



Planning Division  
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Aurora, Colorado 80012  
303.739.7217

*AuroraGov.org*

December 30, 2024

Martin Petrov  
Housing Authority of The City of Aurora  
2280 S Xanadu Way  
Aurora, CO 80014

**Re: Second Submission Review: STANLEY 98 MULTI-FAMILY - SITE PLAN WITH ADJUSTMENTS**  
**Application Number:** DA-2393-01  
**Case Numbers:** 2024-4025-00; 2024-3051-00

Dear Martin Petrov,

Thank you for your second submission, which we started to process on Tuesday, December 10, 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 before the Planning & Zoning Commission hearing. Please resubmit no later than January, 31, 2025. The resubmission must include an updated Traffic Letter. 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 Planning & Zoning Commission hearing date is set for Wednesday, March 12, 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](mailto:amuca@auroragov.org).

Sincerely,

Ariana Muca, Planner II  
City of Aurora Planning Department

cc: Derek Westby VMWP 1738 Wynkoop St Suite 203, Denver, CO 80202  
Ariana Muca, Case Manager  
Brit Vigil, ODA  
Filed: K:\SDA\DA 2393-01rev2.rtf



## *Second Submission Review*

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

- Minor correction: The adjustment is singular, so the text should read “Site Plan with Adjustment.” Please send an updated cover sheet to your case manager prior to the Planning Commission hearing (Planning).
- Parking spaces on Jamaica Street must be removed if 30' Fire Lane extends through this section of roadway (Traffic).
- Wall section detail not matching plan view. Reduce typical to 4' max. height or provide structural calcs, other minor comments (Public Works).
- Include fire lane signage (Fire and Life Safety).
- Storm Drain Development fees are \$3,255.88. These fees are due ahead of plat recordation.
- Landscape adjustment requests must also be included on the landscape plan in addition to the cover sheet (Landscape).
- Please specify the anticipated size of this service line based on anticipated sanitary loadings and Aurora Water pipe sizing requirements (Utilities).
- Xcel comment is attached.

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. No neighborhood comments were received during the first or second review. Therefore, a neighborhood meeting will not be required at this time.

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

- 2A. Minor correction: The adjustment is singular, so the text should read “Site Plan with Adjustment.” Please send an updated cover sheet to your case manager prior to the Planning Commission hearing.

#### **3. Parking Comments**

- 3A. Thank you for the work on the parking configuration and for meeting with staff to strategize on parking stall size and locations. The parking meets UDO standards, and no parking adjustments are necessary.

#### **4. Architectural and Urban Design Comments**

- 4A. Thank you for providing staff with a material sample and warranty information for the ATAS metal siding. These metal panels comprise 35% of the overall building material and come with a 20-year product warranty and a 30-year paint warranty. Staff recommends using a product with a minimum 25-year product warranty to address concerns about hail damage and Colorado’s weather conditions. While this is not a requirement, staff encourages the applicant to consider this for long-term durability.
- 4B. Minor correction on page 16: A small white box appears to overlay a section of the roofline. Please revise this detail.

#### **5. Signage & Lighting Comments**

- 5A. Thank you for including the photometric plans showing illumination levels 10 feet beyond all property lines. Per UDO standards, light levels must not exceed 0.1 footcandles at this distance. Currently, areas exceeding this limit (e.g., 0.2 footcandles) need adjustment. To respect the existing neighborhood, staff emphasizes minimizing light spillover into surrounding residential lots.

#### **6. Landscaping Issues (Kelly Bish / 303.739.7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)**

*Site Plan*

*Sheet 6*

- 6A. Repeat Comment: Landscape adjustment requests must also be included on the landscape plan in addition to the cover sheet.
- 6B. Update the landscape requirements table for Non-Street Buffers per the comments provided.



*Site Plan*

*Sheet 7*

- 6C. Repeat comment. Please increase the font size of the plant schedule. It is too small.
- 6D. Please specify the thornless variety of the Winter King Hawthorn.
- 6E. Darken the specified plant symbologies.

*Site Plan*

*Sheet 8*

- 6F. Dimension the Special Landscape Buffer where indicated.
- 6G. It's fine the dimension and label are included on this sheet, but it also needs to occur where the planting is taking place on the actual landscape plan.

