



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

AuroraGov.org

December 31, 2024

Carla Montez
MGL 1180 LLC
970 S Oneida Street
Denver, CO 80224

Re: Second Submission Review: 1180 S KINGSTON MULTI-FAMILY - SITE PLAN
Application Number: DA-2376-00
Case Number: 2024-4024-00

Dear Carla Montez:

Thank you for your second submission, which we started to process on Wednesday, December 11, 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 Friday, January 10, 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.

The estimated Planning & Zoning Commission hearing date is tentatively set 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 303.739.7259 or amuca@auroragov.org.

Sincerely,

Ariana Muca, Planner II
City of Aurora Planning Department

cc: Brian Krombein - Vermilion Peak Engineering LLC 1745 Shea Center Dr, 4th Floor, Highlands Ranch, CO 80129
Ariana Muca, Case Manager
Justin Andrews, ODA
Filed: K:\SDA\DA-2376-00rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Per Table 4.8-6 of the UDO, multi-family buildings must feature a minimum 80% material combination of stucco and brick. The current application proposes a net façade of 74%, which would require a standard adjustment for masonry (Planning).
- An adjustment should be requested as the detention pond is encroaching within the required non-street buffer (Landscape).
- The fire lane radii should meet the requirements in Section 4.07.1.01 in the Roadway Manual (Public Works).
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PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No formal citizen comments were received during the first review, however some neighborhood inquiries were made with city staff. The callers had questions about the number of units and building height but did not submit formal comments to staff. During the second review, no comments were received.

2. Completeness and Clarity of the Application

- 2A. Minor correction: the title text should read "Site Plan with Adjustments."
- 2B. Minor correction: The word "siding" is misspelled on the elevation pages. Please revise.
- 2C. The title of the site plan, *Kingston Gardens*, differs from our case file name, *1180 S Kingston Multi-Family*. For consistency and clarity, we request that the naming conventions match. Please inform your case manager if you intend to move forward with the name *Kingston Gardens* and make this change prior to any public hearing notices.
- 2D. Remove all AutoCAD Shx text.

3. Zoning and Subdivision Use Comments

- 3A. Thank you for collaborating with planning and landscape staff to address the setbacks on the north and east edges of the property. The application meets the required landscape buffers and complies with the applicable code.

4. Streets and Pedestrian Comments

- 4A. No further comments at this time.

5. Parking Comments

- 5A. On-site parking is required by Section 146-4.6 (Table 4.6-1) of the Unified Development Ordinance. Multi-Family residential development requires 1 space per dwelling unit and 1 additional space per 5 dwelling units for guest parking. Based on the proposed 40 residential units, a total of 48 spaces is required, of which 18 must be covered. The data block currently states 47 spaces are required; please correct this to reflect the accurate total of 48 spaces.

6. Architectural and Urban Design Comments

- 6A. Thank you for including external utility locations in the second submission. Staff acknowledges the necessity of utilities like transformers but recommends relocating the transformer currently in the amenity space south of Building B. The placement of the transformer to the east of Building B serves as a preferred example.
- 6B. Per Table 4.8-6 of the UDO, multi-family buildings must feature a minimum 80% material combination of stucco and brick. The current application proposes a net façade of 74%, which would require a standard adjustment for masonry. To avoid the need for an adjustment, staff recommends increasing the proportion of stucco and brick to meet the 80% requirement.



Table 4.8-6 Masonry Standards for Single-Family Attached and Multifamily	
Type of Structure	Minimum Percentage of Masonry on Net Façade Area (not each elevation)
Single-family attached	Either: <ul style="list-style-type: none"> • 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.
Multifamily (excluding two-family)	Either: <ul style="list-style-type: none"> • 60 percent (or 30 percent for an Affordable Housing Structure) shall be clad in brick or stone; or • 80 percent (or 40 percent for an Affordable Housing Structure) shall be clad in stucco; or • 80 percent (or 40 percent for an Affordable Housing Structure) shall be clad in a combination of stucco and brick, or stucco and stone.

6C. Thank you for including further details of the architectural building materials and a material board. As the application is moving forward with a seamed metal roof, a letter from the manufacturer of a 25-year warranty will need to be submitted to your case manager per section 146-4.8.8.A.1.c.

7. Signage & Lighting Comments

- 7A. The application does not provide any signage on site. Staff recommends including place holder locations for monument signage and wall signage. These place holders would be a dashed line with dimensions on either the site plan or building elevations. This would ensure that the application does not need to be amended at a future date.
- 7B. Please include a reference to signage in the data block. If specific signage details are not finalized, you may indicate compliance with Section 146-4.10

8. Landscaping Issues (Kelly Bish / 303.739.7189 / kbish@auroragov.org / Comments in bright teal)

Site Plan

Sheet 5

- 8A. Grasses are not permitted to screen parking lots. However, if the redbud dogwood are placed along the parking lot side and the grasses on the exterior side, screening would be achieved.
- 8B. An adjustment should be requested as the detention pond is encroaching within the required non-street buffer. It appears to have been expanded in width from the previous submission and the actual buffer or planting bed has been reduced.

9. Addressing (Phil Turner / 303.739.7357 / pturner@auroragov.org)

9A. No further comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10.Civil Engineering (Sara Siggue / 303.960.1349 / ssiggue@auroragov.org)

Site Plan

Sheet 2

10A. The pedestrian activity level in multi-family residential areas should be medium. (4.10.4.04.01 of the 2023 COA Roadway Manual).



