



Planning Division
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Aurora, Colorado 80012
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November 10, 2020

Mostafa Kargarzadeh
Justin and Dylan LLC
16089 E Maplewood Drive
Centennial, CO 80016

Re: Initial Submission Review – Meadow Point Condos – Site Plan Amendment
Case Numbers: 1983-4024-05
Development Application: DA-1752-01

Dear Mr. Kargarzadeh:

Thank you for your initial submission, which we started to process on Monday, October 19, 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 Tuesday, December 08, 2020.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item marked with an asterisk. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

Your estimated Planning Commission hearing date is still set for Wednesday, January 27, 2021. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained, to include checking with adjacent builders if development activity and/or sales are taking place on properties adjacent to your site.

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

Sincerely,

Christopher Johnson, Planner II
City of Aurora Planning Department

cc: Filed: K:\Dept\Planning and Dev Serv\ZDR\SDA\1700-1799\1752-01rev1



Initial Submission Review

1. Community and Outside Referral Agency Comments

Comments were received from 2 outside referral agencies and 2 community members. The comments from outside referral agencies are included at the end of this letter. Community comments are as follows:

“I live in a home directly backing to the proposed lot and am very concerned about how the noise, mess, and eventual building would negatively impact my property value, privacy, safety, and quality of life for myself and all my neighbors.”

Tad Lusk - tadlusk@gmail.com

“This is a reasonable plan. Developing this empty lot will resolve persistent maintenance issues and will be a positive contribution to the neighborhood. However, increased traffic/congestion on Pitkin St. may become an issue.”

Carl Spath, 4450 S Pitkin St. #124
720-870-3154
cspath48@gmail.com

Please ensure that you attempt to resolve any concerns raised by community members and describe the efforts you have taken in your next submittal.

2. Planning & Development Services (Christopher Johnson / 303-739-7112 / chjohnso@auroragov.org)

2A. Sheet 1

- Repeat comment: This project was originally intended to be processed as an amendment to an existing approved site plan. Therefore, there should not be a new name or title added, new signature blocks, or other items to indicate this building as a unique development from the governing site plan. The cover sheet should contain the necessary site plan notes, sheet index, data block elements, etc. but it should be treated as though this plan set is an addendum to the existing plan and will be inserted with the approved cover sheet.

2B. Sheet 8

- Label building materials.

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

3A. Sheet 5 of 15

- Label and include the proposed and existing easements.
- Include the existing and proposed grading grayed back.
- Because a tree mitigation plan was provided, do not show the tree mitigation/protection information on this plan. Only include the trees that are to remain as their own unique symbology both on the plan and in the legend.
- Add "Not for Construction" to all landscape sheets.
- The trees highlighted in green may count toward mitigation.
- Trash enclosures are required to be located 12' from adjacent residential property lines and accompanied by taller evergreen plantings along the exterior.
- Darken line work and label as covered parking.
- The single parking lot islands require 6 shrubs, 5 gallon size. Grasses may be used, but three 1 gallon = 1 shrub. No more than 3 grasses per island or 40%.
- Text mask or relocate text.
- Not sure what this heavy dark dashed line is but turn off.
- Because of the proximity of the proposed vegetation to the city sanitary sewer line, remove. Adjust the plant quantities in the table accordingly. Add a note to the table explaining why there is no landscaping being provided along this building face.



- The parking lot trees are required by code and therefore may not count toward mitigation. However, if 2.5" caliper were specified, the extra .5" per tree may count toward mitigation. That applies to ALL trees that are included on the plan. If they are up-sized from 6'-8' etc.

3B. Sheet 6 of 15

- Update the table accordingly to reflect the comments on the plan sheet and those from the previous page that impact plant totals provided in the table.

3C. Sheet 7 of 15

- There are a lot of contractor and construction related notes as part of the Landscape and Irrigation Notes. Landscape construction drawings are not reviewed nor approved by the city and therefore any construction related notes need to be removed from the plan. Include only the six required landscape notes as found in the Landscape Reference Manual available on line and any notes pertaining to the mulch treatments and edging.
- Update the landscape notes as provided.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Public Works/Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

4A. Sheet 1

- The site plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

4B. Sheet 2

- The updated curb ramps at the access points need to be included in the site plan rather than an aerial image. The image was permitted to get the review started.
- Walls greater than 4' and any cast in place walls require structural calculations to be submitted with the first civil plan submittal.
- Is this supposed to be referring to the existing drive aisle? If not, please include an additional note for the existing pavement to remain in this area
- Max 4' wall for residential development. Provide tiered walls to reduce the height.
- Dimension distance between the wall and the building, typical.
- Include max height on the indicated retaining wall.
- Review comments on legend.

4C. Sheet 3

- Min slope away from the building is 5% for 10' for landscape areas, min 2% for impervious areas.
- Include TW/BW elevations.
- If not under the same ownership, a letter from the property owner is required for offsite improvements.

5. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

5A. Sheet 1

- See comments for adding and removing notes.
- See comment to modify implementation table.

