



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

January 31, 2025

Nekruz Khojaev
The World - Real Estate Development Company LLC
1660 S Albion Street, Suite 610
Denver, CO 80222

Re: Second Submission Review: Warren Street Townhomes - Site Plan and Plat
Application Number: DA-2396-00
Case Numbers: 2024-4028-00; 2024-3056-00

Dear Nekruz Khojaev:

Thank you for your second submission, which we started to process on January 13, 2025. We have reviewed your plans 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.

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.

Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7541 or rrabbaa@auroragov.org.

Sincerely,

Rachid Rabbaa, Planner III
City of Aurora Planning Department

cc: Cliff Netuschil - BI Companies 6312 S Fiddlers Green Cir Ste 300e Greenwood Village CO 80111
Rachid Rabbaa, Case Manager
Jazmine Marte, ODA
Filed: K:\\$DA\DA-2396-00rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please review your cover sheet, See all the comments from Planning (Items 1-4)
- General Comment: Throughout the plan set, provide both the written and graphic scales for the drawings. Only the graphic seems to be provided (Item 5)
- Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes (Item 6)
- Civil plans will be submitted under the 2025 Roadway Manual (Item 7)
- One minor comment about plants in the sight triangle (Item 8)
- Repeat request to provide a separate line item for van accessible parking spaces (Item 9)
- This site plan can not be approved until the Preliminary Drainage Report is approved (Item 10)
- The adjacent property located to the north and east have several trees, which will most likely be impacted by this development. We are requesting that you send a certified letter to the adjacent property indicating the methods used to protect these trees, as well as remedies as a result of potential damaged incurred from the development (Item 11)
- Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) (Item 12)
- Please see the attached letter from Cherry Creek School School about Land Dedication Fees.
- Please see the attached letter from Xcel Energy.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. The following comments have been received from external agencies (PDFs). Please respond to the comments in the required comment response letter, summarize what was discussed and resolved (if anything) and what steps were promised (if anything).
- 1B. Did you send the letter directly to Mr. Davenport?
- 1C. Name: Matt Schaefer
Organization: 5416 S Riviera Way
Address: Cherry Creek Schools Aurora Colorado 80015
Phone: 720-554-5053
Email: mschaefer2@cherrycreekschools.org
- 1D. Name: DONNA GEORGE
Organization: XCEL ENERGY PSCo
Address: 550 15TH ST, SUITE 700 DENVER, CO 80202
Phone: 3035713306
Email: ReferralsXcelDistribution@xcelenergy.com

2. Completeness and Clarity of the Application

- 2A. **Repeat comment:** Missing pre-application responses letter. Please submit it with your next submittal. If you don't have them please ask your case manager. Next submittal will not be accepted until you submit answers to the pre-app notes
- 2B. **Repeat comment:** Site Plan Cover Sheet: Include the square footage and percentage of hardscape, landscape, and building footprint in the Data Table. If you need a Site Plan Data Table example Please ask your case manager. Please include this data in the next submittal.
- 2C. **Repeat comment:** Please add the number of townhouses in the Data Table.
- 2D. **Repeat comment:** Please remove the setbacks table from the Site Data Table.
- 2E. Please delete "Development in the title block on all sheets.



3. Architectural and Urban Design Comments

3A. No comment.

4. Signage & Lighting Comments

4A. Please show monument sign location and setbacks in the *Site Plan* sheet.

5. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

5A. General Comment: Throughout the plan set, provide both the written and graphic scales for the drawings. Only the graphic seems to be provided.

Sheet 1

5B. Add the landscape architect's contact information.

Sheet 7

5C. Turn the accessible route information off.

5D. Add diversity of plant material along both building faces. Some flowering shrubs perhaps Potentilla, Knock Out Rose, or Bonica etc. The concept and plant selection is too uniform.

5E. Text mask where indicated.

5F. Trees that are being removed and mitigated should be included on a separate plan called Tree Mitigation Plan.

5G. The tree mitigation table would be included there are well. Work with our Forestry Department.

5H. There is no space for maintenance between the proposed wall and existing chain link fence along the eastern property boundary. While code requires the landscaping for the buffer to be on the exterior side of proposed walls and fencing, shift all the landscaping on the interior side of the wall. Also, there is a two foot wide concrete pan that has not been included on the landscape plan along this wall. That will prevent the installation of plant material.