*Site Plan*

*Sheet 9*

- 6H. Make sure the Hawthorn trees are the thornless variety especially adjacent to the parking spaces.
- 6I. Are there two different seed or planting mixes being proposed? One hatch is less dense than the other, yet only the denser hatch is included in the legend on this sheet.
- 6J. Per code, there are too many perennials being provided as shrub equivalents in the curbside area. Please reduce the perennial count and replace with shrubs.
- 6K. There are two instances where the leader line is pointing to the incorrect shrub. Please correct.
- 6L. Replace the Hawthorn tree in the parking lot island with a deciduous shade tree.
- 6M. It is possible to have more trees within the Special Landscape Buffer. The trees are being spaced 40+ feet apart.
- 6N. Check with PROS. This should likely all be mulched. Planting shrubs within a native seed mix is going to be problematic for maintenance long term for the rest of the plant material.
- 6O. The identified hatch has not been included in the legend on this sheet.
- 6P. Shift the street tree along the east side of Jamaica Street to the south so it is not on top of the existing gas line.

*Site Plan*

*Sheet 10*

- 6Q. While the Special Landscape Buffer has been labeled as non-water using, the trees are required to be placed on a permanent irrigation system.
- 6R. Any plant material that dies will be required to be replaced so that the site and applicant are in compliance with the approved landscape plan.

**7. Addressing (Phil Turner / 303.739.7357 / [pturner@auroragov.org](mailto:pturner@auroragov.org))**

- 7A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**8. Civil Engineering (Sergio Um / [sum@auroragov.org](mailto:sum@auroragov.org) / 303.739.7563)**

*Site Plan*

*Sheet 1*

- 8A. Not ready for tech referral due to wall section not matching plan view. Reduce typical to 4' max. height or provide structural calcs, other minor comments.

*Sheet 3*

- 8B. Advisory Note: Retaining walls over 4' tall will require structural calculations for civil plan submittal. Please submit calcs with 1st civil plan review. Detail shows max. height to be 4.5'.
- 8C. Minor comments to update site plan text to make sure no texting is overlapping.
- 8D. Specify which local type it is (I, II, III) in regards to street sections.
- 8E. Label taper rate on street sections.



- 8F. 5' landscape and 5.5' sidewalk does not match any typical sections from COA local street types (Detail S1.1 and S1.2).

*Sheet 14*

- 8G. Detail 8 - specify this is for private paving. ROW paving shall use COA standard S7.3.

*Sheet 21*

- 8H. Add a note for ROW lights. State that light locations are conceptual and shall be finalized in civil plans.

**9. Traffic Engineering** (Dean Kaiser / 303.739.7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in amber)

- 9A. No revised/updated Traffic Letter provided. Can not approve until received and reviewed.  
9B. Site Plan comment minimal, parking spaces illustrated below site on Jamaica Street must be removed if 30' Fire Lane extends through this section of roadway.

**10. Utilities** (Fatin "Iman" Ghazali / [ighazali@auroragov.org](mailto:ighazali@auroragov.org) / Comments in red)

- 10A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

*Site Plan*

*Sheet 5*

- 10B. Label all connections to existing water, sanitary and storm mains (TYP).  
10C. Please specify the anticipated size of this service line based on anticipated sanitary loadings and Aurora Water pipe sizing requirements. If this service line will be 6" and larger, a public manhole will be required at the connection point. This manhole will require a sanitary easement if located outside of ROW.  
10D. Be advised that if a 3" and larger meter size is required, then the easement width shall be 18 ft wide. Ensure enough landscaped area is provided for the entire build out of the meter (see Aurora Water standard detail 206-1 for dimensions).  
10E. Provide these notes:  
1) Water service lines are public up through the meter and are private downstream of the meter.  
2) All sanitary service connections are private.

*Sheet 9*

- 10F. Show the proposed sanitary service line.  
10G. Show all proposed storm infrastructure

**11. Aurora Water Revenue** (TAPS Office / [moestman@auroragov.org](mailto:moestman@auroragov.org))

- 11A. Storm Drain Development fees \$3,255.88.

**12. Fire / Life Safety** (Erick Bumpass / 303.739.7627 / [ebumpass@auroragov.org](mailto:ebumpass@auroragov.org) / Comments in blue)

*Sheet 3*

- 12A. Please provide additional No Parking Fire Lane Signs on both sides of the street for roads 20 to 26 feet in width. The intervals should be 50 feet on center alternating sides.  
12B. Encroachment into the Fire lane easement is not permitted. The Parking Spaces on Jamaica will need to be removed.  
12C. Fire Lane Sign Requirements:  
\* Signs shall be located at the right side of the Fire Lane entrance and at the end of the Fire Lane. The intermediate signs shall have double-headed arrows pointing in both directions.  
\* Typically, the maximum sign spacing of the Fire Lane Signs is established at 100 feet on center with signs being placed on both sides of the Fire lane Easement (50 feet on center alternating sides). Where excessive curvature of the Fire Lane exists, the spacing of the Fire lane Signage will be increased as needed.  
\* The signs shall be set at an angle of not less than 30 degrees and not more than 45 degrees with the curb or line of traffic flow.  
\* Fire Lane Signs should be installed two feet behind curb or sidewalk.



