



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

AuroraGov.org

October 09, 2024

Andres Flores
Dream Homes Design In
3008 S Eaton Street
Denver, CO 80227

Re: Second Submission Review: 1555 N Moline Street Multi-Family - Site Plan
Application Number: DA-2366-00
Case Numbers: 2023-4021-00

Dear Mr. Flores:

Thank you for your second submission, which we started to process on September 20, 2024. 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 remain, you will need to make another submission. Please resubmit your revised site plan pdf through the Planning portal.

Note that all our comments are numbered. When you resubmit, include a comment response 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.

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

Sincerely,

Rachid Rabbaa, Planner II
City of Aurora Planning Department

cc: Lynda Reyes - M-S Architecture 6813 S Franklin Cir Centennial, CO 80122
Rachid Rabbaa, Case Manager
Jacob Cox, ODA
Filed: K:\\$DA\2366-00rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- See redline comments from Planning department (Items 1-4)
- Cover sheet: Missing Data Block, Site Plan Notes, Legal Description, and Signature Blocks. Vicinity Map. Please ask the case manager for cover sheet example.
- Required Site Plan Notes. See redlines from Civil Engineering (Item 6)
- Please see Note that needs to be added to the plans. See all the comments and redlines from Traffic Engineering (Item 7)
- There are dedications and Easements that need to be released see Land Development comments (Item 8)
- There will be a tree affected by development. Tree mitigation is always above and beyond the Landscape Code requirements. Please see comments from Forestry (Item 9)
- The site plan will not be approved by Aurora Water until the preliminary drainage report is approved. Please incorporate the comments into this site plan (Item 10)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. Neighborhood organizations and adjacent property owners were notified of the Site Plan application. One community member has submitted a comment.

Name: NADINE CALDWELL

Organization: 2065 FLORENCE ST

Address: Northwest Aurora Neighborhood Org. Aurora CO 80010

Phone: 3038842100

Email: bnthdnth@comcast.net

Comment: Our comments are the same as in December 2023. Safety is a big issue for this area. Don't know price range of townhomes but might be difficult to sell with the reputation of the area. We are not saying yes or no on project - just putting out information for thought.

2. Zoning and Land Use Comments

- 2A. See all redline comments.
- 2B. Repeat comment: Cover sheet: Missing Data Block, Site Plan Notes, Legal Description, and Signature Blocks. Please ask your case manager for a cover sheet example.
- 2C. Repeat Comment: Coversheet Title: Please edit the Site Plan title to "1555 N Moline Street Multifamily Site Plan" on each sheet.
- 2D. Please correct sheet pagination in the Site Plan set. Example (page 1, 2,3..)
- 2E. Label all sheets correctly above each sheet number. Like (Cover sheet, Site Plan..) See redlines.
- Site Plan:
- 2F. Please provide the front setback dimensions from all property lines
- 2G. Pedestrian access (accessible route) needs to be provided to the main building entrance. Show this with a thick dashed line to the building entrance(s). It is not clear how the pedestrian network connects to the areas of the site.
- 2H. Clearly show access circulation from N Moline Street to the parking lot. Show on-site vehicular circulation.
- 2I. Repeat Comment: Usable outdoor space is required for multifamily at a rate of 100 sf per unit. Up to 40% of this requirement may be accommodated with outdoor decks and balconies and 30% of all the units must have a balcony or patio of at least 40 square feet. Aside from the required balconies, an approach to meet the outdoor space requirement may be to design the area between the building and the sidewalk as a courtyard or patio space. Show this clearly on the Site Plan and identify the square footage and location.
- 2J. Please provide more information and calculation for decks and balconies. Sq. footage of each balcony, number of balconies and the overall sq footage.
- 2K. Please provide a table of parking requirement show how many covered, uncovered parking spaces and garages. As shown, right now it's unclear.



- 2L. All corridors and stairwells shall be fully enclosed within the building envelope. As shown in the Site Plan you are not meeting the requirements.
- 2M. Please show the percentage of masonry – Minimum percentage of masonry required on the net façade area is 15 percent.