5I. Label the mail kiosk and trash enclosures.

5J. Darken the labels.

5K. A previous comment was partially addressed with this submission. The square footage areas of the curbside landscapes for both streets must be listed and the shrubs accounted for. One shrub per 40 sf of curbside landscape. No more than 40% of the total shrub count may be provided as ornamental grasses. Excess ornamental grasses may be provided as long as the shrub count is being met. Ornamental grasses are required to be five gallon in the curbside landscape. The shrub quantities appear to be being met but just need to be documented.

5L. Update the landscape tables per the comments provided.

5M. Trees being proposed in the buffers must be upsized in accordance with UDO requirements. Where residential and non-residential abut one another, deciduous trees shall be 2.5" and evergreen trees 8'.

5N. The drawing scale still appears to be off. See measurements in red on the landscape plan.

Sheet 8

5O. Update note 7 of the City of Aurora Landscape Notes.

6. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

6A. 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. Please submit the files to Phil Turner and upload them to the portal



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. Civil Engineering (Jonathan Phan / 303-326-8273 / jphan@auroragov.org / Comments in green)

- 7A. Sheet 1: Advisory note: Civil plans will be submitted under the 2025 Roadway Manual
- 7B. Sheet 3: This mail kiosk is not accessible and the ADA path just cuts off at the entrance and it should be along the ADA pathway
- 7C. Advisory comment: When it comes to civil this design of curb ramp will not be accepted. Having the sidewalk detached with this configuration is the preferred method
- 7D. Type 5a. At the very top of the page it states "Do not use this design unless constraints, such as drainage structures, vaults, etc. require it; paired ramps are always preferred. Use only with City Engineer approval"
- 7E. Text overlap
- 7F. Sheet 4: Label the roadway classification. (TYP.)
- 7G. Sheet 5: Please call out the purposed street lights (TYP.)

8. Traffic Engineering (Jason Igo / 303-739-1792 / jigo@Auroragov.org / Comments in orange)

- 8A. One minor comment about plants in the sight triangle. All other comments have been addressed

9. Fire / Life Safety (Stephen Kirchner / 303-739-7489 / SKirchn@Auroragov.org / Comments in blue)

Sheet 1

- 9A. Repeat request to provide a separate line item for van accessible parking spaces.
- 9B. Please include the year 2021 in occupancy type.

Sheet 2

- 9C. Repeat request to fill out applicable sections of the Implementation Plan.
- 9D. Remove note 23. Duplicate of note 2.

Sheet 3

- 9E. Show the exterior accessible route of travel throughout the site plan to: Accessible parking and accessible passenger loading zones. Provide an accessible route to mail kiosks and dumpsters. Provide marked crosswalks in all areas where the accessible route crosses a drive aisle. Show and label the location of accessible units required by IBC Chapter 11 and the revised 2003 HB-1221 to be part of the exterior accessible route.
- 9F. The accessible route does not need to be shown running parallel to the public right-of-way
- 9G. Repeat request to provide detail of mail kiosk. See note provided for an example.
- 9H. The data block on the first page indicates you are providing one accessible parking space. Please indicate which space will be accessible and provide appropriate signage. Since you are providing one space, it must also be van accessible. Add detail provided.

Sheet 4

- 9I. See notes on sheet 3 regarding accessible route and provide running and cross slope grade percentages.

10. Aurora Water (Ashley Duncan / 720-859-4319 / aduncan@Auroragov.org / Comments in red)

- 10A. This site plan can not be approved until the Preliminary Drainage Report is approved.
- 10B. Please make sure you can read all the text
- 10C. Remove all information regarding the size
- 10D. Where are the proposed storm lines connecting to the underground detention?
- 10E. What are these circles? Add them to the legend
- 10F. The existing utility lines need to be added to the legend
- 10G. Repeat comment: Sanitary service lines cannot be constructed through or in front of the adjoining property. The sanitary service lines are crossing over the neighboring lot lines.

