



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7217

AuroraGov.org

October 31, 2024

Carla Montez
MGL 1180 LLC
970 S Oneida Street
Denver, CO 80224

Re: Initial Submission Review: 1180 S KINGSTON MULTI-FAMILY - SITE PLAN
Application Number: DA-2376-00
Case Numbers: 2024-4024-00

Dear Carla Montez:

Thank you for your initial submission, which we started to process on Monday, October 7, 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. Please revise your previous work and send us a new submission on or before Friday, November 22, 2024.

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 estimated Planning & Zoning Commission hearing date is tentatively set for Wednesday, January 22, 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.

Sincerely,

Ariana Muca, Planner II
City of Aurora Planning Department

cc: Brian Krombein - Vermilion Peak Engineering LLC 1745 Shea Center Dr, 4th Floor Highlands Ranch CO 80129
Ariana Muca, Case Manager
Justin Andrews, ODA
Filed: K:\SDA\DA-2376-00rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The site is not platted. Therefore, you will need to meet with your case manager to update the planning portal for a plat application (Planning and Land Development Services).
- The creek to the south is zoned R-1 low-density residential; per code, buildings placed within 75' of an R-1 zone district cannot exceed 38' in height (Planning). An adjustment will be required based on the proposed building placement.
- Please provide building materials such as glass to enclose the staircases. Outside staircases are prohibited (Planning).
- Side setbacks from a non-residential use to a residential use are 25' (Planning)(Landscape).
- Street lighting and ROW need to meet a city standard and reference a Roadway Manual Street section (Public Works).
- Fire lane widths and turning radiuses need to be adjusted for fire apparatus to be set up (Fire and Life Safety).
- Provide truck turning templates at site access (Traffic).
- As the proposed use has shifted to a multi-family development, PROS land dedication standards and fee requirements will apply. Please coordinate with PROS for additional information regarding cash-in-lieu and dedication requirements (PROS).
- Please have the consulting arborist contact Aurora Forestry. Aurora Forestry requires appraisals for both Poplars and Siberian elm, condition factor will be applied to mitigation value of both types of trees.
- Xcel Comments are attached.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No formal citizen comments were received during the first review, however some neighborhood inquiries were made with city staff. The callers had questions about the number of units and building height but did not submit formal comments to staff.

2. Completeness and Clarity of the Application

- 2A. Thank you for paying Invoice #780191 the application can move forward with a second submission.
- 2B. The site is not platted and therefore you will need to meet with your case manager to open a new portal for a plat application. The plat will need to be submitted with the second submission.
- 2C. Minor comment: please zoom into the site on the vicinity map.
- 2D. Please include the abutting zone districts on the site plan.
- 2E. Label Building A and Building B on the site plan. Be sure to match the elevations to the naming convention. This will help staff identify each building during review and permits.
- 2F. The building footprint is not clearly displayed on the site plan and reads as two separate lines. Please update the plan to show one solid building outline.
- 2G. To the south of the playground, there appears to be a retaining wall. Details need to be provided, and material and height must be identified.
- 2H. The trash enclosure elevations and details are required as part of the architecture package. Please include it in the second submittal.
- 2I. The overall property size is 69,609 SF. Per code, multi-family developments are required to provide 20% of amenitized outdoor space. This application requires roughly 13,922 square feet of outdoor space. The site appears to have the required amenity space between the open space and balconies. Please confirm in the response to comment and demonstrate and note the amenity area calculations on the site plan.
- 2J. Adjustments may need to be requested for the application. All adjustments need to be added to the site plan's introduction letter and cover page. Typically, this will include an explanation of why the code cannot be met and mitigation measures proposed to meet the purpose and intent of the regulation being adjusted.



- 2K. Upload a material/color board as a PDF with the next submittal that includes a picture/detail of the proposed materials and colors.

3. Zoning and Subdivision Use Comments

- 3A. Dimensional standards for mixed-use districts are shown in Table 4.2-3, which notes that residential uses within the MU-OI zone district shall follow the standards for the R-2 zone district. The application has areas of conflict with the front and side setbacks.
- Side setback, abutting non-residential use, minimum: 25'. *The north is showing a 12' setback.*
- 3B. With the second submission, please clearly identify any building setback deficiencies and note that anything beyond a 10% setback reduction would need a major adjustment approval before the planning commission.
- 3C. All developments containing more than one building shall provide walkways between the principal entrances of buildings. Walkways shall be a minimum of 5.5' wide and include lighting at a height of 12' or less spaced no further than 50' on center. Please expand the sidewalks from 5' to 5.5'.

4. Streets and Pedestrian Comments

- 4A. Per Section 146-3.3.2.H, each multi-family dwelling unit structure shall be accessed from a public or private street. The southwest building is currently not fronting a street and will require an adjustment. Staff is supportive of the adjustment based on conversation during the pre-application. However, the adjustment request must be clearly outlined and mitigation needs to be outlined (strong pedestrian connection to the street and open space frontage).

