

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



June 30, 2023

Michael Lee
Davis Development
7375 W 52nd Ave, Ste 200
Arvada, CO 80002

Re: Third Submission Review – Davis Development Multifamily at Lamar Landing – Site Plan and Plat
Application Number: **DA-2239-02**
Case Numbers: **2022-4033-00; 2022-3031-00**

Dear Mr. Lee:

Thank you for your third submission, which we started processing on June 5, 2023. 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.

Several comments still remain; however, they may be addressed in a technical submission after the Planning and Zoning Commission hearing. Please revise your work and reupload documents to the development review portal after the Planning and Zoning Commission hearing.

The Planning and Zoning Commission public hearing for this application has been tentatively scheduled for July 26, 2023. Public hearing notice is required in mailings and public notice posted on-site at least 10 calendar days prior to the hearing (July 16, 2023). The public hearing signs and notice to be mailed will be ready on July 7, 2023. Please obtain an updated list of adjacent property owners from Arapahoe County for the mailing. The updated list of registered HOAs will be provided with the public notice sent under a separate cover. Please let me know if you have questions on this process. Notice for this hearing is your responsibility and the public hearing will be delayed if notice is not completed on time.

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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7121 or dosoba@auroragov.org.

Sincerely,

Daniel Osoba, Planner II
City of Aurora Planning Department

cc: Elyse Applegate, Norris Design
Brit Vigil, ODA
Filed: K:\\$DA\2239-02rev3



Third Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No questions, comments, or concerns were received from property owners or registered neighborhood groups during this review.
- 1B. Comments from Xcel Energy and Mile High Flood District have been addressed.

2. Completeness and Clarity of the Application

Avigation Easement

- 2A. Advisory Note for Staff Tracking: The avigation easement needs to be signed and completed prior to the recordation of the subdivision plat. Please coordinate with your Case Manager to finalize this document during your review.

Generally

- 2B. Staff is supportive of the requested adjustment to waive the requirement of the sound attenuation wall. Further discussion of this request and the justification for staff support will be listed in the staff report to the Planning Commission.

Site Plan Comments

Sheet 1

- 2C. Correct the formatting typo in the adjustments section.
- 2D. 4.5% (0.4-acres) is missing from this percentage calculation. The square footage/acreage also do not add up. Please check the math and revise.

3. Zoning and Subdivision Use Comments

Sheet 1

- 3A. Please clarify to read: "Included in Landscape Area".

4. Open Space, Streets and Pedestrian Connection Comments

Sheet 8

- 4A. Open Space, Streets and Pedestrian Connection Comments have been addressed.

5. Parking Comments

Site Plan Comments

Sheet 5

- 5A. Typical for all attached carport spaces: please call out the carports as attached tandem carports for clarity.

6. Architectural and Urban Design Comments

Site Plan Comments

Sheet 31

- 6A. Carports need to be shown on the applicable elevations. Please provide a detail of the carport design to be referenced.
- 6B. Please verify that the stucco called out is 3-coat stucco and not EIFS.
- 6C. Please provide an electronic material board in color for the Planning and Zoning Commission.

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

Site Plan Comments

Sheet 20

- 7A. The UDO Section number and title should be listed.



Sheet 21

- 7B. The size is missing. Please see the redlines for details.
- 7C. Change to 5 gallon per the redlines.

Sheet 22

- 7D. Correct the sheet numbers on the overall landscape sheet per the redlines. Update the key map on all subsequent sheets.

Sheet 23

- 7E. Turn the interior of the building off on these sheets.

Sheet 26

- 7F. Adjust landscaping.
- 7G. Label the wall.
- 7H. What is this area? There was more landscaping in this area with the previous submission.
- 7I. The building has expanded and it is impeding the transformer.

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

- 8A. 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

9. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

Site Plan Comments

Sheet 4

- 9A. Relocate the light off of the sidewalk. (typical)

Sheet 5

- 9B. Please verify if this will actually be a fire lane easement. No parking is permitted within fire lane easements.
- 9C. Separate the drainage easement from the fire lane and access easement.

