

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



May 9, 2024

Tyler Jones
Mahal Holdings LLC
5807 S Danube Street
Aurora, CO 80015

Re: Fourth Submission Review – 3411 S Fairplay Townhomes – Site Plan and Replat
Application Number: **DA-2302-00**
Case Numbers: **2022-4028-00; 2022-3024-00**

Dear Mr. Jones:

Thank you for your fourth submission, which we started to process on April 24, 2024. 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 contact the Case Planner prior to your next submission to schedule a discussion regarding the comments below. A new submittal will only be accepted after this discussion occurs.***

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 list them specifically in your letter.

A Planning Commission hearing date will be tentatively scheduled after your next submittal. 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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7450 or efuselie@auroragov.org.

Sincerely,

Liz Fuselier, Planner II
City of Aurora Planning Department

cc: Eric Pearson Cage Civil Engineering 999 18th St. Denver CO 80202
Brit Vigil, ODA
Filed: K:\SDA\2302-00rev4



Fourth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Adjustment Requests+Mitigation (Planning/Landscaping)
- Guest Parking Location (Planning)
- Shared Parking Agreement/Parking Counts (Planning)
- Building Elevations/Materials (Planning)
- Color Renderings (Planning)
- Green Court Compliance (Planning)
- Masonry Standards (Planning)
- Curbside Landscaping Code Compliance (Landscaping)
- Pedestrian Ramp Orientation (Traffic)
- Accessible Route (Fire/Life Safety)
- Gating Labels (Fire/Life Safety)
- Sanitary Line Easement (Aurora Water and Land Development Services)
- Access Easements (Land Development Services)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. **Please explain in the LOI how the "Shared Parking Agreement" allows residents to utilize the adjacent parking lot.** Provide information on which paragraph in the agreement allows for the use by residents and how it provides 7 additional spaces per the code parking requirement. **(Second Request)**
- 1B. **Cover sheet:** Remove footnotes with the next submission. **(Second Request)**
- 1C. Will there be a private trash pickup? Community dumpster enclosure? Please provide information regarding trash disposal and the location of any "community" trash enclosures and their design compatibility with the project colors and materials. Please address within the Letter of Introduction. **(Second Request)**
- 1D. Please also provide color renderings with the next submission. **(Second Request)**
- 1E. Please add horizontal variety to the northern and southern faces. Without **color elevations** as requested, it is difficult to understand how any horizontal variety has been added. **(Second Request)**
- 1F. Please update the Letter of Introduction (LOI) with any and all adjustment requests. **Provide justification language for each adjustment request as it relates to code. (3rd Request)** The next submittal will not be accepted unless and until justification and mitigation measures are addressed in the Letter of Introduction and on the Site Plan.
- 1G.

2. Parking Comments

- 2A. Per section 4.2.3.C: *Green Court development must provide guest parking for motor vehicles at the rate of one-half parking space per Green Court Dwelling. Required guest parking must be located within 200 feet of the front entrance of the dwelling it serves and must be located (a) on a public or private street, or (b) in a parking lot or garage abutting and visible from a public or private street. Please explain parking counts in the next submission. Add this explanation to the LOI.* **(3rd Request)**

3. Architectural and Urban Design Comments

****All Comments must be addressed with the next re-submittal.**

- 3A. Per Section 146-4.2.3.C.1.b.i: *The minimum Green Court open space width shall comply with one of the following standards: (a) A standard Green Court open space must have a minimum width of 30 feet or the height of the tallest residential building facing the Green Court open space, whichever is greater; or (b) A variable width Green Court open space must have the minimum width described in Subsection b.i above for at*



least 75 percent of its length, and no portion of the remainder that is fronted by one- or two-story dwelling units is less than 15 feet in width and no portion of the remainder that is fronted by three-story dwelling units is less than 25 feet in width; Green courts must front an open space; open space must be 30' or greater.