5. Parking Comments

- 5A. On-site parking is required by Section 146-4.6 (Table 4.6-1) of the Unified Development Ordinance. Multi-Family residential development requires 1 space per dwelling unit and 1 additional space per 5 dwelling units for guest parking. Based on the information provided (40 residential units), a total of 45 spaces would be required. 18 of those spaced need to be covered. Table 4.6-2 provides the number of required handicapped spaces. For 45 parking spaces, 2 shall be designated as handicapped accessible spaces. The application provides the required parking, but the data block needs to be updated to reflect the appropriate numbers.
- 5B. Multifamily and non-residential development in Subarea A shall provide bicycle parking spaces equal to at least 10 percent of required automobile parking spaces. Each inverted-U bicycle rack counts as two bicycle parking spaces. Include the bike rack details and locations on the site plan.

6. Architectural and Urban Design Comments

- 6A. Based on the site configuration, a building height adjustment is required. The creek to the south is zoned R-1 low-density residential; per code, buildings placed within 75' of an R-1 zone district cannot exceed 38' in height. Please revise the cover sheet and LOI will need to be revised to include the adjustment. In the LOI please explain the justification for the adjustment and design mitigation. Mitigation might reduce the setback as far as possible from the abutting residential area and visibility to the open space/trail area as the most appropriate location to allow building height.
- 6B. As per the pre-app notes, Section 146-3.3.2.H.2, multifamily dwelling structures with outside staircases leading to units on floors above the ground floor are prohibited. All corridors and stairwells shall be fully enclosed within the building envelope. Please provide glass or other building material to encase the staircases.
- 6C. Per Section 146-3.3.2.H, multi-family development, ground floor access to units on the first floor is required at least every 150 feet to activate the space and provide architectural interest. Staff is struggling to understand where or if there are ground floor units. Are the entries into ground floor units through the garage or through the staircase enclosure? Per the UDO, an entry along the ground floor is required.
- 6D. Under the assumption, the staircase entry points are all main entry points. Staff would like to see additional design elements added to these entries. Per Table 4.8-9, all building entries must have one of the following entry options:



- A projected mass
 - Recessed mass
 - Roof form variation
 - An awning or sunshade device
- 6E. Our code requires architectural details to give a pedestrian scale and a level of interest to all elevations. Staff recommends adding further changes in material and a stronger wall notch throughout the front elevation. The wall notches should be a minimum of 3 ft. deep and 8 ft. wide. Additionally, 146-4.8.5.C requires a base material of at least 24 inches tall, but taller buildings could be as tall as the first two stories.
- 6F. Per Table 4.8-6, you must provide a material breakdown of each elevation in your second submittal. Staff considers most of the architecture to be metal siding, which would not be considered brick, stone, or stucco. Metal siding is a permitted material, but without meeting the masonry standards below, the architecture would need to request an adjustment to Table 4.8-6 Masonry Standards for Multi-Family.

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.

6G. Please include electric utility locations. These locations require specific screening requirements and cannot be placed between a building and the street.

7. Signage & Lighting Comments

7A. The application does not provide any signage on site. Staff recommends including place holder locations for monument signage and wall signage. These place holders would be a dashed line with dimensions on either the site plan or building elevations. This would ensure that the application does not need to be amended at a future date.

8. Landscaping Issues (Kelly Bish / 303.739.7189 / kbish@auroragov.org / Comments in bright teal)

Site Plan

Sheet 1

8A. Update the sheet numbering convention to only have single number and not one of X.

Site Plan

Sheet 5

- 8B. Redlined street trees are missing the plant label.
- 8C. The ornamental grasses in the curbside are required to be five gallons.
- 8D. Show the property line thicker and as a traditional line type. That is a long dash and two short dashes.
- 8E. 50% of the trees along the north side are supposed to be evergreen. Trees provided along this side are supposed to be upsized. Deciduous trees 2.5" and evergreen trees 8' tall. 50% of the trees shall be evergreen.
- 8F. Label the wall.
- 8G. Replace the shrub with a tree where indicated for the terminus of the parking row.



- 8H. Add the two identified hatches to the legend.
- 8I. Are the two identified hatches supposed to be the same ground plane treatment?
- 8J. Add "Not for Construction" to all the landscape plan sheets.
- 8K. Enlarge the font for the legend on this sheet and for the plant schedule as the current font is too small.
- 8L. Designate the 100-year water surface elevation.
- 8M. Dimension and label all easements.
- 8N. Dimension and label the landscape buffers.
- 8O. Darken the utilities.

Site Plan

Sheet 6

- 8P. Might be better to just have a category of Deciduous Canopy Trees. There is technically only one street tree being provided under the street tree category.
- 8Q. Trees provided along the northern property boundary are required to be upsized. Deciduous trees shall be 2.5" and evergreen trees 8' tall.
- 8R. The building perimeter landscaping should be provided in accordance with the sample table included on this sheet.
- 8S. Up size the ornamental grass species being provided in the curbside landscape.
- 8T. Update the landscape requirements table per the comments provided.

Site Plan

Sheet 7

- 8U. Include a detail of the wall. Provide the material, color, height, etc.

