



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

*AuroraGov.org*

November 14, 2024

Edson Ibanez  
12861 E Mexico Ave  
Aurora, CO 80012

**Re: Initial Submission Review:** Tower Church Rezone - Zoning Map Amendment  
**Application Number:** DA-1019-08  
**Case Numbers:** 1987-2016-02

Dear Edson Ibanez:

Thank you for your initial submission, which we started to process on October 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.

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 still set for December 11, 2024. Please revise your previous work, specifically the narrative as detailed in the letter, and send us a new submission on or before November 20, 2024, to maintain the December 11, 2024 PC hearing date. As long as the project remains on schedule, the City Council hearing date is still set for January 13, 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 303-739-7112 or [swasinge@auroragov.org](mailto:swasinge@auroragov.org).

Sincerely,

Stacy Wasinger, Senior Planner  
City of Aurora Planning Department

cc: Ruben Esqueda Blue Ridge Atlantic Development  
Cesarina Dancy, ODA  
Filed: K:\\$DA\1019-08rev1



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- This request requires a public hearing before the Planning Commission and City Council. The City Council is the decision-making body for zone changes. Public notice is required for public hearings; staff will coordinate required mailings and signposting closer to the hearing date.
- Planning staff have included several code references regarding the conceptual site plan. These are advisory only and intended to help as the future site plan is developed (see Item 4).
- Please update the narrative as noted and re-upload to the portal by November 20, 2024 (see Item 3).

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments, and Concerns**

- 1A. Thank you for providing the information on the community meeting held before the application. This information can be included in the information provided for the Planning Commission and City Council public hearings, for reference.
- 1B. Staff received a phone call comment from neighbors to the east of the site with concern about the future development. Staff encourages you to reach out to discuss the project with the neighbors again.
- 1C. A community meeting will not be required for the zone change application.

#### **2. Completeness and Clarity of the Application**

- 2A. Application fees totaling \$17,032 have been paid.

#### **3. Zoning Comments**

##### *Letter of Introduction*

- 3A. Please clarify and reference the legal description and zoning exhibit in the narrative. Specifically, on the first sheet describing the request, there should be a reference to the legal description such as “*an approximately 4.285-acre site (see Exhibit A)*”.
- 3B. On page 2, please elaborate on the primary criteria of “changed conditions” before the three specific sub-criteria of a-c. This can be a statement summarizing the intent information provided regarding housing options and opportunities on page 1 and/or reorganizing some of the information in the bullet under “a”. Please reach out to staff with any questions.
- 3C. On page 3, please re-word the first sentence under criteria “c” as this is a little confusing. Is this meant to state that “the proposed zone change will not have any dislocation of tenants or adverse impacts on surrounding properties because the use will be compatible”?
- 3D. If there are any additional letters of support, please include those as well.

##### *Legal Description*

- 3E. It appears that this is all currently one parcel. Please clarify the lot numbers on the second sheet of the legal description. Are the lot lines shown as proposed future lots?

#### **4. Concept Plan Comments**

- 4A. Note that all comments provided in this section are advisory only. There has not yet been a formal site plan or plat submittal to review. These comments are intended to reference applicable code as the site plan details are being developed but do not need to be addressed for the rezone process and materials.
- 4B. Please note that a pre-application meeting is highly encouraged prior to the submittal of the Site Plan and Subdivision Plat application.
- 4C. Neighborhood protection standards in UDO 146-4.4 will apply for the R-1 zoned properties to the east.
- 4D. Landscape buffers will be required per UDO 146-4.7 for both the R-1 and I-1 zoned properties.
- 4E. Please note building design standards in UDO 146-4.8. Specifically, multi-family does have articulation and material standards that the concept plan does not reflect. Vinyl siding and EFIS are not permitted materials.
- 4F. Some building standards, such as masonry, are different for affordable structures, per UDO Table 4.8-6:



- 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.
- 4G. See UDO 146-4.8.7 regarding required elements for primary and secondary building facades.
- 4H. Additionally, please review the use-specific standards for multi-family in UDO 146-3.3.2.H. Specifically note:
- 1. Each multifamily dwelling unit structure shall be accessed from a public or private street meeting the Aurora Roadway Design and Construction Specifications Manual. All buildings require at least one main pedestrian or dwelling unit entry with frontage and direct access onto the street and result in no single portion of horizontal façade greater than 150 feet without an entry. Affordable housing structures only require one entry with frontage and direct access to the street. Entries must comply with the design options in Table 4.8-9.
  - 3. Multifamily dwelling structures with outside staircases leading to units on floors above the ground floor are prohibited.
  - 7. On-site outdoor space shall be a minimum of 20 percent of the site, or the minimum amount required on a “per unit” basis in certain zone districts. The purpose is to ensure that multi-family development includes adequate outdoor space for residents and guests.
- 4I. Parking is required at 1 space per unit for multi-family residential. This standard is reduced to 0.85 spaces per unit for affordable housing structures. Guest parking is required at 1 space per 5 units. Accessible and bicycle parking is required per UDO Table 4.6-2 and Section 4.6.3.F, respectively. Standard parking spaces are 9 feet by 19 feet, with a 23-foot aisle (UDO Table 4.6-4).
- 4J. UDO 146-4.6.5.A.4 states that for multi-family uses:
- 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.
  - Required parking space(s) associated with any multifamily residential building shall not be located more than 330 feet from an entrance to that building. In both cases, there shall be a direct pedestrian connection between the dwelling or building's entrance(s) and the parking area associated with that dwelling or building.

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### 5. Civil Engineering (Sergio Um / 303-739-7563 / [sum@auroragov.org](mailto:sum@auroragov.org) / Comments in green)

5A. No comments at this time.

### 6. Traffic Engineering (Jason Igo / 303-739-7420 / [jigo@auroragov.org](mailto:jigo@auroragov.org) / Comments in orange)

6A. No comments at this time.

### 7. Aurora Water (Ashley Duncan / 303-739-7490 / [aduncan@auroragov.org](mailto:aduncan@auroragov.org) / Comments in red)

7A. No comments at this time.

### 8. Buckley Space Force Base (Robert “Porter” Ingram / xxxx / [robert.ingrum@spaceforce.mil](mailto:robert.ingrum@spaceforce.mil))

8A. Buckley Space Force Base has had the opportunity to review the development application for the Tower Church Rezone-Zoning Map Amendment, DA-1019-08. The installation has no issues with the project, however, we request the following attached procedures be used for crane use during construction (60-day notice prior to use).

### 9. Xcel/PSCo (Donna George / 303-571-3306 / [ReferralsXcelDistribution@xcelenergy.com](mailto:ReferralsXcelDistribution@xcelenergy.com))

9A. Please see attached.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303.571.3284  
Donna.L.George@xcelenergy.com

November 1, 2024

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

Attn: Stacy Wasinger

**Re: Tower Church Rezone, Case # DA-1019-08**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **Tower Church Rezone**. Please be advised that Public Service Company has existing underground electric distribution facilities to a transformer and pedestal within the areas indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities, and that our current use/enjoyment of the area would continue to be an accepted use on the property and that it be "grandfathered" into these changes.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](https://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document (i.e. transformer), a Right-of-Way Agent will need to be contacted by the Designer.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

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