11. Forestry (Becky Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

- 11A. There are several trees that will be removed however they are in very poor condition and I will not require mitigation for these volunteer Siberian elms



- 11B. The adjacent property located to the north and east have several trees, which will most likely be impacted by this development. We are requesting that you send a certified letter to the adjacent property indicating the methods used to protect these trees, as well as remedies as a result of potential damaged incurred from the development. Please provide the City of Aurora a copy of this letter including the date sent and received.
- 11C. Contact Aurora Forestry for a sample letter if needed.

12. Land Development Services (Roger Nelson / 720-587-2657 / RNelson@auroragov.org / Comments in magenta)

- 12A. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) per COA 2024 Subdivision Plat Checklist Item 19.b.
- 12B. (Advisory Comment) Provide statement of authority for person signing on behalf of the entity named in the title commitment.
- 12C. (Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

Subdivision Plat:

- 12D. Sheet 1: Notes - #9 Update the title commitment date once received.
- 12E. Sheet 2: Add Reception Number for the additional 30' ROW dedication.

13. Easements (Gray Grace / 303-739-7277 / ggray@auroragov.org / Comments in magenta)

- 13A. ALL NEW EASEMENTS TO BE DEDICATED BY PLAT. EASEMENT RELEASES TO BE SUBMITTED TO RELEASEEASEMENTS@AURORAGOV.ORG



Matt Schaefer, MPA, GISP
Director, Planning, Enrollment, and Charter Schools
Instructional Support Facility
5416 S Riviera Way
Aurora, CO 80015
720.554.5053
mschaefer2@cherrycreekschools.org

January 10, 2025

Rabba Rachid
Planning and Business Development

Subject: Project # 1845736
Warren Street Townhomes
11 units on 0.71 acres

Dear Ms. Rachid,

Cherry Creek School District No.5 has reviewed the information provided by the City of Aurora regarding the site plan and plat for the Warren Street Townhomes 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.

The district has reviewed the development proposal in terms of (1) available school capacity and (2) required land dedications and/or cash-in-lieu contributions.

1. School Capacity

Capacity is sufficient to serve the students expected from this development.

2. Land dedication for public school sites or cash-in-lieu of land dedication

Utilizing the City of Aurora Unified Development Ordinance (the "UDO"), the land dedication calculation for the school district is **0.36 acres** or an appropriate cash-in-lieu fee. This acreage was calculated using the Section 4.3.18.A.2 of the UDO based on student yield ratios for **multi-family high density housing**. The District proposes to utilize an appraisal method to determine the fair market value as outlined in section 4.3.18 A.4 of the UDO. Based on the Arapahoe County assessor's 2024 appraisal, the cash-in-lieu of land calculation is **\$15,689.33**. Based on the size and location of this development, the School District requests cash-in-lieu of land dedication.

Cherry Creek School District #5					
Planning Department					
Student Generation Worksheet - Aurora					
Project Name:		Northeast Corner of S Galena and E Warren Avenue			
Project Number:		1845736			
Submitted for Review:		11/21/2024			
		11 units on 0.71 acres			
Students Generated					
Type of Unit	#D.U.s	ES	MS	HS	Total
< 7.49 du/ac	0	0	0	0	0
7.5 - 14.99 du/ac	0	0	0	0	0
> 15.00 du/ac	11	1	0	0	2
Totals	11	1	0	0	2
Acres per Child		0.0175	0.025	0.032	
Land Dedication Total		0.01	0.01	0.01	0.0360
Arapahoe County Assessor - Current Land Value				\$	309,450.00
Arapahoe County Assessor - Acres					0.710
Arapahoe County Assessor - Current Land Value (per acre)				\$	435,845.07
Cash in Lieu of Land Dedication Calculation				\$	15,689.33

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,

Matt Schaefer

Matt Schaefer, MPA, GISP
Director, Planning, Enrollment, and Charter Schools

cc: Scott Smith – Chief Financial & Operations Officer
David Henderson – Deputy Chief of Operations



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 21, 2025

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

Attn: Rachid Rabbaa

Re: Warren Street Townhomes, Case # DA-2396-00

As stated previously, Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan and replat for **Warren Street Townhomes** and has a **conflict**. Where will the electric distribution facilities be located within this development, including a transformer?

The property owner/developer/contractor must complete the application process for any new natural gas or electric service including transformer, 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 *will* need to be acquired by separate document for new facilities (i.e. transformer) – be sure to have the Designer contact a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

A comment response is requested.

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