- 3B. **The three units in building 3 do not meet the code requirement listed above. This will need an adjustment request. Add adjustment request and justification language to your LOI with the next submission. Please contact the case planner to discuss this requirement PRIOR to the next submittal.**
- 3C. Provide percentages of exterior products used with the next submission. Add to Data Block and note on elevation sheets. **(2nd Request)**
- 3D. At least 50 percent of the Green Court open space area shall be landscaped and shall be designed to accommodate foot traffic and play areas. Sidewalks should be located to accommodate pedestrian access while maximizing the use of the Green Court open space. Trees are allowed in open areas but should be located along the perimeter and typically be canopy tree species to allow usable space under the tree canopy. **Please provide an explanation with the next submission on how this code section is being met. (2nd request) Please be specific within the LOI as to how this requirement is being met. The next submittal will NOT be accepted unless and until an explanation is provided.**
- 3E. All Green Court Dwellings shall have front entry features (porches or stoops) fronting on a Green Court open space or a street. If porches are provided to meet this requirement, they shall be *a minimum of 45 square feet in area and a minimum of five feet wide in the narrowest porch dimension*. Porches and stoops facing the Green Court open space may extend up to five feet beyond the building façade provided that no roof or associated structure exceeds one story in height. Per code, each entry should incorporate "entries" into each individual unit. Add a front porch, front patio, stoop, or a projected/recessed mass entry or some other feature to meet this code requirement See 146-4.8.7 (Table 4.8-9). **Please provide an explanation with the next submission on how this code section is being met. (3rd Request)**
- 3F. The green court must follow design requirements in the UDO Section 146-4.2.3.C. In general, the common space within green courts should accommodate flexible and usable space for play or gathering. If more than one green court is proposed, a diversity of green court designs or themes are encouraged.
- 3G. **Dimensions need to be added to this plan, including the green courts themselves.** (3rd Request) Section 4.2.3.C.1.b.ii & I state minimum Green Court open space width shall comply with one of the following standards: *A standard Green Court open space must have a minimum width of 30 feet or the height of the tallest residential building facing the Green Court open space, whichever is greater; or A variable width Green Court open space must have the minimum width described in Subsection b.i above for at least 75 percent of its length, and no portion of the remainder that is fronted by one- or two-story dwelling units is less than 15 feet in width and no portion of the remainder that is fronted by three-story dwelling units is less than 25 feet in width.* **Please provide an explanation with the next submission on how this code section is being met. (2nd request) Please be specific within the Letter of Introduction as to how this requirement is being met. The next submittal will NOT be accepted unless and until an explanation is provided.**
- 3H. Sheet 8: Lighting fixtures shall have a minimum light intensity of one lumen per square foot and a maximum intensity of two lumens per square foot unless otherwise provided by Section 146-4.9.
- G. Light spillover onto adjacent properties shall not exceed 0.1 footcandles measured on abutting properties 10 feet away from the property line, except where adjacent to walkways, driveways, and public and private streets.
- H. All exterior light fixtures shall generate at least 80 lumens per watt of energy consumed, as shown on the manufacturer's specifications for the fixture. Parking areas shall be lit with full cutoff shielded luminaire type lighting fixtures no more than 25 feet tall, and fixtures shall be downcast types with full cutoff shielding. **Please confirm that the fixtures shown are full cut-off. (2nd Request)** See section 146-4.9.2 for additional guidance on lighting.
- 3I. Please refer to UDO Code section 146-4.8.6 for permitted exterior materials for single-family attached homes. **Provide the percentage of Masonry on Net Façade Area (not each elevation):**
Single-family attached
Either:
50 percent shall be clad in brick or stone; or
• 75 percent shall be clad in stucco; or
• 75 percent shall be clad in a combination of stucco and brick, or stucco and stone.



Please provide material percentages with the next submittal.

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

5A. **General Comment:** There are two adjustment requests required and based upon the quantity of plant material being provided, there are no extra plants to offset or mitigate the adjustments. *Work with your Case Manager to strategize appropriate mitigation measures.* Increase the tree sizes being proposed, provide masonry on the west side of the units since there is no buffer etc. Currently, there are no mitigation measures being offered as required by adjustment requests.

