking - Fire Lane."

### **4. Commercial Projects built under the 2015 IBC:**

"accessible exterior routes" shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public sidewalks to 60% of the accessible building entrances they serve. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route. The accessible route must be located within a sidewalk. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be wide enough to wholly contain the curb ramp with a minimum width of 36" and shall be painted with white stripes. The City of Aurora enforces handicapped accessibility requirements based on the 2015 international building code, chapter 11, and the International Code Council (ICC) a117.1-2009. *(Note to Applicant: Please see Exhibit B8 under the Development/Design Standards section of this Guidebook for items to be shown on a Site Plan).*

### **Accessibility Note for Commercial Projects Built under the 2009 IBC:**

"accessible exterior routes" shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public sidewalks to 60% of the accessible building entrance they serve. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route. The accessible route must be located within a sidewalk. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be wide enough to wholly contain the curb ramp with a minimum width of 36" and shall be painted with white stripes. The City of Aurora enforces handicapped accessibility requirements

5. The applicant has the obligation to comply with all applicable requirements of the Americans with Disabilities Act.

6. The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved Site Plan or Landscape Plan on file in the Planning Department. All landscaping will be installed prior to issuance of Certificate of Occupancy.

7. All crossings or encroachments by private landscape irrigation systems or private utilities into easements and street rights-of-way owned by the City of Aurora are acknowledged by the undersigned as being subject to City of Aurora's use and occupancy of the said easements or rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify the City of Aurora for any loss, damage or repair to city facilities that may result from the installation, operation or maintenance of said private irrigation lines or systems and/or private utilities.

8. The approval of this document does not constitute final approval of grading, drainage, utility, public improvements and building plans. Construction plans must be reviewed and approved by the appropriate agency prior to the issuance of building permits.

9. All building address numbers shall comply with Sections 126-271 and 126-278 of the Aurora City Code.

10. All rooftop mechanical equipment and vents greater than eight (8) inches in diameter must be screened. Screening may be done either with an extended parapet wall or a freestanding screen wall. Screens shall be at least as high as the equipment they hide. If equipment is visible because screens don't meet this minimum height requirement, the Director of Planning may require construction modifications prior to the issuance of a permanent Certificate of Occupancy.

11. Notwithstanding any surface improvements, landscaping, planting or changes shown in these site or construction plans, or actually constructed or put in place, all utility easements must remain unobstructed and fully accessible along their entire length to allow for adequate maintenance equipment. Additionally, no installation, planting, change in the surface, etc., shall interfere with the operation of the utility lines placed within the easement. By submitting these site or construction plans for approval, the landowner recognizes and accepts the terms, conditions and requirements of this note.

12. Final grade shall be at least six (6) inches below any exterior wood siding on the premises.

13. All interested parties are hereby alerted that this Site Plan is subject to administrative changes and as shown on the original Site Plan on file in the Aurora City Planning Office at the Municipal Building. A copy of the official current plan may be purchased there. Likewise, Site Plans are required to agree with the approved subdivision plat of record at the time of a building permit; and if not, must be amended to agree with the plat as needed, or vice versa.

14. Errors in approved Site Plans resulting from computations or inconsistencies in the drawings made by the applicant are the responsibility of the property owner of record. Where found, the current minimum Code requirements will apply at the time of building permit. Please be sure that all plan computations are correct.

15. All representations and commitments made by applicants and property owners at public hearings regarding this plan are binding upon the applicant, property owner, and its heirs, successors, and assigns.

16. Architectural features, such as bay windows, fireplaces, roof overhangs, gutters, eaves, foundations, footings, cantilevered walls, etc, are not allowed to encroach into any easement or fire lane.

17. *(This note is required only when applicable)--*

Attention Building Department: An acoustic analysis, prepared by an acoustic expert, and prepared according to the Planning Application Guidebook instructions, will identify building design features necessary to accomplish exterior noise reduction to achieve interior noise levels not exceeding Ldn \_\_\_\_ (Ldn value to be determined for each project) under worse-case noise conditions.

18. *(This note is required only when applicable)--*

The vendor of any future sale of the real property shall provide the required notice per City Code **Section 146-1587(e) Section 146-822(D)** to be recorded with the County Clerk and Recorder and shall provide such notice to each prospective purchaser of any and all said property. See Exhibit C4 under the Airport Related Land Use Restrictions section of this Guidebook.

19. *(This note is required only when applicable) --*

*State any requested waivers of development standards and the applicable terms and conditions pursuant thereto.*

20. *For proposed auto repair/service uses, add the following note:*

- There will be no outside, overnight storage of vehicles on the site.

