



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

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January 31, 2020

Ibrahim Jamil
Harp LLC
14183 E Layton Dr
Aurora Co 80015

Re: Initial Submission Review– Chambers Court Multi-Family - Site Plan w/Adjustments and Plat
Application Number: **DA-2196-00**
Case Numbers: 2020-4001-00; 2020-3002-00

Dear Mr. Jamil:

Thank you for your initial submission, which we started to process on Monday, January 6, 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 still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Monday, February 24, 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 give me a call. I may be reached at 303-739-7261.

Sincerely,

Deborah Bickmire, Planner II
City of Aurora Planning Department

Attachments: Avigation easement template, Xcel Energy comments

cc: Stephen Suranowitz - Sur Design LLC 5360 Zuni Street 6c Denver CO 80221
Meg Allen, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\SDA\2186-00rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Compliance with Unified Development Ordinance and Adjustments (Planning)
- Detention area must be in a tract (Public Works Engineering)
- Slopes do not comply to maximum/minimum requirements (Public Works Engineering)
- Access is required to the detention pond and outlet structure (Water)
- Revise building setbacks (Planning)
- Revise buffer and building perimeter landscape tables (Landscaping)
- Tree Mitigation Plan (Forestry)
- Submit full avigation easement (Environmental)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Eighteen (18) registered neighborhood organizations, twenty-six (26) adjacent property owners, and seven (7) outside agencies were notified of the Site Plan application. One comment was received from the Norfolk Glen Neighborhood Organization. Based on the comment received, it does not appear that a neighborhood meeting is necessary for this application. If you wish to schedule a neighborhood meeting, please contact Meg Allen, your Neighborhood Liaison, at 303-739-7258 or mkallen@auroragov.org

Name: Sherry Stumbaugh

Organization: Norfolk Glen Neighborhood Organization

Comment: We defer to the Laredo-Highline Neighborhood Association because this proposed development is within the boundaries of that association.

2. Zoning and Land Use Issues

2A. In September 2019 the City's adopted Unified Development Ordinance (UDO) and a revised Zoning Map became effective. The zoning of the site is now R-3 (Medium Density Multifamily Residential) and is located in Sub-Area A. The pre-application notes for this site were provided in February 2019 and the cited requirements were based on the former zoning code. The comments herein are based on the development standards provided in the UDO.

2B. Adjustment (waiver) requests must be provided on the Site Plan cover sheet, as well as the individual sheet(s) that include the adjustment. Each adjustment should be discussed in the application cover letter, cite the specific code section applicable to the adjustment, and include a justification for the request. It is unclear in this review what adjustments might be needed. Staff will help you identify those requests. See the redlines for an example of an adjustment request and justification.

2C. Clarify who will be using the dumpster. Is this to accommodate the adjacent property or will it be used by the residents?

3. Architectural and Urban Design Issues

3A. Please be advised the buildings will be reviewed for compliance with UDO Section 4.8, Building Design Standards, at the time of building permit. Review the requirements for two-family residential (duplex) and single family attached (townhomes/3 units) to ensure revisions will not be required later.

3B. Provide elevations for the north sides of each buildings.

3C. The trash enclosure must be set back at least 5 feet from adjacent properties with residential uses. The enclosure shall be screened on three sides by a minimum six foot high masonry wall or an opaque fence enclosed on the exterior by evergreen plantings. The enclosure doors shall have an opaque gate and cannot encroach into the right-of-way when open. Chain-link gates with metal cladding are prohibited.



4. Completeness and Clarity of the Application

4A. Sheet 1

- Identify the requested adjustments (waivers). Include the applicable code section, the nature of the adjustment and a justification. Repeat this information on any other sheet that the adjustment is applicable.
- Revise the site plan title as shown on the redlines. Because the development is not defined as a multi-family development, please consider renaming the site plan to “Chambers Court *Housing* Site Plan with Adjustments.” Revise the titleblock on each sheet to be consistent with the title on the cover sheet.
- Add the number of proposed dwelling units to the data block.
- Make sure referenced lot areas are consistent throughout the plan set.
- There are two sheets missing that are referenced in the sheet index.
- Add an amendment box.
- Delete notes as shown on the redlines.

