



Monday - July 06, 2020

Christopher Johnson  
**CITY OF AURORA**  
15151 E. Alameda Parkway  
Aurora, Colorado 80012

RE: **Meadow Point Condominiums**  
4470 S. Pitkin Street

**Response to Pre-application notes, COA #1447443**

Dear Christopher:

In response to the pre-application comments we have the following:

**Planning and Development Services Department**

**1. Zoning and Placetype**

**1A. Zoning**

The purpose of the R-3 district is to promote and preserve development of medium-density single-family and multifamily housing in close proximity to collector streets and public transit facilities. This submittal is consistent with the intent of the R-3 zone district and the existing pattern of development. The proposal will be processed as a site plan amendment. All currently adopted standards apply to this project unless otherwise noted in this letter. This is the fourth building of a 4-building complex. The previous three buildings, and the overall site layout were designed and built under older requirements in the 1980's. Please use the Site Plan Manual in order to develop a complete application which records any deviations from the existing approved Site Plan in order to meet current standards.

Response:      Noted

**2. Development Standards**

*2A. Dimensional Standards*

Dimensional Standards for this project were approved with the original Site Plan, and the final proposed building should adhere to the footprint, building coverage, and building height already approved. Any proposed deviations from these approved standards should be expressly called out in your application and must adhere to the Dimensional Standards for the R-3 zone detailed in Section 146-4.2.2 Table 4.2-1.

Response:      The building footprint is generally the same as the approved plan but has been modified to reflect a more contemporary floorplan. The east-west dimension is the same as the original plan but the north-south dimension has increased from 127 feet to 159 feet to accommodate the change in floorplan. The building footprint has increased about 1,500 square feet. This is only about a 4% increase in total site building coverage. The building height varies due to the grade change from the west side of the building to the east side. On the west side the building height is 29 feet while on the east side at the northeast corner the height is 37 feet and 34 feet toward the southeast corner. The maximum building height in the R-3 zone is 45 feet.



## *2B. Common Space and Amenities*

2C. The common open space shown on the original Site Plan, which is located just north of the proposed building, must be developed in compliance with the original plan. An important element of this design is an open yard area that can be used as a flexible play and gathering space. Trees should be canopy varieties and located on the edges of the open area. The area includes a perimeter sidewalk and pedestrian lighting.

Response: This common area is under regular use by the existing residents. We will maintain this area for common use.

## *2D. Access and Connectivity*

The original Site Plan did not include a sufficiently connected pedestrian network. Please include a minimum 5-ft wide sidewalk along the inside of the parking lot, between the building and the parking lot, to provide an ADA compliant pedestrian access to the adjacent public street.

Response: ADA compliant parking has been added to this site to service this fourth building. Extensive grade changes had to be made to the existing parking and drive area to meet these requirements.

## *2E. Parking, Loading, and Stacking*

### **Vehicle Parking**

All the required parking has already been constructed on site in accordance with the approved Site Plan. No additional parking spaces will be required; however, some existing parking spaces may need to be converted to accessible parking spaces in order to meet the requirements of the Americans with Disabilities Act if current accessible spaces do not satisfy these requirements.

Response: ADA compliant parking has been added to this site to service this fourth building. Extensive grade changes had to be made to the existing parking and drive area to meet these requirements.

### **Bicycle Parking**

In addition to vehicle parking, the development is required to provide 8 bicycle parking spaces. Bicycle spaces must comply with Section 146-4.6.3.F.2 including providing a design that includes 2 points of contact with each bicycle. Each inverted "U" rack counts as two bicycle parking spaces. Place any bicycle parking in a convenient, paved, and well-lit location.

Response: There has been some discussion about the required bicycle parking for this project. There is no bicycle parking on the overall site. However, to install it all on this parcel seems ill conceived as it will not be located conveniently for the exiting residents. There were 148 required spaces on the overall site. This would translate into 15 bicycle spaces. It is suggested that we provide half of this number which would be 4 inverted U racks.

## *2F. Landscape, Water Conservation, Stormwater Management*

For further information, please feel free to contact our Senior Landscape Architect, Kelly K. Bish, PLA, LEED AP. The general landscape comments on your proposal are listed below:

**General Landscape Plan Comments.** Landscaping shall be installed in accordance with the previously approved Meadow Point Condominiums Site Plan Amendment with Waivers. Unless changes are proposed to the layout, building configuration, parking etc., then the applicant shall provide building perimeter landscaping that complies with the approved landscape plan. In addition to the building perimeter landscaping, there appear to be several trees missing that



are shown on the original site plan in the parking lot area that must be installed. A certificate of occupancy will not be issued unless the landscaping is installed in accordance with the approved plan.

Response: Noted.

### *2G. Building Design Standards*

This site plan amendment must comply with the previous Planning and Zoning Commission determinations regarding building materials which is a minimum 50% stucco on all four sides. Building elevations will need to be included as part of your site plan amendment and should be consistent with the already approved elevations in the original Site Plan. Be sure to call out dimensions, exterior finishes and color schemes, as well as any deviations from the previously approved elevations. We will also ask for color and material samples with the initial submittal. As a general rule, “high quality of design” means that architectural details should be continued on all four sides of all buildings open to view.

Section 146-4.8 of the UDO contains specific standards for the design of buildings. These standards include requirements for building orientation and spacing, breaking up the massing of building facades with articulation elements, four-sided building design, and permitted materials, among other things. If you decide to deviate from the already approved elevations, these standards must be applied.

Response: The architecture has been developed to consistent with the approved elevations and the existing buildings. Stucco is used on the lower floor with horizontal plank siding above. This building has been modified for the upgraded floor plans but should present a similar appearance as the existing structures.

**2H. Exterior Lighting** The original plan and existing development include pedestrian lighting along the internal walkways. Please provide similar lighting at a minimum frequency as identified in the original plan. Show typical details of lighting on the site plan submittal.

Response: Most of the existing interior lights will remain in place. Additional lighting will be added to the buildings around the entrances and revised parking lot lighting is proposed.

## **Aurora Water**

### ***Key Issues:***

► Utility mains (Water, Storm and Sanitary) available for connection. A water meter for Multi-Family will be required and sized for demand. Backflow is required for water service.

Response: Noted. There is an existing meter pit on site with a 2” service line shown on the approved water plan.

► Maintenance access for sanitary and storm will need to be maintained.

Response: Noted.

► A domestic allocation agreement will be required starting in 2019 for connections 2” and larger.

Response: Noted.

## **Public Works Department**

### ***Key Issues:***

► Pending something unforeseen, such as public comment, Traffic Engineering will not require a Traffic Study at this time.

Response: Noted.



► No change in access location is proposed. Curb ramp updates are anticipated.

Response: Noted.

### **Engineering Division**

#### ***Key Issues:***

► Public improvements for this development include updating the curb ramps at each access to the site to current City of Aurora standards.

Response: Noted.

► A preliminary drainage report shall be submitted with the site plan. Detention for the new building shall be addressed and water quality provided. Drainage easements are required for the existing detention area. A pond certification and Inspection and Maintenance plan shall be provided.

Response: Noted.

We believe this addresses the key issues identified in the pre-application comments.

Sincerely,

**ENGINEERING SERVICE COMPANY**

A handwritten signature in black ink, appearing to read "David R. Addor". The signature is fluid and cursive, written over a light blue horizontal line.

**David R. Addor, P.E.**

Project Manager

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Attachments:

Cc:



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