Sheet 6

- 9D. If the drive aisle remains, bollards should be provided outside of the ROW to prevent other traffic from accessing the site via this emergency access.
- 9E. The plat is showing 10' of ROW dedication and 17' additional feet by separate document. Please clarify if that is the intent on this site plan as well.

Sheet 9

- 9F. If the intent is for this to be a private street built to public street standards, then the intersection width should be in conformance with detail S14.3.

The master plan does not define intersections. If the street is built to public street standards (the section proposed currently matches a local urban), then a fire lane easement is not required.

This intersection needs approval from Fire Life Safety if it will not meet S14.3.



- 9G. Apologies for the late comment, please remove the bike lane from the section for Gun Club and provide a larger sidewalk instead. The revised section without the bike lane would be approved by the City Engineer even if it does not match the PIP.
- 9H. Label as a sidewalk easement.
- 9I. Identify the required ROW dedication on the section.

Plat Comments

- 9J. Reflect all proposed easements on the plat.

10. Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

- 10A. Traffic comments were not received with this review. Please contact Traffic Engineering directly for comments.

11. Fire / Life Safety (Will Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

Site Plan Comments

Sheet 6

- 11A. Thanks for proposing a 26' drive aisle. After careful deliberation, an additional drive aisle in this area is not required if a paved path is provided. The paved path must allow access to the west of building 1. See example on the redlines.

12. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

Site Plan Comments

Sheet 1

- 12A. The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.

Sheet 10

- 12B. 12 ft wide path required for maintenance access to top of outlet structure per section 30 of AW specifications. Please revise.

Sheet 14

- 12C. Hydrant and Meter easements are not shown on the plat. Site plan states these easements are to be recorded via the plat.

Sheet 15

- 12D. Label and dimension easement for meter.

Subdivision Plat Comments

- 12E. Hydrant and Meter easements are not shown on the plat. The site plan states these easements are to be recorded via the plat.
- 12F. Show drainage easement for proposed detention pond.

13. PROS (Joe Odrzywolski / 303-739-7147 / jodrzywo@auroragov.org / Comments in mauve)

Site Plan Comments

Sheet 1

- 13A. Remove the "\$" column from the public land dedication table.
- 13B. Where is the 0.40 acres being provided on-site? There are no areas on site that qualify for open space credit.
- 13C. Due to rounding, the community park land acreage requirement should be 0.72 and the total of the



column should be 7.84 acres.

- 13D. The total in the remaining acreage for cash-in-lieu should be 8.71 acres.

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

Site Plan Comments

Sheet 4

- 14A. The plat cannot dedicate this private easement. There are several instances of this comment throughout; please see the redlines for details.
- 14B. Add: "Private". There are several instances of this comment on this sheet; please see the redlines for details.
- 14C. Is an easement needed for the proposed public sidewalk?
- 14D. Show and label the 10' utility around the perimeter of the lot.

Sheet 5

- 14E. The plat cannot dedicate this private easement.
- 14F. Show and label the 10' utility around the perimeter of the lot.
- 14G. Add: "Private".
- 14H. These carports are encroaching into the proposed easement.
- 14I. The encroaching Carports into easements will need to be moved out of those easement (See Note 10 on sheet 2) (typ.).

Sheet 6

- 14J. Show and label this 10' Utility around the perimeter of the lot.

Sheet 7-8

- 14K. Show and label this 10' Utility around the perimeter of the lot.
- 14L. These carports are encroaching into the proposed easement.
- 14M. The encroaching Carports into easements will need to be moved out of those easement (See Note 10 on sheet 2) (typ.).

Sheet 10

- 14N. These carports are encroaching into the proposed easement.

15. Revenue (Diana Porter / 303-739-7395 / dsporter@auroragov.org)

- 15A. Advisory Note: Storm Drain Development 12.752-acres x \$1,242.00 per acre = \$15,837.98.
- 15B. Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.