- \* The clearance to the bottom of the signs shall be seven feet. There shall not be any other signs attached to the sign or the sign post.
- \* Placement of the Fire Lane Signs cannot encroach into the 29 foot inside turning radius of the Fire lane Easement, obstruct any Fire Hydrant or Fire Department connection, or encroach into the accessible route of the sidewalk area.

*Street Sections*

12D. Please show the Fire Hydrants in the street sections. (TYP).

**13.Land Development Services (Maurice Brooks / 303.739.7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)**

- 13A. (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.)
- 13B. (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.
- 13C. Add the following to the description: “Recorded in \_\_\_\_\_ County's Recorder's Office in BK. \_\_\_\_\_ at PG. \_\_\_\_\_ on \_\_ (Date) \_\_ and situated in the Northwest 1/4 of Section 35, Township 3 South, Range 67 West of the 6th P.M., City of Aurora, County of Adams, State of Colorado.”
- 13D. Delete the description of the Street Vacation – just have the Rept. No. filled in as indicated.
- 13E. Send in the Statement of Authority.
- 13F. Extend the Month line for the longer named months.
- 13G. Update Note #2 – Title Commitment.
- 13H. Add the Basis of Bearing (This is a standard Note statement.)
- 13I. Change “Land” to “Lane” in the final sentence of the Fire Lane Covenant.
- 13J. There is an off-site easement needed to extend the Fire Lane, Access and Water easement to the Ironton Street R.O.W. (Near the Northwest corner of the plat.)
- 13K. Add the full stampings on the Caps found in the field (match the Monument Records on the Basis of Bearing line)

**14.Land Development Services (Grace Gray / [ggray@auroragov.org](mailto:ggray@auroragov.org) / 303.739.7277 / Comments in magenta)**

14A. All new easements are to be dedicated by plat. Easement releases to be submitted [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org).

**15.PROS (Adison Petti/ 303.739.7131 / [apetti@auroragov.org](mailto:apetti@auroragov.org))**

15A. Although the buffer likely proposes less than the required number of trees and shrubs because of the narrow width, we want to achieve a relatively reasonable degree of screening with what space is available for planting. Please update plant types and quantities for sufficient

**16. Forestry (Rebecca Lamphear / 303.739.7139 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)**

16A. X

**17.RTD**

17A. RTD staff have reviewed the submittal and have the following comments:



Department	Comments
Bus Operations	No exceptions
Bus Stop Program	No exceptions
Commuter Rail	No exceptions
Construction Management	No exceptions
Engineering	No exceptions
Light Rail	No exceptions
Real Property	No exceptions
Service Development	No exceptions
Transit Oriented Development	No exceptions
Utilities	No exceptions

**18.Xcel Energy** (Donna George / 303.571.3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

18A. Please refer to the comments submitted on October 28, 2024. *Case manager has included the previous comments below.*



**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](mailto:donna.l.george@xcelenergy.com)

October 28, 2024

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

Attn: Ariana Muca

**Re: Stanley 98 Multi-Family, Case # DA-2393-01**

Public Service Company of Colorado’s (PSCo) Right of Way & Permits Referral Desk has reviewed the plat and site plan for **Stanley 98 Multi-Family**. The property owner/ developer/contractor must complete the application process for any new natural gas or electric service via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformer) – be sure to have the Designer contact a Right-of-Way Agent.



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](mailto:donna.l.george@xcelenergy.com)

**19.Aurora Public Schools** (Josh Hensley/ [jd hensley@aurorak12.org](mailto:jd hensley@aurorak12.org) / 303.365.7812)

19A. In accordance with Section 146-4.3.18 of the Unified Development Ordinance, the school land dedication obligation for the 75 proposed multifamily apartment units is .2454 acres. If this is to be an Aurora Housing Authority project, Aurora Public Schools will not collect cash-in-lieu of school land for this development. However, if this is not to be an Aurora Housing Authority project, Aurora Public Schools will accept cash-in-lieu of land for this obligation valued at market value of zoned land with infrastructure in place. Cash-in-lieu is due prior to site plan and plat approval.