



Planning Division  
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January 8, 2021

Mostafa Kargarzadeh  
Justin and Dylan LLC  
16089 E Maplewood Drive  
Centennial, CO 80016

**Re: 2nd Submission Review – Meadow Point Condos – Site Plan Amendment**  
**Case Numbers:** 1983-4024-05  
**Development Application:** DA-1752-01

Dear Mr. Kargarzadeh:

Thank you for your second submission, which we started to process Tuesday, December 8th, 2020. We reviewed it 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 still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Friday, January 22, 2021.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item marked with an asterisk. 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 Commission hearing date is now set for Wednesday, February 10th, 2021. 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, to include checking with adjacent builders if development activity and/or sales are taking place on properties adjacent to your site.

If you have any comments or concerns, please give me a call. I may be reached at 303-739-7450.

Sincerely,

Eric S. Sakotas, Planner II  
City of Aurora Planning Department



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

#### **Landscaping**

- Use the locations indicated on the landscape plan for the calculation of the building perimeter landscaping (see Item 3A)
- Trees are required as part of the parking lot landscape requirements and therefore may not count toward the tree mitigation requirements. (Item 3B)
- Based upon the current submission, it does not appear as if the mitigation requirements are being met (see Item 3D)

#### **Public Works/Engineering**

- The site plan will not be approved by public works until the preliminary drainage letter/report is approved. (see Item 4A)
- Drainage easements are required for swales used for water quality (see Item 4B)

#### **Real Property**

- There are some easement issues and some License Agreement issues. Please remember that easement dedications and/or releases and license agreements must be completed and recorded prior to recordation of Site Plan mylars.

#### **1. Community and Outside Referral Agency Comments**

- No new comments received from Community or Outside Referral Agencies.

#### **2. Planning & Development Services (Eric Sakotas / 303-739-7450 / [esakotas@auroragov.org](mailto:esakotas@auroragov.org))**

- No new comments from Planning & Development Services.

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

##### **3A. Sheet 5 of 15 – Site Plan**

- Include the existing and proposed grading grayed back.
- Turn off the bubbles on this plan. Handle tree mitigation information with a general note on this sheet just stating "For tree mitigation information, please refer to sheet X. Still keep the existing trees that are being kept on the plan.
- Use the locations indicated on the landscape plan for the calculation of the building perimeter landscaping.
- While Tuna Mugo Pine may eventually get tall, these big tuna pines will take many, many years before they provide any type of screening of the dumpster enclosure. Please provide a taller evergreen to start i.e. Columnar Austrian Pine, Emerald Arrow, Fastigiata Spruce etc.

##### **3B. Sheet 6 of 15 – Site Plan**

- Update the various tables per the comments provided.
- Please note: Any trees that were shown to be installed on the original landscape plan in the general locations that are currently shown on this current plan may not count toward tree mitigation as they were previously approved to be installed to meet landscape requirements. They were not intended for tree mitigation.
- Trees are required as part of the parking lot landscape requirements and therefore may not count toward the tree mitigation requirements. Tree mitigation is above and beyond the landscape requirements. The extra inches if the tree is upsized beyond the required minimums, may count toward tree mitigation. That needs to be documented in a table for our Forestry Division to evaluate.
- Grasses may not be counted toward tree mitigation requirements.

##### **3C. Sheet 7 of 15 – Site Plan**

- Update the landscape notes as provided.

##### **3D. Sheet 14 of 15 – Site Plan**

- Based upon the current submission, it does not appear as if the tree mitigation requirements are being met.



## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### **4. Public Works/Engineering** (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)

#### 4A. Sheet 1 of 3 – Plat

- The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

#### 4B. Sheet 1 of 15 – Site Plan

- Per the drainage report, drainage easements are required for swales used for water quality.

#### 4C. Sheet 2 of 15 – Site Plan

- This ramp configuration does not work. Please include all of the updated ramps on the site plan and refer to COA standard details.
- Railing is required on all walls greater than 30".

#### 4D. Sheet 3 of 15 – Site Plan

- Min slope away from the building is 5% for 10' for landscape areas, min 2% for impervious areas.
- It's difficult to tell from the contours, but it appears there is a low point in this area. How does this area drain? Identifying HP and LP would be helpful as well as additional TW/BW elevations.
- If slopes away from the building will not be shown consistently, please add a note indicating the minimum slope requirements.

#### 4E. Sheet 4 of 15 – Site Plan

- These should be part of the site plan set. Label/dimension existing sidewalk, cross pan, label proposed ramps, with reference to COA Std Detail.
- This ramp configuration does not work.