21. *For proposed auto sales lots, add the following notes:*

- No loading and unloading of vehicles will be allowed in the public rights-of-way.
- No parking or sale of display vehicles will occur in the public rights-of-way.
- No vehicle shall be parked, stored or displayed for purpose of sale in the designated display spaces that shows evidence of having flat tires or has exterior body damage that is obviously visible from public rights-of-way.
- No vehicle ramp display equipment will be allowed on the site and no vehicle(s) for display or sale shall be mounted on vehicle ramp display equipment.

BASED ON THE 2009 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2003.

**Note:** This form is also available online:

<https://www.auroragov.org/CityHall/FormsAndApplications/Development/index.htm>

**D. Major Adjustments**

All applicable provisions of Section 146-5.3 (Common Procedures) apply unless specifically modified by the provisions of this Section 146-5.4.4.D.

**1. Applicability**

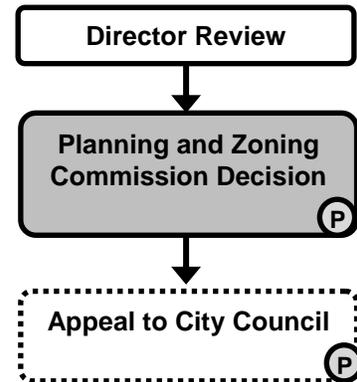
This Section 146-5.4.4.D applies to all applications requesting an adjustment to the Development Standards in this UDO, except those involving an existing single-family dwelling and/or the lot on which it is located, that do not meet the applicability criteria for an Administrative Adjustment or Federal Fair Housing Adjustments and do not meet the applicability criteria for a Hardship Variance under Section 146-5.4.4.A.

**2. Procedure**

- a. The Planning Director shall review the application and forward a recommendation to the Planning and Zoning Commission pursuant to all applicable provisions of Section 146-5.3 (Common Procedures).
- b. The Planning and Zoning Commission shall conduct a public hearing on the application and shall make a decision on the application pursuant to all applicable provisions of Section 146-5.3.

**3. Criteria for Approval**

- a. The adjustment will have no material adverse impact on any abutting lot, or any material adverse impacts have been mitigated by conditions attached to the adjustment; and
- b. The adjustment does not violate any conditions of approval specifically applied to development of the property by the Planning and Zoning Commission or City Council; and
- c. At least one of the following criteria have been met:
  - i. The adjustment will result in a perception of development quality as viewed from adjacent streets and abutting lots that is equal to or better than would have been required without the adjustment.
  - ii. The adjustment will provide options for a more connected neighborhood layout or, for an adjustment for a residential subdivision, the adjustment will result in a neighborhood layout and level of multi-modal connectivity equal or better than would have been required without the adjustment.
  - iii. The adjustment will result in equal or better screening and buffering of adjacent properties and ground and roof mounted equipment than would have been required without the adjustment.
  - iv. The adjustment will not result in a material increase in on-street parking or traffic congestion on any local street in any Residential zone district within 200 feet of the applicant's site; and
  - v. For an adjustment to the maximum number or area of signs or sign setbacks, the adjustment will have a minimal visual effect on the surrounding neighborhood, and is necessary to compensate for unusual shape or orientation of the lot or to allow sign visibility comparable to, but not exceeding, that available to nearby lots of approximately the same size and shape in the same zone district.

**Major Adjustments**

**(P)** Indicates Public Hearing Required



# SINGLE-FAMILY DETACHED, TWO-FAMILY, AND SINGLE-FAMILY Attached Duplex Homes Development Checklist

15151 E. Alameda Parkway, Ste 2300 • Aurora, CO 80012 • 303-739-7250

To be attached as part of the application or included on the disk in conjunction with Building Department's City of Aurora Single Family Master Plan Review – Plan Submittal Check List and Worksheet - 2013

Complete the following:

<b>Project Name</b>	
<b>Builder/Architect Address</b>	
<b>Date</b>	<b>Reviewed by</b>
<b>Subdivision</b>	<b>Building Dept. RSN #</b>
<b>Address or General Location</b>	
<b>Zoning District</b>	<b>Builder\Architect</b>
<b>Contact</b>	<b>Phone</b>
<b>Fax</b>	<b>Email</b>

Exterior Elevation Review Checklist for Paper and Digital Submittals. To be checked at the Building Department. Incorrect or incomplete submittals will be rejected.