- 10B. REPEATED COMMENT FROM 1ST REVIEW. Label the fire lane radii.
- 10C. The fire lane radii should meet the requirements in Section 4.07.1.01 in the Roadway Manual.
- 10D. REPEATED COMMENT FROM 1ST REVIEW.
- 10E. Dimension this proposed easements.

Site Plan

Sheet 13

- 10F. Label the roadway classification.
- 10G. Details for the streetlights should only be provided on the civil plan.

Site Plan

Sheet 16

- 10H. Details for the streetlights should only be provided on the civil plan.

11. Traffic Engineering (Steven Gomez / 303.739.7336 / segomez@auroragov.org / Comments in amber)

- 11A. No further comments.

12. Utilities (Ashley Duncan / 720.859.4319 / ADuncan@auroragov.org / Comments in red)

- 12A. ADVISORY:
The site plan will not be approved by Aurora Water until the preliminary drainage report or letter has been approved

Site Plan

Page 4

- 12B. The fire line cannot be in the water easement.
- 12C. Make sure these call outs are pointing to the correct line.

13. Aurora Water Revenue (Melody Oestmann / moestman@auroragov.org)

- 13A. Storm Drain Development fees are \$2,386.00

14. Fire / Life Safety (Mark Apodaca / 303.739.7656 / mapodaca@auroragov.org / Comments in blue)

Cover Sheet

Sheet 1

- 14A. See note to add accessible garage parking.
- 14B. Provide a completed implementation table for both code requirements.
- 14C. Add fire truck plan to index.

Site Plan

Page 2

- 14D. See comment to provide concrete path to riser door and FDC.

Utility Plan

Page 3

- 14E. See comments to relocate the FDC's.
- 14F. See comments to show the Knox box on the exterior of building
- 14G. See comment to provide concrete path to riser door and FDC.
- 14H. See note to provide pipe width and type for fire service line.

Landscape Plan

Page 5

- 14I. See comment to provide concrete path to riser door and FDC.

Elevations

- 14J. See comments to show and label the FDC's, & Knox box.
- 14K. See note to show the trash enclosure latching and handles.

15. Land Development Services (Maurice Brooks / 303.739.7294 / mbrooks@auroragov.org / Comments in magenta)

- 15A. See site plan and plat pdf for full comments.



Site Plan

Page 1

15B. Small text update to legal description.

Site Plan

Page 2

15C. Match the Plat easement name.

15D. Include subdivision names.

15E. Add a 10' Utility easement around the perimeter of the Lot.

Plat

15F. Monuments are not shown hereon - add them and send in the Monument Records to confirm.

15G. Add the new Covenants for "Fire Lane Easements, Sanitary Sewer Easements, Water Easements, Drainage Easement and Utility easement" as found in the 2024 Subdivision Plat Checklist. (2025 Checklist is to be coming January 2025).

15H. Update to be within 30 days of the plat recording date.

15I. This is good information, make this a Meets and Bounds description, with a Point of Commencement and Point of Beginning - Tied to two aliquot corners. See the Subdivision Plat Checklist.

15J. Send in the Statement of Authority for the owner's signatory.

15K. Fill in this info - it will be verified in the Title Commitment.

15L. Add physical address and email.

15M. (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.)

15N. (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.

15O. There may be some items that were not shown or pointed out in this review. The Subdivision Plat checklist is to be utilized as a guide. Any items not adhering to the Checklist may be pointed out in this or the subsequent reviews, then it is up to the Surveyor to have those changes made prior to the final submission of the plat for electronic recording.

15P. More comments throughout the Plat PDF.

16.Land Development Services (Grace Gray / ggray@auroragov.org / 303.739.7277 / Comments in magenta)

16A. ALL NEW EASEMENTS WILL NEED TO BE DEDICATED BY PLAT. EASEMENT RELEASES TO BE SUBMITTED TO RELEASEEASEMENTS@AURORAGOV.ORG

17.PROS (Abigail Scheuermann / 303.739.7169 / ahscheue@auroragov.org)

Site Plan

Sheet 2

17A. Call out playground ramp. Confirm the ramp complies with ADA access standards identified in section 6.22.B(b) of the PROS Dedication and Development Criteria Manual.

17B. Call out playground surfacing.

Site Plan

Sheet 6

17C. Coordinate with PROS on associated park development fees and remaining cash-in-lieu fees, including payment timing.

Site Plan

Sheet 11

17D. Which aspect of this play feature is ADA accessible? Please add or replace a proposed feature with a stand-alone ADA accessible feature. Consider a merry-go-round that allows for inclusive access. See section 6.22.B(1) of the PROS Dedication and Development Criteria Manual for additional examples.



18. Forestry (Rebecca Lamphear / 303.739.7139 / rlamphea@auroragov.org / Comments in purple)

- 18A. Please have the consulting arborist contact Aurora Forestry. There are several genus listed on the tree mitigation sheet that state no mitigation. Aurora Forestry requires appraisals for both Poplars and Siberian elm, condition factor will be applied to mitigation value of both types of trees. Please update the tree mitigation chart to reflect accurate value of trees to be removed for the project.
- 18B. Aurora Forestry will require a copy of the appraisal to review.
- 18C. It appears the applicant would like to plant back on site? If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation. Tree mitigation is over and above the required landscape code.

19. Xcel Energy (Donna George / 303.571.3306 / donna.l.george@xcelenergy.com)

- 19A. No resubmittals necessary.