



Planning Division
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February 8, 2023

Halie McCarter
Milhaus
460 Virginia Avenue
Indianapolis, IN 46203

**Re: Second Submission Review – 63rd and Kirk LLC Multi-Family at Painted Prairie
Site Plan with Adjustment**

Application Number: **DA 1556 29**
Case Numbers: **2022 4056 00**

Dear Ms. McCarter:

Thank you for your second submission, which we started to process on Thursday, January 19, 2022. 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, March 3, 2023. Please email your case manager following the upload. 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 estimated Planning and Zoning Commission public hearing date is tentatively set for Wednesday, April 12, 2023. 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, PLA
Planner I

cc: Beccah Bailey, Norris Design, 1101 Bannock St, Denver, CO 80204
Ariana Muca, Case Manager
Scott Campbell, Neighborhood Services
Cesarina Dancy, ODA
Filed: K:\\$DA\1556-29rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Staff has looked at the site conditions and determined that an adjustment for the landscaping and building access is unnecessary.
- Update the building elevations to meet the UDO material standards of Table 4.8-6 (Planning).
- Utility easements that are indicated on the site plan must be vacated prior to site plan approval (Real Property).
- Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible (Addressing).
- Re-identify as Mid-block Emergency Apparatus Set-up (Fire and Life Safety).
- Reference laneage on Kirk Street and Lisbon Street should be shown and be consistent with laneage shown in PP Town Center TIS (Traffic).
- Aurora School letter is attached.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No citizen comments were received upon the second review.

2. Introduction Letter

- 2A. The introduction letter should address the Painted Prairie Design Guidelines mitigation as well as justification. The justification is clearly stated, but mitigation is a key part of the adjustment. Section 146-5.4.4 details adjustment requests and 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.

3. Completeness and Clarity of the Application

- 3A. There is some confusion from the design review committee letter, site plan cover sheet, and introduction letter. The application based on the design review committee letter indicates a masonry adjustment. The staff does not see the masonry adjustment requested on any other document. Based on the staff review, this adjustment is necessary.
- 3B. Staff appreciated the addition of the architecture enlargements and renderings. However, the building facades continue to feel flat. All adjustments requested are in relation to the architecture for both Painted Prairie and the UDO. Adjustment mitigation opportunities would be a higher level of architectural articulation.
- 3C. Repeat Comment: An avigation easement must be included in the application. The easement can take some time and does need to be completed; therefore, the staff advises getting this in as soon as possible.
- 3D. The site plan meets the UDO standards for both landscape and multi-family standards. The cover sheet and introduction letter can be updated to reflect just the painted prairie design guideline adjustments.
- 3E. Please zoom in on the Vicinity Map. As per the site plan manual, the Vicinity Map should show the site and surrounding streets. The surrounding sheets must be labeled.
- 3F. Update the Title and Title block to state the site plan with adjustments -plural as there is more than one.
- 3G. Thank you for the updated Data Block. Please combine hardscape as one number.
- 3H. Something to keep in mind as the master development comes in for individual site plans. The master plan designated the town center to have 800 multi-family units. The current application has 384 leaving 416 units to add to the town center.
- 3I. The Design Review Committee indicates the site plan is on the right track, but staff will need formal approval ahead of recordation.
- 3J. Recommendation to have the renderings as a separate pdf or at the end of the site plan set – these do not need mylar recordation.



General Site Plan Notes

- 3K. Please dimension sidewalks and a street parking stall typical.
- 3L. Per the site plan manual, please add abutting zone districts on the overall plan page.
- 3M. In the data block clarify the number of signs, including wall signs. As of now, the site plan would be gaining approval on zero signs. The staff assumption is there would be site signage. Both the UDO and Painted Prairie Design Guidelines have strict guidelines on signage that will need to be reviewed ahead of the planning commission.

4.Urban Design Issues

- 4A. In the overall site plan include a small legend indicating the shaded area is outdoor space.
- 4B. The details are robust, but further details are necessary, such as signs, street furniture, site lighting, and trash enclosures. Review the site plan manual for further details.

5.Mid-Block Crossing

- 5A. The mid-crossing as eliminated parking on either side allows for further site lines from oncoming vehicular traffic. Staff would like to see the bump out expanded, creating a larger pedestrian buffer.

6.Architectural

- 6A. Thank you for submitting the building materials as per the first review comments. The building materials and breakdown indicate to staff that the application is not in code compliance and will either need an adjustment or to increase the level of stucco, stone, and brick combinations.
- 6B. Thank you for including the material breakdown of each façade. It is difficult for staff to see if the application is meeting masonry standards in accordance with Table 4.8-6 of the UDO. If the façade material breakdown could be similar to the table below it would be appreciated. The material percentage should be broken down per façade, not per building as required in the site plan manual. Example below:

MATERIAL PERCENTAGES		
MATERIAL	AREA (SF)	PERCENTAGE
3 STORY BUILDINGS		
STUCCO	6,650	50%
FIBER CEMENT SIDING	2,450	18%
CAST STONE	4,311	32%
TOTAL	13,411	100%

