



Planning Division  
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[AuroraGov.org](http://AuroraGov.org)

April 28, 2025

Hyung Sao  
2225 Iola Properties Inc  
16285 E Maplewood Pl  
Centennial, CO 80016

**Re: Sixth Submission Review –** 2225 S Iola Street at Waterford Place - Site Plan Amendment and Replat  
**Case Number:** 1990-6027-07; 2021-3056-00  
**Development Application** DA-1196-07

Dear Hyung Sao:

Thank you for your fifth submission, which we started to process on April 09, 2025. We have reviewed it and attached our comments along with this cover letter.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission. The resubmittal will not be accepted unless all comments are thoroughly addressed.

Note that all our comments are numbered. When you resubmit, include a comment response 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.

Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

If you have any comments or concerns, please don't hesitate to send an email or give me a call. I may be reached at 303-739-7541 or [rrabbaa@auroragov.org](mailto:rrabbaa@auroragov.org). Also, please contact each reviewer directly, their contact information is provided adjacent to the department comment.

Sincerely,

Rachid Rabbaa, Planner III  
City of Aurora Planning Department

cc: Paul Adams - Earth and Sky Architecture 406 E 2nd Street Salida CO 81201  
Justin Andrews, ODA  
Filed: K:\SDA\1196-07rev5



# Sixth Submission Review

## SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- In the cover sheet please update the signature block, and your parking table (Item 2)
- Townhomes are required to be alley-loaded with parking to the rear.
- Trees being removed should not be shown on the landscape plan. They should be included on a tree mitigation (Item 3)
- Repeat comment regarding minimum distance between retaining wall and property line (Item 4)
- Provide auto-turn template showing fire truck pulling in and backing out (Item 5)
- The Site Plan has not been submitted in over a year and has significantly changed the design of the site. New comments based on new design (Item 6)
- In the Site Plan match the plat name and configuration easement name (Item 7)

## PLANNING DEPARTMENT COMMENTS

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

1A. No comments

### 2. Zoning and Land Use Comments (Rachid Rabbaa / 303-739-7541 / [rrabbaa@auroragov.org](mailto:rrabbaa@auroragov.org) / Comments in teal)

2A. Required of street parking, Please use section 146-4.6.3.c Table 4.6-1 Dwelling, Single-Family Attached (Townhouse) 2 space per dwelling plus 1 additional space per 5 dwelling units for guest parking.

2B. On the cover sheet please add the signature block. Here is an example:

**CITY OF AURORA APPROVALS**

CITY ATTORNEY:		DATE:	4/7/23
PLANNING DIRECTOR:		DATE:	4/5/2023
PLANNING COMMISSION:		DATE:	4/7/23
CITY COUNCIL:	N/A (MAYOR)	DATE:	N/A
ATTEST:	N/A (CITY CLERK)	DATE:	N/A
DATABASE APPROVAL DATE: 8/10/22			
RECORDER'S CERTIFICATE: ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____ COLORADO AT _____ O'CLOCK ____ M. THIS ____ DAY OF ____ AD. ____ CLERK AND RECORDER: _____ DEPUTY: _____			

2C. As currently shown, the proposal is not meeting Townhome requirements. Townhomes must meet setback requirements, directly face a public or private street meeting public street standards, and be alley-loaded. The proposal does not include an alley and parking is shown in the front setback, not meeting townhome requirements. In the resubmittal, show the required alley with parking to the rear or in a rear loaded garage and label all setbacks. See the illustration below for an example of a townhome layout.

2D. Please update your Letter on Introduction adding the right section from the most updated UDO: <https://aurora.municipal.codes/UDO/146> for proposed` adjustments.



**3. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

- 3A. Trees being removed should not be shown on the landscape plan. They should be included on a tree mitigation plan. During the first review, our Forestry Division requested a Tree Mitigation Plan. There does not appear to be a sheet included in this plan set.
- 3B. If the intent is to use two different mulch types which is permitted by code, you need to list each mulch type and where each is intended to be used. What mulch type is being used for around the plant material? For rock mulch, specify a color, size and type like cobble, pea gravel etc.
- 3C. What type of mulch? Wood i.e. shredded cedar? Rock? Tan cobble 3"-4" etc.?
- 3D. Adjust leader line so that it is pointing to the correct item.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**4. Civil Engineering** (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) Comments in green)

- 4A. **Repeat comment** regarding minimum distance between retaining wall and property line.
- 4B. **Repeat comment:** 2' minimum clearance is required between the retaining wall and the property line. Please note, no part of the wall including footings or reinforcing should cross the property line.

**5. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

- 5A. Provide auto-turn template showing this fire truck pulling in and backing out.
- 5B. Provide dead-end with turnaround fire lane sign here. (150').
- 5C. Shift the 23' fire lane easement to the north so the parking doesn't encroach.
- 5D. Provide end of fire lane sign.
- 5E. Realign fire lane easement as shown.

**PLAT**

- 5F. Include shaded area in fire lane easement.
- 5G. See site plan comments to realign the fire lane.

**6. Aurora Water** (Ashley Duncan 720-859-4319 / [ADuncan@auroragov.org](mailto:ADuncan@auroragov.org) / Comments in red)

- 6A. The site plan will not be approved by Aurora Water until the preliminary drainage report or letter is approved.
- 6B. Repeat comment: Remove the type, size, and length of all proposed water and sanitary lines, this will be on the civil plans. I have crossed out the remaining labels that need to be removed.
- 6C. Please name these easements to match the plat: "Water Meter Easement"

**7. Land Development Services** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

**Site Plan**

- 7A. Match the plat name and configuration.
- 7B. Match plat easement name



**Plat**

- 7C. Send the Statement of Authority for the person signing for the owner
- 7D. Add the City signature block for the City Engineer and the Director of Planning
- 7E. (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.) (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
- 7F. Update to be within 30 days of the plat recording date
- 7G. Add the full stampings on both of these caps as found in the field
- 7H. Add the email address of the surveyor
- 7I. Make sure the easement being released is recorded prior to any building permits
- 7J. On all easements that cross Lot or Tract lines: show the distances on both sides of the Lot or Tract lines (typ.)