



January 31, 2025

Letter of Introduction

To: Rachid Rabba, case manager
Aurora Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, CO 80012

303-739-7217
rrabbaa@auroragov.org

Re: Fifth Submission Review –
2225 S Iola Street at Waterford Place - Site Plan Amendment and Replat
Case Number: 1990-6027-07; 2021-3056-00
Development Application: DA-1196-07

Dear Rachid Rabba:

The proposed land use is a residential multi-family infill project that completes the Waterford Subdivision.

The project is located at 2225 S. Iola Street in Aurora, Colorado 80014.

The parcel is 16,443 SF or 0.38 Acre +/-.

There is a single triplex building proposed with three townhouse units, each with an attached two-car garage. The density is 0.38 Acre / 3 D.U. = 0.1267 dwelling units/acre.

The project is a PUD to use smaller property line setbacks than typical townhouse setback requirements. The building setback for all four sides is 1'-6".

The Non-Street Buffer *may* not be required to provide the buffer per 4.7.2. Applicability. Landscaping shall be required for the following:

1. All development on vacant land or cleared land; no. Site is infill of existing subdivision.
2. All new development of residential, mixed-use, and non-residential primary structures; no. Site is infill of existing subdivision.
3. Redevelopment of a site that involves replacement of an existing structure or expansion of the gross floor area by more than 25 percent. No. Existing subdivision has 23,570 SF of buildings and the proposed triplex is 5134 SF. $5134/23,570 = 21.8\%$ $21.8 < 25\%$. Therefore, no buffer is required.
4. Construction of new parking lots containing 10 or more parking spaces, and the redesign or reconfiguration of existing primary use parking lots containing 10 or more parking spaces. Not applicable.

The project can not comply with the Non-Street Buffer Section (146-4.7.5.E) because it is an infill project with fixed existing conditions, fire lane restrictions and difficult stormwater management requirements. This puts the triplex building inside the southern 25' non street buffer. In addition, the detention pond requirement leaves no area to add additional trees or shrubs beyond the minimum landscaping required for the building itself.



We are requesting a waiver per Section 106-100 of the Aurora City Code with the grounds for such waiver as follows:

- (1) Effect on adjacent properties. The proposed waiver will not adversely affect adjacent properties or the surrounding neighborhoods.
- (2) Criteria. The proposed waiver is consistent with most of the criteria as follows:
 - a. Comprehensive plan. The proposed development, by complementing the general welfare and economic prosperity of the City or immediate neighborhood, meets the spirit and intent of the City's comprehensive plan and achieves the benefits of improved design.
 - b. Density. The character of lower density residential areas is not adversely affected.
 - c. Compatibility with adjacent land development and land uses is assured.
 - d. Impact on existing city infrastructure and public improvements. The proposed development does not result in undue or unnecessary burdens on the City's existing infrastructure and public improvements, or that arrangements are made to mitigate such impacts.
 - e. Internal efficiency of design. The proposed development achieves internal efficiency for its residents and does not endanger public health or convenience.
 - f. Control of external effects. The proposed development controls external effects on nearby land uses, movement and congestion of traffic, noise generated, arrangement of signs and lighting to prevent nuisances, landscaping, features to prevent factors detrimental to public health, welfare, safety or convenience.

The Property Owner:

Sean Kim
SKC 2225 S. Iola, Inc.
11582 E. Ida Avenue
Englewood, CO 80111-4132

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Consultants working on the project include:

Architect, Applicant & Landscape Architect:

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A justification for how the site plan conforms to the site plan criteria in Section 146-405(F) in the City Code:

- The site plan conforms to the landscaping and site design criteria by including the design intention of Section 146-405(F) in the City Code to ensure compatibility with surrounding areas.
- The driving factor of the site design is to meet the City of Aurora Engineering requirements for stormwater detention and treatment. Meeting these stringent requirements took most of the site area. The original plan was for (2) duplexes to provide four dwelling units; a unit was sacrificed to achieve the site drainage requirements so only (3) dwelling units will be built.
- The detention pond requires a large area with 4' high concrete retaining walls to address the stormwater requirements and most of the required 25' landscape buffer is in that area.
- The site also requires a fire lane, sidewalks and driveways in addition to the building footprint. Every area that is large enough to accommodate trees, shrubs and turf is needed to meet the minimum landscaping requirements for the triplex. There is NO remaining site area available for another shrub.
- The existing retaining wall at the west edge of the property is located such that it isn't possible to add a wood or masonry screen wall at the neighboring properties. The neighbor to the west is a strip retail building with service and parking next to 2225 S. Iola Street. Their view is not negatively impacted.
- The southern boundary of the property has a concrete drainage pan along with a concrete retaining wall next to it; as on the west boundary, there is no space for a wood or masonry screen wall.
- The property to the south is a mini-storage business with most of their landscaping buffer and detaining pond nearby the southern property line. Their landscaping provides the service of the landscape buffer. Their view is not negatively impacted.
- The fire lane was updated and approved by the City of Aurora Public Works Department.

Please let me know if you need anything else.

Sincerely,

Paul R. Adams, AIA
Earth and Sky Architecture