- 6C.
- 6D. The elevations are not meeting current UDO standards. Fiber cement material appears to be the majority of the material in the façade and is not part of the approved masonry outlined in Table 4.8-6 of Section 146-4.8.6.D. While the Fiber Cement material will be considered an acceptable alternative material, it will not be considered a masonry material. The material chart below indicates that the proposed stucco and stone base materials will not meet the minimum 80% material requirements for stone/stucco combinations. For this code standard, the amount of stucco and stone on the facade would need to meet the minimum UDO requirement, or an adjustment would be needed. As with all adjustment requests, mitigation should be proposed that directly relates to the architectural standard (such as other elements of above-and-beyond architectural design). We would be happy to work with the applicant in outlining the adjustment request if desired.



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.

- 6E. A material adjustment is considered a major adjustment, and staff recommends increasing the brick to meet the 60% UDO requirement. If an adjustment is pursued, mitigation is required. Staff mitigation suggestions are a base material change along all façades, creating changes in the roof line, or a higher level of design and treatment to entrances.
- 6F. As fiber cement is not part of our permitted materials, staff requests a physical material board to be sent directly to Ariana Muca Planning and Development Services, 15151 E Alameda Parkway, Suite 2300, Aurora, CO 80012.

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

7A. Staff has looked at the site conditions and has determined that an adjustment for the landscaping is not needed.

Landscape Comments

Sheet 7

7B. Remove the Building Perimeter Landscape Table.

Landscape Comments

Sheet 12&16

7C. According to the utility plan, the utility is to be vacated. Do not include on the landscape plan or layout sheets.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. Addressing (Phil Turner / 303-739-7271 / pcturner@auroragov.org)

8A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing, and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <http://tinyurl.com/AuroraCAD> or by contacting CADGIS@auroragov.org

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

9A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

9B. Please reach out to me directly: jbingham@auroragov.org if technical issues occur again (or in the future on any project) with my comments that make them unclear/confusing.

Notes



- 9C. Include all required site plan notes including: In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above-ground utilities within a drainage easement requires prior written approval by the City Engineer. The approval of this document does not constitute final approval of grading, drainage, utility, public improvements, and building plans. Construction plans must be reviewed and approved by the appropriate agency prior to the issuance of building permits. Errors in approved Site Plans resulting from computations or inconsistencies in the drawings made by the applicant are the responsibility of the property owner of record. Where found, the current minimum Code requirements will apply at the time of building permit. Please be sure that all plan computations are correct.

Site Plan

3 of 39

- 9D. Please add the following note to both site plan sheets: "The Infrastructure Site Plan (ISP) and civil plans for the associated infrastructure must be approved prior to the issuance of building permits. Construction shown on the civil plans for the ISP for associated infrastructure must be initially accepted by the City prior to the issuance of Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (C) per the approved Public Improvement Plan." Comment response says the note was added but I can't find it.
- 9E. Label the curb return radii.
- 9F. Label the proposed cross pan.
- 9G. Indicate with hatching or labels what is hardscape.

Site Plan

4 of 39

- 9H. Provide a typical dimension for the sidewalks.
- 9I. Dimension the ROW with arrows (typical).
- 9J. Indicate with hatching or labels what is hardscape.
- 9K. Are these walls? If so label it as such on this sheet.
- 9L. Dimension the existing sidewalks.

Grading Plan

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- 9M. Label the slope in the drive down to the public street. Max 4%.
- 9N. Provide slope labels in this area. Minimum 2%.
- 9O. Remove note 3.

10. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

Site Plan

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- 10A. Parking stall striping is not consistent across plan sheets, update.

Signage and Striping

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- 10B. Replace note: All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'.
- 10C. Previous comments not addressed 1. add roadway widths. 2. extend plan limits to show east side of Lisbon Streets.
- 10D. New comments 1. reference laneage on Kirk Street and Lisbon Street should be shown and be consistent with laneage shown in PP Town Center TIS.
- 10E. Add signage where indicated on site plan set.

Landscape

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- 10F. Sight distance, typ. please update.



11. Utilities (Casey Ballard / cballard@auroragov.org / Comments in red)

Utility Plan

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- 11A. Label 149'-10 3/4"
- 11B. Label 13'-10 1/4"
- 11C. Advisory: Civil plan cannot be approved until the easement has been vacated. There can be no structural encroachments into public easements.
- 11D. Label all fire services as private. Example: 8" Private Fire Service-Typical for all fire services.
- 11E. Advisory: This will still require residual pressure calculations. Hydrant lateral distance includes the total length until the hydrant.
- 11F. Need to confirm this meter vault lid is in a landscaped area.

Landscape Plan

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- 11G. Trees cannot be within 5 feet of this service line.

12. Fire / Life Safety (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue)

Cover Sheet

1 of 39

- 12A. Please reference the correct code cycle in the site data table. We are currently accepting submittal for the 2015 or the 2021 I-Codes.
- 12B. Please clarify the height of each building on site.