### 24" X 36" sheet size, show the following on the plans:

- Standard, optional, and required enhanced (distinct) elevations, 4.8.3(D)2 Distribution of Masonry and Architectural Features.
- Roof Slope, Materials and Guarantee, 4.8.8 Roof Design.
- Masonry Calculations, Table 4.8-6 Masonry Standards For Single-Family Attached and Multi-Family.
- Garage Door Coverage (%), 4.6.5(C) Single-Family Detached and Two-Family Lots (9) Garage Doors as a Percentage of Front Facades.
- Durable Siding Materials List, 4.8.3(C) Durability
- Architectural Features, 4.8.3(F) Architectural Features

Each application submitted for approval shall be evaluated on its own merits. Models and Elevations approved for other subdivisions/developments must be re-submitted.

1. Special Features – Architectural, Conservation, and indoor air quality features are implemented with a weighted point system. Each will be assigned points. All residential design shall:
  - Meet a minimum score of 17 points from Table 4.8-2.

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## SUMMARY

This request is for an architectural review for \_\_\_\_\_ single family detached home models with \_\_\_\_\_ elevations located in \_\_\_\_\_ Subdivision Filing No. \_\_\_\_\_

1. Show the total number of lots in the subdivision \_\_\_\_\_

2. List each model and their corresponding elevations: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

3. Acknowledge compliance with Aurora City Code, Article 146-4.8.3 \_\_\_\_\_

4. Show general description of homes, e.g. one and two story, attached one, two, and three car garages, etc. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

5. List current and applicable FDP/GDP documents with architectural design requirements and masonry standards. \_\_\_\_\_

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## SUMMARY OF SEC. 146-4 DESIGN STANDARDS

### Show items in bold on the plans.

The following is a summary of the required elements from Sec. 146-1302 Design Standards for Single-Family Detached, Two-Family, and Single-Family Attached Duplex Homes.

- **Roofing Materials. Show approved roofing materials and warranty. (at least 25 years)**
- **Side-specific-Enhanced Design. Show side-specific enhanced design elevations on the plans.** Homes with side and/or elevations adjacent to streets, parks, golf courses, or open space shall distribute architectural features and materials so as to achieve side-specific-design for those elevations.
- **Recessed and Alternate Load Garages.** At least 50% of the total number of lots in a subdivision must have recessed garages, alternate-load garages or any combination of either.
- **Masonry Requirement. Show masonry requirements on the plans. See sample masonry calculations below:** An average of not less than 15% of the net façade area of all residential design plans within a subdivision plan shall consist of masonry. Show the percentages of masonry provided per each elevation and include an up-dated spreadsheet showing that you are in compliance with the 15% requirement. The following should be placed on elevation sheets on the building master plan.

#### Sample Masonry Calculations for Single Family Development:

Front Elevation:	25%
Left Side At-grade Elevation	15%
Right Side At-grade Elevation	10%
Rear At-grade Elevation	10%
Total Façade (At-grade Basement)	15%
Front Elevation:	25%
Left Side Garden Level Elevation	0%
Right Side Garden Level Elevation	10%
Rear Side Garden Level Elevation	15%
Total Façade (Garden Level Basement)	15%
Front Elevation:	35%
Left Side Walkout Elevation	10%
Right Side Walkout Elevation	10%
Rear Side Walkout Elevation	25%
Total Façade (Walkout Basement)	20%

- **Garages.** Every single-family detached, two-family and single-family attached duplex dwelling for which a building permit is issued after November 1, 2012, shall include a garage structure large enough to fully enclose at least one off-street parking space per dwelling on the same lot as the residential structure.
- **Garage Door Coverage. Show garage coverage percentage for each elevation.** The garage door or doors shall not cover more than 47% for a two-car garage or 55% for a three-car garage of the total width of the front elevation. All three-car garages shall have a minimum two feet off set between the single and double garage doors, or between two single doors if three single doors are provided.
- **Garage Door Windows.** The garage shall include at least four square feet of window area, including any window areas located within overhead or swinging doors. Such window areas shall admit light, but may be either transparent or translucent.
- **Adjacent Setbacks.** For homes on adjacent lots a front yard stager shall vary by a minimum of 2 feet. Front yard staggers are MEASURED FROM THE LONGEST FOUNDATION WALL IN THE FRONT PLANE OF THE HOME TO THE FRONT PROPERTY LINE. e.g. If a home has a front yard setback of 22 feet adjacent homes must have setbacks of 20 feet or 24 feet minimum. See item #8 Alternative Design below. Show setback/s on plot plans submitted with building permit.
- **Durable Materials.** Show a list of durable materials provided per each elevation. A minimum 25 year written manufactured limited warranty on durable siding material is required.
- **Alternative Design.** No model elevation shall be repeated more than once every four lots. No identical model home elevation shall be repeated directly across the street.

