



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

AuroraGov.org

December 16, 2024

Nekruz Khojaev
The World - Real Estate Development Company LLC
1660 S Albion Street, Suite 610
Denver, CO 80222

Re: Initial Submission Review: Warren Street Townhomes - Site Plan and Plat
Application Number: DA-2396-00
Case Numbers: 2024-4028-00; 2024-3056-00

Dear Nekruz Khojaev:

Thank you for your initial submission, which we started to process on November 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 January 8, 2025.

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.

Your Planning Commission hearing has been *tentatively* scheduled for Wednesday, February 26, 2025. 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 303-739-7541 or rrabbaa@auroragov.org.

Sincerely,

Rachid Rabbaa, Planner III
City of Aurora Planning Department

cc: Cliff Netuschil - BI Companies 6312 S Fiddlers Green Cir Ste 300e Greenwood Village CO 80111
Rachid Rabbaa, Case Manager
Jazmine Marte, ODA
Filed: K:\SDA\DA-2396-00rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Fees in the amount of **\$23,062.00** are due prior to the second submission. The second review will not occur until fees are paid
- Please review your cover sheet, See all the comments from Planning (Items 1-4)
- Check the graphic scale. This appears to be saying it's 40 scale but it is actually 20 scale. Provide a written scale as well. See all the comments from Landscaping (Item 5)
- Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes (Item 6)
- The project area shall be indicated by shading (2.03.4.01 of the 2023 COA Roadway Manual) (Item 7).
- A vehicle turning template will be needed for Lot 5. It looks like a vehicle couldn't get out of the garage. Will need to see that it is possible. (Item 8)
- Provide the following information in the data block: 2021 IBC or IRC construction type, occupancy type, sprinklered or non-sprinklered building. See notes on sheet 2 regarding occupancy type (Item 9)
- This Site Plan can not be approved until the Preliminary Drainage Report is approved. (Item 10)
- There are several trees on the property that will be impacted by the project. Tree mitigation is always above and beyond the Landscape Code requirements (Item 11)
- A total of \$7,680 CIL due at the time of plat + \$24,468.83 in Park Development Fees.(Item 12)
- Please see the comments from Land Development Services and Easements regarding the Plat: Revise Title from "Lot 1" to "Lot 2"; Revise Vicinity Map to show ½ mile in each direction and label all publicly dedicated streets (Item 13-14)
- Please see the attached letter from Cherry Creek School School about Land Dedication Fees.

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. Please respond to the comments in the required comment response letter, summarize what was discussed and resolved (if anything) and what steps were promised (if anything).

1B. RTD staff have reviewed the submittal and have the following comments: • Bus Operations - No exceptions • Bus Stop Program - No exceptions • Commuter Rail - No exceptions • Construction Management - No exceptions • Engineering - No exceptions • Light Rail - No exceptions • Real Property - No exceptions • Service Development - No exceptions • Transit Oriented Development - No exceptions • Utilities - No exceptions This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.

1C. Tom Davenport - The Island / The Oasis / Volleyball of the Rockies

South Of the Border Volleyball Vacations 2233 S Geneva St, Denver CO 80247 TDCOLO@GMail.com (W) 303-745-2255

I am the owner of the adjacent property to this project, The Island Beach Volleyball Facility. I attempted to find the location for comments online but was unsuccessful so I am dropping an email in your inbox instead. It was/is my understanding that the parcel in question was/is zoned industrial. My business has lights and noise as part of our daily business operations. I already have the occasional complaint from the condos on the west side of Galena and having more residential development adjacent to our property does not seem an appropriate fit. My hope is that this site is developed by a commercial use more compatible with our neighborhood and not condos or houses or apartments. I do not look forward to complaints for the music we play on our volleyball courts, the noise from our players as they compete, referee whistles, and the occasional live music that we have as part of our cabaret license.

This is not an appropriate use and I would not support this project. We have a good community of business in our little corner of Aurora. This does not seem the correct fit for this parcel.

