



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

AuroraGov.org

June 6, 2024

Arend Accola
Highline Village Townhomes II LLC
5777 E Evans Unit #1
Denver, CO 80222

Re: Second Submission Review: Highline Canal Apartments – Site Plan and Replat
Application Number: DA-2381-00
Case Numbers: 2024-4011-00; 2024-3012-00

Dear Mr. Accola:

Thank you for your second submission, which we started to process on May 21, 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 revise your previous work and send us a new submission on or before June 26, 2024.

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.

The estimated Planning & Zoning Commission hearing date is *tentatively* scheduled for August 14, 2024. 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 efuselier@auroragov.org.

Sincerely,

Liz Fuselier, Planner II
City of Aurora Planning Department

cc: Jon Spencer-Farnsworth Group Inc. 5613 DTC Parkway Ste1100 Greenwood Village CO 80111
Cesarina Dancy, ODA
Filed: K:\SDA\DA-2381rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Data Table Information (Planning)
- Parking Requirements (Planning)
- Mechanicals (Planning)
- Signage (Planning)
- Landscape Tables (Landscaping)
- Addressing
- Minor Redlines (Public Works)
- Accessible Route (Fire/Life Safety)
- Fire Lane Signage (Fire/Life Safety)
- Hydrant Locations (Fire/Life Safety)
- Know Box Locations (Fire/Life Safety)
- Preliminary Drainage Report (Aurora Water)
- Tree Protection and Mitigation (Forestry)
- Public Service Company of CO Letter

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. The following comments have been received from external agencies, adjacent property owners and HOA's. Thank you for the response to the comments. **Were these responses related to the adjacent property owners? Was there *direct* communication with the adjacent property owners? If not, please contact the property owners and clarify in the LOI.**

1B. *Name: Sherry Anderson*

Organization: 15986 E 17th Place

Address: Aurora Colorado 80011

Phone: 3033287821

Email: sherryaanderson39@gmail.com

Comment: What is the plan for infrastructure improvement? There are no sidewalks. What about the increased traffic? The city has already decided that Laredo and 17th Place intersection does not need to be changed for the increased traffic. Open space? Parks? What type of housing will this be? What is the plan to accommodate the existing neighborhood?

1C. *Name: Jennifer Strotman*

Organization: 16152 E 18th Place

Address: Aurora CO 80011

Phone: 9705313131

Email: StrotmanHousehold@gmail.com

Comment: The adjacent (possibly same) complex has no property manager, one dumpster, construction debris from the last expansion, several loose aggressive dogs, people driving on the high line canal, and we want to add more?!! I have been reporting the property at Laredo and 16th Ave for 3 years now with countless code violations and nothing changes. Why are you wanting to add to this problem when the current situation can't be properly managed? We would need speed bumps and stops signs throughout Norfolk Glenn (specifically at E 17th Place), sidewalks (Laredo is lacking), and a new bridge at Laredo and High Line Canal (the current one is literally falling apart).



2. Completeness and Clarity of the Application

2A. Please turn off all AutoCAD references with the next submittal. (Second Request)

2B. Provide unit deck perimeters/dimensions to data block as well as materials. Provide an elevation with next submittal.

3. Parking Comments

3A. For structures that do not meet the definition of an Affordable Housing Structure, *at least 40 percent of resident parking shall be in garages or carports and at least 50 percent of those garages and carports shall be attached to a primary residential structure, directly or through a roofed structure with partial sidewalls or without sidewalls, rather than freestanding garages or carports.* Where detached garages are used, they shall be faced with the same mix and percentage of materials as the primary building(s).

3B. Please confirm the number of garages that are attached per code requirements. Show in data table.

4. Architectural and Urban Design Comments

4A. Provide square footage for the required on-site open space. Add to data block.

4B. Provide building lengths and height with the next submittal. Add to data block.

4C. Will there be rooftop mechanicals? Visible? Or ground mounted? Please show it with the next submittal. Ground or wall-mounted utility equipment such as HVAC units, electric and gas meters, panels, junction boxes, and similar equipment shall be screened from view of public streets, parks, open spaces, trails, plazas, and other public space by using architecturally compatible walls and/or landscaping. Ground and wall-mounted equipment shall be located along or on secondary building faces, and not on primary building faces, to the maximum extent practicable. When walls are used to screen mechanical equipment, the walls shall use similar building materials and detail as the primary structure. (Second Request)

5. Signage & Lighting Comments

5A. Show wall sign location and elevations with the next submittal. (2nd Request)

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

6A. Sheet 9

- Repeat comment: The property line should be a long dash and two short dashes. A traditional property line type designation.
- Even though the Building Perimeter Landscape table was consolidated, the required plant material needs to listed. Five percent trees required/provided, 15% tall shrubs required/provided and 80% other shrubs required/provided
- Update the plant size for the Serviceberry as found in the plant schedule.

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

7A. 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

8. Civil Engineering (Moustapha Agrigan / 303-739-7455 / MAgrigan@auroragov.org / Comments in green)

8A. Provide sidewalk and curb ramp along the property line.