Sheet 1

- Subsequent to this submission, the city no longer accepts sheet numbering as 1 of X, 2 of X etc. Please only include a single sheet number on all pages of the plan set. This pagination system assist when future amendments are made.
- Update the adjustment request per the comment provided.
- Add the additional adjustment request per the review comment on the landscape plan.

Sheet 3

- Provide the identification for the mail kiosk.

Sheet 5

- Enlarge the font as noted.
- The curbside area along S. Fairplay Way needs to comply with the Unified Development Ordinance. Provide the required shrubs and the table documenting the requirements.
- Add the word existing to the six-foot-tall wood privacy fence.
- The 25' wide required buffer is being encroached upon by an existing detention pond as well as parking and access drive. This is not permitted by code. An additional adjustment should be requested from the non-street buffer requirements, or Section 146-4.7.5. E. Non-Street Buffers

Sheet 6

- Update the Required Landscaping Tables per the comments provided.

5. Addressing ([Phil Turner / 303-739-7357 / pcturner@auroragov.org](#))

5A. 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

6. Civil Engineering ([Julie Bingham / 303-739-7403 / JBingham@auroragov.org](#) / [Comments in green](#))

6A. Approved.

7. Traffic Engineering ([Steve Gomez / 303-739-7336 / segomez@auroragov.org](#) / [Comments in amber](#))

7A. Orient east ped ramp to more directly face west ped ramp or move both ramps so they can face one another.

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

8A. Sheet 3 of 10 / Site Plan

See comment for accessible route. Accessible route appears to have stairs, please provide an accessible ramp. Please label the fire lane easement. No encroachments into the fire lane easement.
See note for no encroachments into the fire lane.

8B. Sheet 4 of 10 / Grading & Utility

See comment to provide spot elevations at all corners of the accessible isle and parking space.



8C. Sheet 5 of 10 / Landscaping

See note to label the gating consistently on all sheets. The gating label must be consistent on all sheets. Please label as shown on Site sheet. Call out number 8.

8D. Sheet 10 of 10 / Details

See comment to provide 6" clearance at bottom of gate to pavement.

See note to label the gating consistently on all sheets. Please provide 6" clearance from bottom of gate to pavement.

9. Aurora Water (Iman Ghazali / 303-807-8869 / IGhazali@auroragov.org / Comments in red)

9A. Sanitary main must be covered by a sanitary easement. The plat shows this area as "private road, fire lane, water & access easement"; please replace "water" with "sanitary".

10. PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in mauve)

11A. No additional comments.

11. Land Development Services (Maurice Brooks/ 303-739-7294 / MBrooks@auroragov.org / Comments in magenta)

Site Plan

11A. See the Advisory Comments on the first page of the plat. **See the comments for plat and site plan.** Make sure the easement names match between the plat and site plan. Some of the Lots do not have direct access to the street R.O.W. – Dedicate an Access easement for this purpose. Some of the stair risers in the Water easement will need to be covered by a License Agreement.

11B. Add an Access easement here so Lots 1 - 3 have access to the street R.O.W. What type of UE is this - please label. These stair risers in the Water easement need to be covered by a Lic. Agreement. This shortened driveway will not allow any parking in the Fire Lane easement - confirm with Fire/Life Safety Dept.

11C. Submit documents to licenseagreement@auroragov.org to start the process. The easements to be vacated need to be done by separate documents. Submit the documents to releaseeasements@auroragov.org to start the process. The easement to be dedicated by separate document should be submitted to dedicatioproperty@auroragov.org to start the process.

11D. EASEMENTS BY SEPARATE DOCUMENT HAVE NOT BEEN STARTED. EASEMENT DEDICATIONS TO BE SUBMITTED TO DEDICATIONPROPERTY@AURORAGOV.ORG , RELEASES TO BE SUBMITTED TO RELEASEEASEMENTS@AURORAGOV.ORG .