Thanks Tom



1D. Please see the attached letter from Cherry Creek School School about Land Dedication Fees.

2. Completeness and Clarity of the Application

- 2A. Fees in the amount of **\$23,062.00** are due prior to the second submission. The second review will not occur until fees are paid.
- 2B. Missing pre-application responses letter. Please submit it with your next submittal.
- 2C. Missing property owner authorization letter. Please submit it with your next submittal.
- 2D. **Site Plan Cover Sheet:** Include the square footage and percentage of hardscape, landscape, and building footprint in the Data Table.
- 2E. Please add the number of townhouses in the data table.
- 2F. Only do single sheet numbers 1, 2, 3 etc. Do not do 1 of X.
- 2G. Please remove location map, it is not needed.
- 2H. Please remove the setbacks table from the Site Data Table.

3. Architectural and Urban Design Comments

- 3A. Please add the square footage of each townhome. Lot dimensions, boundaries, and lot block numbers need to be included in the Site Plan.
- 3B. Identify abutting zone districts as required in the Site Plan Manual.
- 3C. Please include the ADA route on the site plan and on the legend. The ADA standard for sidewalks is 5.5', which requires widening the sidewalk to that width to comply with Federal Law. The route should be shown on the Site Plan with a thick dashed line.
- 3D. Please show the entrance for each townhome.
- 3E. For the elevations – Please clarify what the structure is on top of each unit. The structure should be included in the height calculation.
- 3F. For the elevations – Please provide a breakdown percentage of the building materials: Per UDO Code Table 4.8-6 (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.)
- 3G. Where flat roofs are used, the design or height of the parapet shall include at least one change in setback or height of at least three feet along each 60 linear feet of façade.
- 3H. Per code section 146-4.8.5.c: Each primary structure or portion of a primary structure with a height of 30 feet or more and more than two stories shall use vertical articulation to present a clear base, middle, and cap to the building on each façade facing a street or a Residential zone district. Please provide a more pronounced base, middle, and cap on the north and east elevation facades with the next submittal.
- 3I. Please provide all the elevations for each side of the townhome building sets. On a separate sheet. Label all the individual elevations accurately.
- 3J. The elevations are generally hard to understand and read without a Material Board. Please include it in the next submission. Below is the Table 4.8-5 Permitted Primary Building Materials. Please review.



**Table 4.8-5
Permitted Primary Exterior Building Materials**

	Residential Districts	
	Single-Family Detached and Two-Family	Townhouses and Multifamily
Architectural Glass		
Corrugated Metal [1]		
Composite Wood		✓
Detailed Cast Concrete		✓
Masonry - Brick		✓
Masonry - CMU Block	See Sections 148-4.8.3.C and D.	✓
Masonry - Decorative Tile		✓
Masonry - Natural Stone		✓
Metal Panel		✓
Large Cementitious Panels [2]		
Three Coat Stucco		✓
Synthetic Stucco		

✓ = Permitted
 Blank cell = Not Permitted
 ✓AB = Conditional

4. Signage & Lighting Comments

4A. Show monument sign location and setbacks with the next submittal.

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

Sheet 1 Cover Sheet

- 5A. Only do single sheet numbers 1, 2, 3 etc. Do not do 1 of X.
- 5B. Correct the location of the identified site on the vicinity map.

Sheet 2

- 5C. Correct the overlap of the site plan notes with the 811 notification.
- 5D. Update the sheet numbering.

Sheet 4

- 5E. Check the graphic scale. This appears to be saying it's 40 scale but it is actually 20 scale. Provide a written scale as well.
- 5F. Add the street names.