3. Signage Issues

- 3A. If any monument signs are proposed their footprint must be shown on the Site Plan and Landscape Plan, with details provided on materials, colors, proposed lighting, etc. on the Architectural Details page. All monument signs must match the design aspects of the building.

4. Landscaping Issues (Bill Tesauro / 954-266-6489 / BTesauro@cgasolutions.com / Comments in bright teal w/ red

See redline comments.

- 4A. Please add these hatches to the plant legend.
- 4B. Please advise and indicate if the the proposed planter is raised, curbed or flush.
- 4C. Please label this item.
- 4D. Please turn off all the numbers,
- 4E. Please add the type, color and hatching for the proposed mulch and rock.
- 4F. Please have just one street tree species.
- 4G. Please indicate and label the proposed mailbox, as indicted on Sheet 6
- 4H. Please clarify what the double line is under the tree. Is it a sidewalk chase and how will it affect the tree.
- 4I. Please clarify the 40" diameter vs the 20" caliper, as they do not concur.
- 4J. Please add the LA contact information
- 4K. Please remove the x out items. Non-Street and street frontage buffers are not required.

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

- 5A. No comments

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering (Christopher Eravelly / 303-739-7457 / ceravell@auroragov.org / Comments in green)

- 6A. See redline comments.
- 6B. **REPEAT COMMENT:** Please callout and dimension all existing and proposed sidewalks.
- 6C. Sidewalk chase in public ROW must be per COA standards. Callout specific COA standard detail for proposed sidewalk chase. Please only reference the standard detail, do not duplicate COA standard details in the plans.
- 6D. **REPEAT COMMENT:** Please callout curb cut per specific COA standard detail. Only reference the standard detail, do not duplicate COA standard details in the plans.
- 6E. Benchmark is not required for Site Plan submittals. Please remove. COA benchmark will be required for the Civil Plan submittal. Please see below for reference.
- 6F. Please use City of Aurora (COA) benchmark. To find benchmark descriptions, please see the City's survey control map on the City's website. Link can also be found on section 2.03.5.07.1 of the 2023 COA Roadway Manual, projects shall be prepared using the NAVD 1988 vertical datum and NAD 83/92 HARN horizontal control system. (2.03.5.07.1 & 2.03.5.07.2 of the 2023 COA Roadway Manual)

7. Traffic Engineering (Jason Igo / 303-739-7336 / jigo@auroragov.org / Comments in amber)

- 7A. Minor comments (sight triangles and landscaping.)
- 7B. Update the sight triangle.
- 7C. Make sure plants in the sight triangle are under 3'. Plants between 2' and 3' will need an evaluation of visual obstruction.
- 7D. ADD NOTE: All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'
- 7E. Signing and striping will be fully evaluated at civil plan set and additional comments might come at that time.

**8. Land Development Services** (Grace Gray / 303-739-7277 / ggray@auroragov.org / Comments in magenta)

- 8A. DEDICATIONS AND EASEMENT RELEASES MAY BE REQUIRED ON THE SITE PLAN REVIEW. GO TO https://www.auroragov.org/business_services/development_center/land_development_review_services FOR EASEMENT PROCESSES.

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

- 9A. See redline comments.
- 9B. Please use tree mitigation table provided below. 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 20", but only 8" would be required for planting back onto the site. The mitigation value is \$2,460.00.

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	MITIGATION	INCHES
1	Crabapple	20	\$2,462.92		8
Total		20	\$2,462.92		8

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.

There will be one tree affected by development. The use of tree equivalents is not permitted to mitigate for tree loss. 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

10. Utilities (Ashley Duncan / aduncan@auroragov.org / 720-859-4319)

- 10A. See redline comments.
- 10B. The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.
- 10C. Since the sanitary line is shown on this sheet please also add the water service line and hydrant lateral.
- 10D. There isn't any storm nearby and no storm is being proposed so you can remove it from the legend
- 10E. Provide call out for hydrant connection to the main
- 10F. Label the easement
- 10G. Shrubs are required to be 3' away from meter pits and trees are required to be 5' away from meter pits.
- 10H. Please ensure 5' from the water meter.