Site Plan Sheet

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- 12C. Re-identify as Mid-block Emergency Apparatus Set-up. (Previously noted) Mid-Block Set must be in proximity to FDC on the North side of the building.
- 12D. Parking structure likely has standpipe only and will require Standpipe adjacent to FDC Location...FDC and Standpipe must be labeled independently of each other.
- 12E. Please provide 3 signs adjacent to Mid-block Emergency Apparatus Set-up for No Parking/Tow Away Zones
- 12F. Provide Knox Box Symbol on plans at the location indicated.

Site Plan Sheet

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- 12G. Provide Knox Box Symbol at the location indicated.

Site Plan Sheet

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- 12H. Please relabel "50' Fire Staging Area" to "Mid-Block Set-Up" on Grading & Utility Plan and all other sheets where noted.
- 12I. Please include the FDC and Fire Sprinkler Riser Room Sign details on Signage & Striping Plan.

Site Plan Sheet

14 of 39

- 12J. Please provide Fire Hydrant Symbol on plans and provide a reference in the Legend. TYP for ALL Landscape Plan sheets.

Site Plan Sheet

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- 12K. Please add the following note: FIRE DEPARTMENT ACCESS THROUGH ALL GATES LEADING TO THE POOL AREA WILL BE ESTABLISHED BY PROVIDING A KEY OR ACCESS CARD IN THE KNOX BOX LOCATED AT THE FRONT MAIN ENTRANCE OF THE BUILDING SERVING THE POOL AREA.
- 12L. Please reference the 2009 ANSI Standard. #7 Pool Fence & gate Note #10.

Site Plan Sheet

23 of 39

- 12M. Please show Accessible Route to include Dog Wash Area.



12N. Please relocate the HB 03-1221 Implementation Plan information to the cover sheet or the beginning of the plan set.

Elevations

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12O. Please relabel Fire/Water Room Door to read Fire Sprinkler Riser Room/Water.

13.Real Property (Roger Nelson/ (720) 587-2657 / ronelson@auroragov.org / Comments in magenta)

Notes

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13A. Provide Reception Number.

13B. Add the following Note per COA 2022 Site Plan Checklist: Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.

Site Plan

3 of 39

13C. SUBDIVISION FILING NO. 1

13D. Label Existing U.E. & Reception No.?

13E. Add Reception Number.

13F. Must be vacated prior to site plan approval.

13G. TO BE VACATED?

13H. Painted Prairie Town Center Subdivision Filing No. 1. Lot 1, Block 7 Reception Number 2022000017283

13I. Label existing U.E.'s.

13J. Add Reception Number.

13K. The building cannot overhang or encroach into an easement (Typical).

13L. Utility easements that are indicated on the site plan must be vacated prior to site plan approval.

13M. Label subdivision filings.

14.PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple)

14A. No new comments.

15.Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

15A. No new comments.

16.Aurora Public Schools (Josh Hensley/ jdhensley@aurorak12.org / (303) 365-7812)

16A. In accordance with Section 4.3.18 of the Unified Development Ordinance, the school land dedication obligation for the 388 proposed apartments is 1.2566 acres. Aurora Public Schools will accept cash-in-lieu of land for this obligation valued at the market value of zoned land with infrastructure in place. Cash-in-lieu is due prior to site plan recording.



AURORA PUBLIC SCHOOLS - STUDENT YIELD
2/2/2023

Painted Prairie - 63rd and Kirk LLC Multi-family (DA-1556-29)

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW		0.3	0
MF-HIGH	384	0.145	56
TOTAL	384		56

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	0	0.16	0	0	0.2	0	0
MF-LOW	0.17	0	0.08	0	0	0.05	0	0
MF-HIGH	0.075	29	0.04	15	44	0.03	12	56
TOTAL		29		15	44		12	56

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	29	0.0175	0.5040
MIDDLE	15	0.025	0.3840
HIGH	12	0.032	0.3686
TOTAL	56		1.2566

Painted Prairie Development Tracking - 2/01/2023

Filing

Filing 1

Phase 2

Prose Multi-Family DA-1556-18

Town Center Residential - DA-1556-15

Phase 3 - DA-1556-16

Phase 4 - DA-1556-19

Phase 5 - DA-1556-22

Phase 6 - DA-1556-23

Fairfield Townhomes DA-1556-25

63rd and Kirk Multi-family DA-1556-29

Total

SFD	MFL	MFH	Total Units	K-8	HS	Total Yield	Dedication Requirement	Status
414	186		600	254	92	346	7.9919	Approved
317	185		502	208	75	283	6.5554	Approved
		312	312	36	9	45	1.021	Approved
	220	84	304	65	14	79	1.7214	2nd Submittal
130	190		320	113	36	149	3.3748	Tech Submittal
62			62	31	12	43	1.0137	Myars Received
197			197	99	39	138	3.221	Need Final Myars
81			81	41	16	57	1.3244	Tech Submittal
	206		206	52	10	62	1.3545	Tech Submittal
		384	384	44	12	51	1.2566	2nd Submittal
1,201	987	780	2,968	943	315	1,253	28.8347	