Sheet 7

- 5G. Include the actual street, curb, sidewalk etc. Refer to the Site and Grading Plan sheets in the plan set.
- 5H. Add "Not for Construction" to all landscape plan sheets.
- 5I. Show the property line darker and as a traditional line type. A long dash and two short dashes.
- 5J. Include the easements labeled and dimensioned.
- 5K. This drawing is not scaling correctly.
- 5L. Will there be any monument signage proposed?
- 5M. If there is existing site items being removed, do not include those on the landscape plan nor the label for them.
- 5N. How do the trash trucks access the dumpsters with the curbing and it appears as if a the drive is being extended yet the curbing in this area is not modified.
- 5O. Turn the inlet and piping labels off.
- 5P. Make sure the title block is in the same location on all sheets. Refer to sheets 1-4.
- 5Q. Don't include the 25' dimension as this is not being met.
- 5R. Fix overlapping labels.
- 5S. Remove shrub over the inlet.
- 5T. What is the front yard area for both buildings? What is the proposed landscape treatment for these spaces?



- 5U. According to code, the curbside area is supposed to have a variety of plant shrub types that differ in height, color and width. What is being proposed appears to be all junipers.
- 5V. Because the Planning Department does not review landscape construction drawings, there should not be any contractor and/or landscape construction notes provided on the plan.
- 5W. Please provide a written scale as well. The drawing scale is not 40 and it isn't quite 20 scale either. Please address.
- 5X. Update the landscape table to reflect the review comments provided.
- 5Y. Ornamental trees shall be 2" minimum.
- 5Z. Remove the 2" caliper from the size of the evergreen trees.

Sheet 8

- 5AA. Because the Planning Department does not review landscape construction drawings, there should not be any contractor and/or landscape construction notes provided on the plan.
- 5BB. Only include the landscape notes as required in the Landscape Reference Manual available on line as well as any notes required by other City departments.
- 5CC. Also include a note describing the proposed mulch treatments for the landscaping.

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

- 6A. 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

7. Civil Engineering (Jonathan Phan / 303-326-8273 / jphan@auroragov.org / Comments in green)

Cover Sheet:

- 7A. The project area shall be indicated by shading (2.03.4.01 of the 2023 COA Roadway Manual)
- 7B. I also believe the site is a little further west of Havana
- 7C. Please remove location map as this isn't necessary.
- 7D. Remove copyright notes restricting reproduction of the approved plans and reports. (TYP.)(2.03.5.10 of the 2023 COA Roadway Manual)

Sheet 2:

- 7E. Fix the text overlap

Sheet 3:

- 7F. Curb ramps shall be provided within an acceptable distance of residential mail kiosk (4.02.3 of the 2023 COA Roadway Manual)
- 7G. Plan view is purposing a 4 inch
- 7H. Identify as private (TYP.)
- 7I. More clarification is needed on how you would get access to this 15' drive way. Are you driving over the mountable curb to get here?
- 7J. Legend icon doesn't match the plan view
- 7K. Label the roadway classification. (TYP.)(2.06.1.03 of the 2023 COA Roadway Manual)
- 7L. Label and dimension existing curbside landscaping (TYP.)
- 7M. Please provide directional ramps. Also cannot direct pedestrian into the cross pan

Sheet 4:

- 7N. Show roadways and roadway names. Label the roadway classification.
- 7O. (2.06.1.03 of the 2023 COA Roadway Manual)
- 7P. Show purpose contours (2.08.1.01 of the 2023 COA Roadway Manual)
- 7Q. Label the purpose drive way
- 7R. Show finished floor or top of foundation elevation of all structures (TYP.)(2.08.1.03 of the 2023 COA Roadway Manual)



Sheet 5:

- 7S. Please make sure the title is consistent with the other sheets (TYP.)
- 7T. Please add the following note:
- 7U. "Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."
- 7V. SL1 is required for local streets (TYP.)
- 7W. Warren is a local street
- 7X. The lighting calculations isn't needed at the site plan. Please remove and add when it comes into civil plan process
- 7Y. Public streets shall have public streetlights in conformance with COA standards.
- 7Z. For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:
 - 7AA. Roadway Classification (typical section name)
 - 7BB. Adjacent Land Use Category (i.e., TOD), as applicable
 - 7CC. Number of lanes
 - 7DD. Back-to-back curb width
 - 7EE. Pedestrian Activity Level
 - 7FF. Pavement Type: R3, for all lighting calculations
 - 7GG. This information (if its not already shown) can be added to the street sections provided if desired.