4B. Sheet 2

- See Table 4.2-1 for the required building setbacks. Setbacks should be measured perpendicular to the right-of-way and/or property line to the closest point of the building. Please revise the proposed setbacks.
- There is a fence shown around the property on the landscape plans. Please show the fence on the site plan and include a detail.
- Add general dimensions to each building unit.
- Show and label the drainage easement.
- Remove the notes as shown on the redlines.

5. Landscaping Issues

5A. Sheets 5-6

- Add adjustment request(s) and justifications to Sheet 5. It appears an adjustment is needed for the southern buffer.
- The required side and rear landscape buffers can be found in Table 4.7-2. The side buffer requirement is 15-feet, but can be reduced with an incentive feature, such as an opaque fence. The rear buffer, adjacent to the school property is 25’ and can be reduced by implementing incentives. Identify what incentive(s) are used if the buffer is reduced. The site is exempt from a front landscape buffer.
- The side landscape buffers shall include 1 tree and 5 shrubs per 40 linear feet. The rear buffer shall include 1 tree and 5 shrubs per 25 linear feet and 50% of the trees shall be evergreen. Add a table for the buffer landscape that identifies the requirement and what is proposed. See the minimum plant sizes and tree equivalent standards in Section 146-4.7.3.
- The building perimeter landscape requirement is 1.25 plants per 5 linear feet of building frontage (Section 146-4.7.5J.3). Apply this calculation to the elevations that do not include garages. The landscape shall include at least 5% mixture of evergreen and deciduous trees, 15% tall shrubs and, an 80 mixture of evergreen and deciduous shrubs. Please revise the building perimeter table to reflect these requirements.
- Add a water use column to the Plant Schedule.
- Provide details for the proposed retaining wall and fence and edger.
- Make the “Not for Construction” more prominent.
- Remove duplicated notes on Sheet 6.
- Remove references to the civil plans. The site plan is the regulating document and all pertinent information needs to be included in the plan set.

**6. Addressing** (Phil Turner / 303-739-7271 / pturner@auroragov.org)

6A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing, and preliminary GIS analysis. Including the following layers at a minimum: Parcels, Street Lines, Building Footprints (if available). Please ensure that the digital file is provided in a NAD 83 feet, State Plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**7. Civil Engineering** (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)**Site Plan**

7A. Public Works cannot approve this Site Plan until the Preliminary Drainage Report is approved.

7B. Add the easement note provided on the redlines to the cover sheet.

7C. Sheet 2

- The detention pond cannot be across the lots. The area behind the access needs to be a tract.
- Maintenance access is required to the bottom of the detention pond, as well as, the top of the outlet structure.
- The drainage easement needs to be private with the adjacent property owners and not dedicated to the City.
- Provide a guardrail on the retaining wall at the southwest corner of the driveway.
- Label and dimension the existing sidewalk.

7D. Add a note to Sheets 3 and 4 indicating if the storm sewer system is public or private and who will be responsible for maintenance.

7E. Sheet 4

- For the detention pond:
 - Show/label the drainage easement
 - Provide an access easement from the drainage easement to the public right of way
 - Show/label pond maintenance access to the bottom of the pond and to the top of the outlet structure
 - Show/label 100-yr water surface elevation
 - Indicate direction of emergency overflow
- Slopes away from the buildings are too steep.
- Non-paved areas must have a minimum 2% slope. Provide trickle channel in detention pond if slope is less than 2%.
- Provide a detail for the retaining wall(s).
- Label curb opening and rep-rap.

7F. Sheet 5

- Show and label the emergency overflow spillway. Plantings are not permitted in the spillway.
- Show and label the 100 year water surface elevation.
- Maintain 10-foot separation between trees and the storm sewer.

Plat

7G. The detention pond cannot cross all the lots. The area should be designated a tract.

7H. Turn off the AutoCAD SHX text and flatten the plans.

8. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in orange)**Site Plan**

8A. Sheet 2

- Add sight triangles that comply with COA STD TE-13.1. Potential sight triangle easements are needed (does not appear to conflict with building placement).
- Review the turning movements into the garage. An extra 1-2 feet of pavement might help access. See additional comment on Sheet 11.