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- **Repetitive Design - Distinct Elevations.** In order to be considered a distinct elevation, an elevation shall incorporate at least four of the following items on the front façade elevation:
    - Windows and doors to include at least a two-foot vertical or horizontal variation in size or location
    - Use of different materials
    - 2 foot difference in width
    - Front porch locations and proportions must differ substantially
    - Front plane variations
    - Roof dormers
    - Window shapes that are substantially different
    - Variation in building types: such as Ranch and Two-story
  - **Roof Variation.** 30% of the model/elevation combinations must have variation in the roof line.
  - **Architectural Features Credits – 17 points min. from Table 4.8-2.** List architectural features credits for each model/elevation.
  - **Windows.** There shall be no windowless elevations.

**TABLE 4.8-2. SCORING SYSTEMS FOR ARCHITECTURAL FEATURES**

<b>FEATURE</b>	<b>POINTS</b>			
	<b>3</b>	<b>2</b>	<b>1</b>	<b>TOTAL</b>
<b>WINDOWS</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>TOTAL</b>
One full height, two-story bay window (for a one-story residential design plan, one full height bay window)	X			
One bay window		X		
One or more roof window dormers		X		
Two or more clerestory windows or windows with transoms above the main window		X		
Window mullion patterns on 75% of windows			X	
Front door with one or more sidelights, transom window or double door			X	
Ribbon windows with two or more horizontal rows of windows containing at least three windows each.			X	
Decorative shutters on at least two street facing windows			X	
At least two special, decorative window heads or window sills on street facing elevations			X	
Four or more square feet of windows in the garage that are not on the door			X	
Garage door(s) with windows			X	
<b>ROOFS</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>TOTAL</b>
Clay, or concrete tile, cement, or standing seam metal roof	X			
16-inch roof overhang on all sides	X			
Change in highest roof plane or ridgeline of at least one vertical foot	X			
Decorative roofing elements (e.g., Copper above a bay window)		X		
Dimensional roof shingles with a 30-year warranty (previously no specified warranty length)			X	
<b>ARCHITECTURAL DETAILS/STYLES</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>TOTAL</b>
Plan/elevation with 30% or greater masonry	X			
Porte-cochere over driveway	X			
Garage not visible on front elevation	X			
Plan/elevation with 20-29% masonry		X		
Functioning or simulated chimney		X		
Change in siding style between home and roof gable ends		X		
Ranch plan offered		X		
Decorative material on at least one gable end facing a street (e.g., Decorative vents, lentils, etc.)			X	
Provide wide fascia at least four inches (nominal) – materials around doors, windows and porches			X	
<b>PORCHES, STOOPS AND ENHANCEMENTS</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>TOTAL</b>
Covered porch of at least 50 square feet on the front elevation	X			
Wraparound porch, at least six feet deep	X			
Second story porch (at least 25 square feet)	X			
Public view – landscape enhancements in yards that face streets, parks, golf courses, or open space	X			
Porch of at least 50 square feet on the front elevation		X		
Walk out back covered patio of at least 50 square feet.		X		
Porch or balcony railings		X		
Eight-inch wide columns, as measured at the base of the column, on front or side porch			X	
	<b>TOTAL</b>			

**TABLE 4.8-6. MASONRY STANDARDS**

<b>(A) TYPE OF STRUCTURE</b>	<b>(B) MINIMUM PERCENTAGE OF MASONRY ON NET FAÇADE AREA</b> (see note 1)
1. Single-family attached townhomes	<b>EITHER</b> <ul style="list-style-type: none"> <li>• 50 Percent shall be clad in brick or stone; or</li> <li>• 75 Percent shall be clad in stucco; or</li> <li>• 75 Percent shall be clad in a combination of stucco and brick, or stucco and stone.</li> </ul>
2. Small, medium, and large multiple family residential	<b>EITHER:</b> <ul style="list-style-type: none"> <li>• 60 Percent shall be clad in brick or stone; or</li> <li>• 80 Percent shall be clad in stucco; or</li> <li>• 80 Percent shall be clad in a combination of stucco and brick, or stucco and stone.</li> </ul>

**NOTE 1.** The required minimum percentage of masonry applies to the total net façade area, rather than to each elevation separately.

**FOR CITY OF AURORA USE ONLY**

**Approval Information:**

Type of Approval: \_\_\_\_\_

Authorized Signature: \_\_\_\_\_, Date \_\_\_\_\_

Planner

**Attachments:**

- Exhibit A – Permit Application
- Exhibit B – Plans - Architectural Elevations and required information found herein. See pg. 1 Exterior Elevation Review

**Check List for paper and digital submittals**

- Exhibit C – Copy of Table 13.1 Architectural Features, and Table 13.2 Conservation Features provided herein.