Sheet 6:

- 7HH. Please remove all public street light information as it is not needed in the site plan (off site lighting).

8. Traffic Engineering (Jason Igo / 303-739-1792 / jigo@Auroragov.org / Comments in orange)

- 8A. TIS has a small rounding error. It will look more complete with all the volumes equal out.

Site Plan:

- 8B. Will need to show the west side of Galena Street to verify other side of street.
- 8C. Need to show sight triangles on plans for the site plan and landscaping plans.
- 8D. A vehicle turning template will be needed for Lot 5. It looks like a vehicle couldn't get out of the garage. Will need to see that it is possible.

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

Sheet 1

- 9A. Provide the following information in the data block: 2021 IBC or IRC construction type, occupancy type, sprinklered or non-sprinklered building. See notes on sheet 2 regarding occupancy type.
- 9B. Provide line item for accessible parking spaces and van accessible parking spaces.
- 9C. Will there be any EV parking provided?

Sheet 2

- 9D. Add this note and complete the applicable portions of the attached table.
- 9E. Replace note 1 with the following note.
- 9F. Replace note 2 with the following note.
- 9G. Remove note 5.
- 9H. Per the 2021 IBC, Section 202, Definitions TOWNHOUSE. A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from the foundation to roof and with open space on at least two sides. ❖ This specific configuration of construction is called different things in different parts of the country, such as a rowhouse. A townhouse structure that meets the following four criteria is not regulated by this code, but is regulated by the IRC. Those criteria are: 1. Each unit extends from foundation to roof with no vertical overlap of any parts of adjoining units. 2. Each unit must have open space on at least two sides (either two opposite or two adjoining sides). 3. Each unit must have a separate means of egress. 4. The building must not exceed three stories above grade plane. If all of these criteria are met, then according to the exception to Section 101.2 of this code, the structure is within scope of the IRC. (It should also be noted that townhouses within the IRC must be separated by a wall or walls meeting specific criteria.) Where a structure does not meet these four criteria, it will need to be regulated under this code and will either be classified as a Group R-2 or Group R-3 structure, depending on how the units are separated. A



building containing three or more dwelling units is regulated as a Group R-2 occupancy. To be considered a Group R-3, the structure must have one or two dwelling units, or be subdivided by fire walls between every unit or every two units (see Section 310 and the definitions for “Area, building,” “Dwelling” and “Dwelling unit”). Finally, the definition of “Townhouse” is not dependent on the presence of individual lots. A townhouse structure could be built with any number of attached units on the same lot, or it could be developed such that a property line lies at each common wall separating two units (see definition for “Lot”).

9I. By definition, these units cannot be considered as IRC townhomes because the roof access establishes a fourth story. They would be considered IBC R-2 and would require fire sprinklers. If you do not agree with this interpretation, please provide the code path that allows them to remain under the IRC. Further corrections may be needed once occupancy type has been established.

Sheet 3

9J. Show and label accessible routes. TYP

9K. Show and label all fire hydrants within 400' of site. Use symbol provided.

9L. Please provide detail of mail kiosk. See note provided.

9M. Scales and drawing measurements do not agree.

9N. Add hydrant at this location.

9O. Will there be a curb in front of the trash enclosure?

Sheet 4

9P. Show and label accessible routes.

Sheet 5

9Q. Show accessible routes on photometric plan. Make sure paths of egress meet criteria provided.

Sheet 7

9R. See sheet 3 for location of fire hydrant. Add to landscape plans.

Sheet 8

9S. Add this note to this page.

Sheet 9

9T. See notes on sheet 2 regarding occupancy type.