8B. Sheets 5-6

- Add sight triangles to the private drive and review plant material for compliance.
- Add note: "All proposed landscaping within the sight triangle shall be in compliance with COA



Roadway Specifications, Section 4.04.2.10.”

9. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Site Plan

9A. Sheet 1

- Revise the Site Plan title and subdivision title.
- Revise the legal description to describe the proposed subdivision plat with lot(s) and block.
- Replace Note 6 with the text provided on the redlines.

9B. Sheet 2

- Show the proposed drainage easement on the plat.
- The fire hydrant and water easement should be within a pocket utility easement if located outside the public right-of-way. See Water comments.
- Change the 16' utility easement to two 8-foot easements.
- All bearings, distances and curve data should match the plat.
- Show and label the access easements.
- Add and label a 6-foot gas easement across the front of the property.

9C. All encroachments into the drainage easement will have to be covered by a license agreement

Plat

9D. Please address the following:

- Send in the State Monument Records for the aliquot corners.
- Add a detail of the drainage easement showing the boundary limits.
- Add the overflight note as provided on the redlines.
- Add the length of easement across each lot.
- Add the tie out distances for the easements.
- Update the titlework to be within 120 calendar days of the plat approval date.
- Revise the signature blocks and other text as noted on the redlines.
- Label all public streets within ½ mile of the site in the Vicinity Map.

10. Fire / Life Safety (Will Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

Site Plan

Sheet 1

- Remove Notes 3, 9, 10 and 19.
- Will each structure be located within its own fee simple lot and considered as an IRC R-3? Otherwise the units will be considered as IBC R-2 Occupancies and must be fire sprinklered.
- Please expand on the Data Block, including, but not limited to the 2015 Construction Type of structure(s) and Occupancy Classification and parking count.

Sheet 3

- Check with Aurora Water if the dead-end is acceptable.
- Will there be a mail kiosk amenity? If so, please provide an accessible route to the mail kiosks and details.

Sheet 7

- Show and label the location and size of the addresses being placed on the structures.

11. Aurora Water (Steve Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

Site Plan

11A. Sheet 3

- A drainage easement is required for the private detention pond and must extend to a public access or right-of-way.
- Provide a 10-foot maintenance access to the top of the outlet structure.
- All residential water meters are 5/8” and are to be located in a landscaped area, two feet from any concrete. If it is not located within the right-of-way, a 10-foot pocket easement is required.



- All sanitary service connections need to be saddle tees.
- A separate irrigation meter is required for the common area landscaping. Show the proposed location and meter size.

12. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple)

Site Plan

12A. There may be trees affected by development, specifically the Juniper trees located on the north and east side of the property by the parking pad. 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.

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.

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 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 53", but only 21" would be required for planting back onto the site. The mitigation value is \$4,070.00.

TREE #	SPECIES	DIAMETER INCHES	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Juniper	12	\$926.45	Tree to be removed?	5
2	Juniper	16	\$1,646.88	Tree to be removed?	6
3	Juniper	5	\$160.99	Tree to be removed?	2
4	Juniper	12	\$926.45	Tree to be removed?	5
5	Juniper	8	\$411.86	Tree to be removed?	3
Total		53	\$4,072.64		21

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. Parks and Open Space (Curtis Bish / cbish@auroragov.org / 303-739-7131)

Project Characterization:

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

- Your proposal includes 5 single-family attached townhomes.
- Your proposed site is considered infill and therefore requires no open space land dedication.

**Population Impact:**

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 14 persons.

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 | 0.04 acres |
| • <u>Community Park Land</u> | <u>0.01 acres</u> |
| • Total Land Dedication | 0.05 acres |

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 potential cash-in-lieu payment:

- \$2,545.00

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

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:

- \$9,617.25

14. Environmental (Porter Ingram / pingrum@auroragov.org / 303-739-7227)

The submitted avigation was missing pages. Please resubmit the full set of documents.