5B. Sheet 2

- See comment for accessible parking signs.
- See comment to show fire lane sign locations.
- See comment for mail kiosk.
- See comment to show accessible route.
- See comment to show and label FDC, Knox Box, and riser room.

5C. Sheet 3

- See comments for interconnectivity to existing site.
- See comments for knox box.

5D. Sheet 4

- See comments for updated sign details and notes.



5E. Sheets 5

- See comments for riser room. Note: it appears that the fire service line will be under ground and code will not allow fire service line to be under the building.

5F. Sheet 14

- See comment to show accessible route.

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

6A. Sheet 3

- A license agreement is required for the retaining wall in the utility easement.
- 4" saddle tee connection to sanitary main.
- What is proposed for water quality and detention for this site?
- Include water meter size. A water fixture unit table is required on the civil plans to verify water meter size. Will there be an irrigation meter?
- Wet tap connection.
- Fire hydrant to be a min of 5' from the water meter pit. Dimension easement.

6B. Sheet 5

- No landscaping or pedestrian lighting permitted in the utility easement for the sanitary sewer. License agreements are required for any in to the utility easements. Vehicle maintenance access is required to all manholes.

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

See the red line comments on the plat and site plan. Contact Andy Niquette (aniquett@auroragov.org) for the easement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

Site Plan Amendment

7A. Include the Lot and Block and subdivision where requested.

7B. The easements are to be dedicated by the plat, revise the labeling on the site plan amendment.

Plat

7C. Include the requested information in the preamble.

7D. Send in the closure sheet to confirm all distances.

7E. Match the covenant language from the Subdivision Plat Checklist for the indicated note.

7F. Edit the name in the signatures.

7G. Show and label all streets within ½ mile of the site on the vicinity map.

7H. Update the date to be within 120 calendar days of the plat approval date.

7I. Add the description of the monument found at each end of this Basis of Bearing line.

7J. Add the indicated descriptions to the Basis of Bearing statement (notes).

7K. Match the description area.

7L. Add a distance where requested.

7M. The indicated distances should add up to equal the total distance.

7N. Add curve data for the utility easement.



8. Parks, Recreation & Open Space (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple)

Land Dedication

- Your new proposal includes an increase in unit counts from the original approved plan. Per PROS requirements, you will be required to pay land dedication and park development fees for the 4 new units as outlined below:

- ***Population Impact***

For multi-family homes, population calculations for the project are based on an average household size multiplier of 2.5 persons per unit, resulting in an overall projected population of 10 persons residing in 4 units.

- ***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:

4

Multifamily Units

Neighborhood Park Land 0.03 acres

Community Park Land 0.01 acres

Total Land Dedication 0.04 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 cost 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 payments:

4 Units

\$2,036.00

- **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 \$1,814.57** would apply if permits for construction of the residential units are pulled in 2020, and the total paid would be as follows:



- **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.

9. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org)

Update tree mitigation table to include only the trees that will be removed, you can use the table listed below. The caliper inches that will be lost are 26", but only 13" would be required for planting back onto the site. The mitigation value is \$5,200.00.

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
2	Honeylocust	26	\$5,200.51		13
Total		26	\$5,200.51		13

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.



Vicky Lisi
Director, Planning & Enrollment

Auxiliary Services Center
4850 S. Yosemite Street
Greenwood Village, CO 80111
720.554.4244
vlisi@cherrycreekschools.org

October 27, 2020

Christopher Johnson
City of Aurora - Planning & Development Services
15151 E. Alameda Parkway
Aurora, CO 80012

RE: Project # 1486712 DA-1752-01
Meadow Point Condominiums – Site Plan Amendment and Plat
24 Condominiums on .936 acres

Cherry Creek School District No.5 has reviewed the information provided by the City of Aurora regarding this site plan for the Meadow Point Condominiums development and will provide educational services to the future residents of this project. Students from this development are within the current boundaries of Meadow Point Elementary, Falcon Creek Middle School, and Grandview 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 .1578 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 low 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 based on the current land appraised value is \$16,494.

Cherry Creek School District #5 Planning Department

Student Generation Worksheet - Aurora

Project Name:	Meadow Point Condominiums
Project Number:	# 1486712 DA-1752-01
Developer/Contact Person:	c/o Christopher Johnson
Submitted for Review:	10/27/2020
	24 condominiums

Students Generated

Type of Unit	#D.U.s	K-5	6th - 8th	9th - 12th	Total
Single Family Detached	0	0	0	0	0
Multifamily Low Density	24	4	2	1	7
Multifamily High Density	0	0	0	0	0
Totals		4	2	1	7
Acres per Child		0.0175	0.025	0.032	
		0.0714	0.0480	0.0384	0.1578

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,

Vicky Lisi

Vicky Lisi
Director, Planning & Enrollment

cc: Scott Smith – Chief Operations & Financial 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

November 6, 2020

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

Attn: Christopher Johnson

**Re: Meadow Point Condominiums and The Peak at Meadow Point
Subdivision Filing No. 1, Case # DA-1752-01**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **Meadow Point Condos** and **The Peak at Meadow Point F1**. Please be aware PSCo owns and operates existing electric distribution facilities and associated land rights within the subject property. 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](https://www.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