10. Aurora Water (Ashley Duncan / 720-859-4319 / aduncan@Auroragov.org / Comments in red)

10A. This site plan can not be approved until the Preliminary Drainage Report is approved.

10B. Advisory: No roof overhangs, stairs, or other structural encroachments within the utility easement.

10C. Ensure there's at least 5' horizontal clearance between water meter and street light.

10D. The utility lines need to be connecting to the building.

10E. Remove the size of the meters, this will be called out on the civil plans.

10F. If the sanitary manhole is not within a pavement section, a 6x6 inch concrete collar shall be placed around the frame

10G. Lot 9 is missing a water meter and service line

10H. Advisory note: Any changes from comments on the drainage plan and report must be reflected on this page as well

10I. Sanitary service lines cannot be constructed through or in front of the adjoining property.

10J. Service lines cannot be any closer than 5' to the side property line and there must be 10' horizontal clearance between water and sanitary service lines

10K. Add the utility line types to the legend.

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

11A. There are several trees on the property that will be impacted by the project. 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.



11B. When the site plan is submitted, please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well. Forestry Division staff will conduct a tree assessment after the initial submittal, which includes species, size, condition, and location factors.

11C. Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at:

<https://www.auroragov.org/cms/one.aspx?pageId=16394080>

11D. Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. 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.

12. PROS (Adison Petti / 303-739-7437 / apetti@auroragov.org / Comments in mauve)

12A. WAIVER OF MU-C REQUIREMENT FOR SUP ON SITE DUE TO SMALL PROJECT SIZE. 11 Single family units x 2.65 = 30 residents = .09 acres neighborhood park, .03 acres community park, totals \$7,680 CIL due at time of plat + \$24,468.83 in Park Development Fees.

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

13A. (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.) per COA 2024 Subdivision Plat Checklist Item 19.b.

13B. (Advisory Comment) Provide statement of authority for person signing on behalf of the entity named in the title commitment.

13C. (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.

13D. Send in a closure report for the plat exterior boundary per COA 2024 Subdivision Plat Checklist Item #19.d.

13E. Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e.

Subdivision Plat:

13F. Sheet 1: Revise Title from "Lot 1" to "Lot 2"; Revise Vicinity Map to show ½ mile each direction and label all publicly dedicated streets within the same; Dedication – Revise to include a metes and bounds description and address additional redlines; Add the recording date for the referenced covenant; Add the fence note and revise the title commitment date to be within 30 days of plat acceptance; Confirm that the ownership matches the title commitment exactly; Revise the City of Aurora Approvals as indicated.

13G. Sheet 2: Legend – Add the diameter of caps to fully describe the monuments; Fully describe aliquot section corner cap stamping; Label the Point of Commencement and Point of Beginning; Label the Block Number; Individual lot distances do not total the overall distance shown; Show record bearing where they differ from measured; Label the easement widths where indicated; Does there need to be access easements dedicated on the plat?

Site Plan:

13H. Sheet 1: Revise the title to reflect "Lot 2"

13I. Sheet 3: Match the plat exterior bearings and distances; Label the public ROW widths; Label the proposed sanitary sewer easement; Label the 6' Gas Easement; Does there need to be access easements?

13J. 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.)



13K. 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.

13L. Send in the closure sheet for the description.

13M. Send in the State Monument Records for the aliquot corners used in the plat.

13N. **Cover Sheet:** Description must match plat. (Lot 1 Block 1, Highline Village Filing No. 4)

13O. Sheet 2: B&D must match plat. The bearing must match plat. Description must match plat. ROW "varies" according to plat.

13P. Light overhanging into fire lane easement may require a license agreement.

14. Easements (Gray Grace / 303-739-7277 / ggray@auroragov.org / Comments in magenta)

14A. ALL NEW EASEMENTS TO BE DEDICATED BY PLAT. EASEMENT RELEASES TO BE SUBMITTED TO RELEASEEASEMENTS@AURORAGOV.ORG