15. Aurora Public Schools (Josh Hensley / jdhensley@aurorak12.org)

The school land dedication requirement for the proposed Chambers Court multi-family project is .0329 acres in accordance with Section 4.3.18 of the Unified Development Ordinance. Aurora Public Schools will accept cash-in-lieu of land for this obligation valued at market value of zoned land with infrastructure in place. Cash-in-lieu is due at the time of recording of site plan approval. Please let me know if you have any questions.

**Chambers Court Multi-family - Site Plan - Jan 2020**

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW	5	0.3	2
MF-HIGH		0.145	0
TOTAL	5		2

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	1	0.05	0	2
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		1		0	1		0	2

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	1	0.0175	0.0149
MIDDLE	0	0.025	0.0100
HIGH	0	0.032	0.0080
TOTAL	2		0.0329

16. Revenue (TAPS/Aurora Water) (Diana Porter / dsporter@auroragov.org / 303-739-7395)

I have reviewed the annexation files and find there are no Storm Drainage Development Fees due.

17. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

See attached comment letter.

Return to:
Debbie McKay, City Clerk and Recorder
15151 East Alameda Parkway
Aurora, Colorado 80012

AVIGATION EASEMENT

That the undersigned owners of lot(s) or parcel(s) of ground situate and being in the County of _____, State of Colorado, Subdivision _____ and more particularly described as follows:

For themselves, their heirs, successors, administrators and assigns, agree with THE CITY OF AURORA, COLORADO, and _____ Airport, or any other governmental agency or department of any of the aforestated political entities or political subdivisions, that the owners or occupants of the lands herein described shall have no right or cause of action, either in law or in equity, for damages or injury to any person or property arising out of or resulting directly or indirectly, from the overflight of aircraft, or for damages or injury to any person or property resulting from any noise or nuisance of any kind or description resulting, directly or indirectly, from aircraft overflights provided, that nothing contained in the foregoing easement shall divest the owners or occupants, their heirs, successors administrators or assigns, of any right or cause of action for damages to any person or property resulting from the negligent operation of aircraft overflights over the described premises at any altitude above ground level.

The undersigned for themselves, their heirs, administrators, executors, successors and assigns, hereby further grant, bargain, sell, and convey unto THE CITY OF AURORA, COLORADO (Grantee), its successors and assigns, and _____ Airport (Grantee), its successors and assigns, for the use and benefit of the public, an easement and right-of-way, for the passage of all aircraft ("aircraft" being defined for the purposes of this instrument as any device now know or hereafter invented, used, or designated for navigation of or flight in the air) by whomsoever owned and operated, in the airspace above the surface of Grantor's Property to an infinite height above said Grantor's property, together with the right to cause in said airspace such noise, vibration, and all other effects that may be caused by the operation of aircraft, and Grantor hereby waives, remises, and releases any right or cause of action which he now has nor which he may have in the future against Grantee, its successors and assigns, due to such noise, vibration, and other effects that may be caused by such operation of aircraft.

These easements shall run with the land and shall be binding upon each and every property owner owning any of the lands herein described. THE CITY OF AURORA, COLORADO, is hereby nominated as agent for all purposes regarding the enforcement or removal of the within easement.

IN WITNESS WHEREOF, the undersigned owners have hereunto placed their hands and seals this ____ day of _____, A.D. _____.

ATTEST:

STATE OF COLORADO)

) ss.

COUNTY OF _____)

The foregoing easement was subscribed and sworn to before me this ____ day of

_____, A.D. _____, by
_____ and
_____ OWNERS.

Business Address: _____

My Commission Expires: _____



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

January 22, 2020

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

Attn: Deborah Bickmire

Re: Chambers Court Multi-Family, Case # DA-2196-00

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat and site plans for **Chambers Court Multi-Family** and has some **concerns**. PSCo acknowledges the natural gas easement along Chambers Court; however, it is uncertain how Lot 5 will be served electricity, assuming all lots will be served via the rear. PSCo requests that a "connector" easement is dedicated by this plat and added to the existing rear lot easement in Lot 4 to Lot 5.

Additionally, Lots 1-4 have a drainage pond in the rear of the lots, will the electric service lines be overhead?

Please be aware PSCo owns and operates existing electric distribution facilities along the northwesterly and southwesterly property lines of the development. 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. 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.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

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