8B. Repeat Comment: Provide street name, ROW width, mentioned private or public, provide street classification.

8C. **Sheet 6:** Is there an entrance? If yes, please show the entrance. Is the sidewalk accessible from the parking lot?

8D. **Sheet 17:** Please remove from the site plan. It will be reviewed at the civil plan stage.



8E. **Sheet 19:** Please remove all copyright notes (TYP.)

9. Traffic Engineering (Dean Kaiser / 303-739-7584 / DJKaiser@Auroragov.org / Comments in orange)

9A. **Sheet 2:** Provide 8' wide crosswalk, and provide call-out. Provide STOP sign here. Provide W11-2 & W16-7P sign assembly here. Incorrect sheet reference, fix.

9B. **Sheet 3:** Provide minimum 8' wide crosswalk striping. Provide a call-out for 4" WHITE PARKING STALL MARKING (TYP). Provide call-out for handicapped area parking. Call out proposed striping. Provide 8' wide crosswalk. Provide sheet reference for match line. Paving hatch is covering call-outs here, revise. Fix text and hatch strict. Provide property line radius at the cul-de-sac. Minimum fire lane radii is 26 feet. Provide sidewalk and curb ramp along the property line/ along the development limits.

9C. **Sheet 5:** This is SHEET 5, provide correct reference.

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

10A. Site Plan Comments

Sheet 2

Identify arrow direction on fire lane sign.

Sheet 3

Extend accessible route to the furthest point in the access aisles.

Show accessible route crossing to trash enclosure.

Accessible route must connect to building entrance. Anywhere accessible goes into a drive aisle there must be a crosswalk.

Identify this sign.

Add fire lane sign here.

Inside turning radius must be a minimum of 26'.

Sheet 5

Provide grade percentages in accessible routes on all grading sheets.

Sheet 7

Repeat request to relocate hydrants to opposite side of drive aisles.

Sheet 9

Use correct symbol for fire hydrant.

Sheet 14

FDC should be to the right of FRR door.

Sheet 15

This Knox box location is not consistent with the location shown on other site plan sheets. Please correct.

Sheet 17

Show and label the paths of exit discharge on photometric sheet. See notes below.

Sheet 18

Relocate all light poles shown encroaching into or over a dedicated fire lane easement.

For document consistency, please correct the fire lane easement lines around the four corners.

10B. Plat Comments

Sheet 4

A 26' fire lane easement requires a 26' inside turning radius.

11. Aurora Water (Jenny Wynn / 734-258-6523 / JWynn@Auroragov.org / Comments in red)

11A. This site plan can not be approved until the Preliminary Drainage Report is approved.

11B. The knock box with fireline must be shown on this page with connection to the water main.

11C. Please call out easement size and water meter size.

11D. Repeat Comment: Water mains should be 5ft from curb and gutters, see AW Spec 5.04 for more info.

11E. **Sheet 9:** Is it possible to move this tree out of the easement?

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

12A. The adjacent property located to the west has 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.

Aurora Forestry cannot approve plan until tree mitigation has been paid and a certified letter has been sent to the adjacent property. Please contact Aurora Forestry if you would like a sample letter. **REPEAT COMMENT**

13. PROS (Abigail Scheuerman / 303-739-7169 / Ahscheue@auroragov.org / Comments in mauve)

13A. Approved.

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

14A. **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.)

14B. **Advisory Comment**-Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)

14C. **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.**

14D. Send in the State Monument Records for the aliquot corners used in the plat.

14E. **Plat Cover Sheet:** Remove Clerk & Recorder information from the upper left-hand corner as Adams County Stamps this information on the plat (all sheets).

Revise the Land Description to remove "A replat of"

Revise vicinity map to show ½ mile each direction from the site exterior, label all publicly dedicated roads, and label the respective counties.

Add note for Trail easement.

Remove the title block that runs along the whole right side and reduce this to the lower right-hand corner (all sheets).

14F. Sheet 2: This sheet is not required as the plat should show the easement and land status at the time of recording.

14G. Sheet 3: Fully describe the monuments.

Show second tie out B&D per COA 2023 Subdivision Plat Checklist Item #13.d.(6).

Add ROW dedication language per COA 2023 Subdivision Plat Checklist Item #18.

Remove reference to "pocket" and clarify if these easements are for water & utility or just for water.

14H. Site Plan

Sheet 2: Add recording information for 17th Avenue ROW. Advisory comment: All easements and labels must match the plat and plat must match the site plan.

Sheet 3: Label road name, ROW width, & ROW recording information. Show ROW to be dedicated.

15. Public Service of CO/Right of Way Permits / Donna George/donna.l.george@xcelenergy.com /303-571-3306

15A. Letter attached. Respond to the comments in the response letter.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

May 30, 2024

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

Attn: Liz Fuselier

Re: Highline Canal Apartments – 2nd referral, Case # DA-2380-00

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk still requests that the following language or plat note is placed on the plat for **Highline Canal Apartments**:

Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

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