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April 25, 2024

TO: Planning and Development Services Department
ATTN: City Manager's Office

RE: Weatherstone Apartments
15594 E 12th Ave & 15400 E 13th Ave
Aurora, CO 80011

Please find below our responses to the comments posted on March 28, 2024, for the above referenced project. The comments are listed below, and our responses are presented in ***bold italics***.

1. ***Zoning:*** R-3 (Medium-Density Multifamily District). The purpose of the R-3 district is to promote and preserve development of medium-density single-family and multifamily housing in close proximity to collector streets and public transit facilities. Uses in this district include a diverse range of housing types ranging from single-family and two-family residences to medium-density multifamily housing and limited lodging and rooming facilities.

Response: Acknowledged.

2. ***Placetype:*** Established Neighborhood. The Established Neighborhood placetype is characterized by predominantly residential areas with a variety of unit types, including single-family detached and attached, and multifamily, typically constructed between 1950 and 1990. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern. Although primarily a residential area, this placetype may also support limited retail, service and office uses located at intersections or along major perimeter streets.

Response: Acknowledged.

3. ***Historic Land Use:*** The current use is multi-family residential and is unchanged with this proposal.

Response: Acknowledged.

4. ***Parking, Loading, and Stacking:*** Off-street parking is required by Section 146-4.6. Based on the information provided, 204 units of Multi-Family, 246 off-street parking spaces, including 7 accessible parking space(s) are required to remain for the existing residences. The proposed site modifications resulting in 422 parking spaces exceed the code parking requirement. When submitting the site plan amendment, please revise the parking calculations to reflect the proposed changes.

Section 146-4.6.5 details requirements for the design and placement of parking areas. Generally, parking areas should be located and designed to provide for adequate vehicle circulation, safe pedestrian connections, screening from adjacent sites and streets, and to avoid abutting significant stretches of adjacent streets.

Response: See sheet C1.0. Parking calculations have been adjusted to accurately reflect the proposed site parking count.

5. *Landscape, Water Conservation, Stormwater Management:* There are no landscape requirements associated with this pre-application based upon the preliminary application materials submitted. A re-evaluation of the Unified Development Ordinance requirements as it relates to landscaping will be done once a formal application is submitted to confirm that the proposed scope of work did not expand or change necessitating the provision of landscaping.

Response: Acknowledged.

6. *Building Design Standards:* The maintenance building shall not be a livable unit and must match the primary buildings architecturally with materials and color. Please provide details of newly proposed amenities, maintenance building, and proposed trash enclosure. If there are any changes to current architectural elevations, please also include redlined elevations with the site plan submission.

Response: The new maintenance building will match the existing vernacular as close as possible in colors, material, door profile, etc. Details of the newly proposed maintenance building, trash enclosure, and amenities are currently in design and will be provided as a follow up to this initial submittal as soon as they are available. No changes have been proposed to the architectural elevations of any of the current existing buildings.

7. *Exterior Lighting:* Standards for exterior lighting are found in Section 146-4.9. Any changes to lighting must be reflected on current site plan.

Response: The only changes proposed to exterior lighting are replacement of existing pole mounted area luminaires with new RSXF1 LED area luminaires on existing poles to remain.

8. *Signs:* Section 146-4.10 governs signage standards. Please review this section for complete details if you are proposing any changes. Show the location of any monument signs on the plans and indicate the location of wall-mounted signs on the building elevations.

Response: No changes to building or monument signs have been proposed.

9. *Adjustments:* Section 146-5.4.4 details the definitions, applicability, procedures, and criteria of approval for all adjustments to development standards. If any adjustments are requested, they must clearly be listed and justified in the Letter of Introduction. They must also be listed on the cover sheet of the Site Plan and any other sheets on which they are applicable. Approvals of adjustment requests are not guaranteed. Adjustment requests should identify the reason for the adjustment, efforts to minimize the adjustment, and design elements proposed to mitigate the standards proposed for reduction. Typically, mitigation techniques should go above and beyond requirements from other code sections. If an adjustment does not meet the limits for administrative approval under Section 146-5.4.4.F, then the adjustment will require approval from the Planning and Zoning Commission.

Response: No adjustments are proposed.

10. *CAD Data Submittal Standards:* The city has developed CAD Data Submittal Standards for internal and external use to streamline the process of importing AutoCAD information into the City's Enterprise GIS. A digital submission meeting the CAD Data Submittal Standards is required before final mylars can be routed for signatures or recorded for all applications. Please review these standards and ensure that files are in the correct format to avoid future delays.

Response: Acknowledged.

11. *PDF Requirements:* The application will be uploaded through the city's development review website as separate PDFs. Please ensure that all AutoCAD SHX text items are removed from the "Comment" section during the PDF creation process and that the sheets are flattened to reduce ability to select items. PDFs will be rejected during pre-acceptance reviews if they do not comply with this requirement, which could result in delays.

Response: Acknowledged.

Please contact this office with any clarifications or further comments. Thank you for your assistance with this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Austin Eisterhold', with a stylized, flowing script.

Austin Eisterhold, E.I.T.