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

#### 5A. Sheets 5 of 15 – Site Plan

- See comment for Fire lane & Utility easement.
- See comment for Knox box.
- See comment for FDC pipe detail.
- Provide a concrete access to the FDC.

#### 5B. Sheet 12 of 15 – Site Plan

- See comment for accessible route.

### **6. Aurora Water** (Steve Dekoski / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)

#### 6A. Sheet 3 of 15 – Site Plan

- A license agreement will be required for the retaining wall, drain pan and landscaping encroaching in to the utility easements.
- Manholes need to be outside of drain pans.
- Fire hydrant must be a min. of 5' from the edge of the water meter pit and water service line. This proposed utility easement may need to be wider to accommodate the proposed water meter. Typically, this should be a 20' utility easement to accommodate both appurtenances.
- A water fixture unit table will be required with the civil plan submittals to verify the water meter size. A domestic service allocation agreement is required for water meters 2" and larger.

### **7. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in purple)

- There are some easement issues and some License Agreement issues. See the comments on the document(s). Contact Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) for the easement concerns and Contact Grace Gray ([ggray@auroragov.org](mailto:ggray@auroragov.org)) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

Sheet 1 of 15 – Site Plan

Match the name for the main sub-heading title and the legal description.

Sheet 2,3 of 15 – Site Plan

7B. Cover these retaining walls with a License Agreement. Contact Grace Gray ([ggray@auroragov.org](mailto:ggray@auroragov.org)) for the License concerns

7C: Add: "to be dedicated by separate document" for this off-site easement.

7D: Check Rec. No. (see sheet for comment)

Sheet 1 of 3 – Plat

7E. Send in the closure sheet that represents these B&D or send in one that matches these B&D exactly.

7F. Update this to be within 120 calendar days of the plat approval date.

7G. Add tract under General Notes (see comment on sheet).

Sheet 3 of 3 – Plat

7H Add 'to be dedicated' label (see comment on sheet).

7I. Add 'L=' label (see comment on sheet).

**8. Parks, Recreation & Open Space** ([Michelle Teller / 303-739-7437 / mteller@auroragov.org](mailto:mteller@auroragov.org) / [Comments in purple](#))

Please note that your project has increased the number of units from the original approved site plan by 4. Therefore, the following applies:

***Population Impact***

For multi-family homes, population calculations for the project are based on an average household size multiplier of 2.5 persons per unit, resulting in an overall projected population of 10 persons residing in 4 units.

***Land Dedication***

To ensure that adequate park land and open space areas are available to meet the needs of the population introduced into the city by the new dwelling units, Section 147-48(b) of City Code specifies that land shall either be dedicated on-site within the project's limits or a cash payment in-lieu of land dedication shall be paid. The required dedication acreage is computed by applying the following standards to the projected population for the project:

- 3.0 acres for neighborhood park purposes per 1,000 persons
- 1.1 acres for community park purposes per 1,000 persons

The resulting acreage required is as follows:

- Neighborhood Park Land 0.03 acres
- Community Park Land 0.01 acres
- Total Land Dedication 0.04 acres

***Cash-in-Lieu Payment***

Given the small overall acreage of park land impact generated by the population increase and the fact that the subject development is not conducive to on-site dedication due to minimum park size criteria, the land dedication shall be satisfied by a cash-in-lieu payment prior to subdivision plat/replat. The amount of the payment is computed by multiplying the dedication acreage by the estimated market value for the land.

Being an infill development, this project is able to take advantage of a less-than-market-rate value which the city offers to reduce the cost of PROS' requirements for infill. The current per-acre value of \$60,200 multiplied by the dedication acreage results in the following potential cash-in-lieu payments: **4 Units** \$2,408.00



### ***Park Development Fees***

In accordance with Section 146-306 of City Code, Park Development Fees shall be collected by the city to cover the cost of constructing new park facilities to serve the needs of the projected population. These fees apply to the project because park facilities are not proposed to be provided on-site. Fees are based on the park land dedication acreages and an annual cost per acre for construction of park facilities. The fees, which are computed and collected on a per-unit basis, shall be paid at time of building permit issuance. **The current per-unit fee of \$1,827.28** would apply if permits for construction of the residential units are pulled in 2021, and the total paid would be as follows:

### ***PROS Requirements Caveat***

The monetary calculations presented herein are estimates based on park construction costs and a per-acre value for infill development at this point in time (current year 2021). The timing for implementation of the project may affect the ultimate amount of fees collected and other payments imposed to satisfy park-related obligations. Furthermore, if aspects of your project change, such as the number of dwelling units proposed, the park land dedication requirements may also change.