9. Addressing (Phil Turner / 303.739.7357 / pturner@auroragov.org)

- 9A. 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

10.Civil Engineering (Sara Siggue / 303.960.1349 / ssiggue@auroragov.org)

Site Plan

Sheet 1

- 10A. Please add the following note: The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Street light and/or pedestrian photometric plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing the site location of lights, electrical one line and grounding details shall be submitted to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the street lights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.

Site Plan

Sheet 2

- 10B. The proposed sidewalk dimension is required to be 5.5'.
- 10C. Please label the roadway classification.
- 10D. Do not show the cross pans on the site plan. The cross pans will be shown and reviewed on the civil plans.
- 10E. Show the fire lane easement, including its width and radii. The fire lane radii should meet the requirements in Section 4.07.1.01 in the Roadway Manual.



- 10F. Please add the following note: "Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."
- 10G. Dimension all existing and proposed easements. (TYP).
- 10H. The city requests the sidewalk to connect to the existing walk per the pre-app note.
- 10I. Provide a typical section for the wall or provide the max height.
- 10J. Show the truncated domes of the ramps.
- 10K. Include this line in the legend – see site plan pdf.

Site Plan

Sheet 3

- 10L. Please add the following note: "Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans."
- 10M. Label the access drive slope 4% max when sloping down and 6% max when sloping up to public street, per 4.05.4 of the Roadway Manual.

Site Plan

Sheet 16

- 10N. Public streets shall have public streetlights in conformance with COA standards.
- 10O. For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual: - Roadway Classification (typical section name).
 - Adjacent Land Use Category (i.e., TOD), as applicable
 - Number of lanes
 - Back-to-back curb width
 - Pedestrian Activity Level
 - Pavement Type: R3, for all lighting calculations.

This information (if it's not already shown) can be added to the street sections provided if desired.

Site Plan

Sheet 17

- 10P. Remove copyright notes restricting reproduction of the approved plans and reports. (2.03.5.10 of the 2023 COA Roadway Manual).

11.Traffic Engineering (Steven Gomez / 303.739.7336 / segomez@auroragov.org / Comments in amber)

Site Plan

Page 2

- 11A. Label full movement access.
- 11B. Provide truck turning templates at site access.
- 11C. Provide an accessible pathway between buildings/playground.
- 11D. 50' min spacing between STOP sign and trees.
- 11E. Verify if mature plant height meets COA 4.04.2.10 requirements.

12.Utilities (Ashley Duncan / 720.859.4319 / ADuncan@auroragov.org / Comments in red)

12A. ADVISORY:

The site plan will not be approved by Aurora Water until the preliminary drainage report or letter has been approved

Site Plan

Page 2

- 12B. Please add the location of the fire hydrant on all areas indicated on the site plan set.

Utility Plan

Page 4

- 12C. Where are the meters going to be? Please note if the meters are not in ROW there needs to be a pocket easement around them and the size of the easement depends on the size of the meter. The meters also need to be in a landscaped area.



- 12D. When meter placement is decided, shrubs need to be 3' away from meter and trees need to be 5' away from meter.
- 12E. Label the fire line as private.
- 12F. Explain how the systems on site will enter the channel.
- 12G. Please add the valves on the second fire line.
- 12H. Dimension all easements.
- 12I. The service lines need to be 10' apart.
- 12J. Add a note that the line before the meter is public and after meter is private.
- 12K. Per section 16.03.5 hydrant laterals shall be DIP unless otherwise approved from Aurora Water Engineering. Pipe material isn't required to be specified on the site plan.
- 12L. Advisory comment: Please ensure access to all storm infrastructure within the pond/rain garden.
- 12M. Private fire lines to be located outside of utility easements. If they must remain in the easement a license agreement will be needed.

13. Aurora Water Revenue (Diana Porter / dporter@auroragov.org)

- 13A. Storm Drain Development fees will be following the plat submittal.

14. Fire / Life Safety (Mark Apodaca / 303.739.7656 / mapodaca@auroragov.org / Comments in blue)

Cover Sheet

Sheet 1

- 14A. Remove note #19.
- 14B. Add this note:
THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL BUILDING PERMIT THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9-5-105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ICC A117.1 – 2017. OWNER OF PROPERTY FOR THE ABOVE PERMIT: _____.
- 14C. Provide a completed Implementation plan table, see site plan cover page.
- 14D. Show building height separately for each building.

Site Plan

Page 2

- 14E. Fire lane sign must be angled.
- 14F. Remove this fire lane sign by the site entry. Instead provide a dead-end fire lane with turn around sign here. (323')
- 14G. Provide 1 Van accessible space. See the 2017 ICC A117.1 section 502.2, vehicle space size.
- 14H. Provide 1 accessible garage space.
- 14I. Provide end of fire lane sign along the northern edge of the property.
- 14J. Provide 29 inside turning radii.
- 14K. Shaded area on site plan set is the needed fire lane easement with widths.
- 14L. See updated fire lane, FDC and Riser room sign details.
- 14M. Show the accessible parking and isle.

Grading Plan

Page 3

- 14N. Show spot elevations.
- 14O. Show and label the fire lane easement.



- 14P. Provide spot elevations for the fire lane easement.
- 14Q. Show and label the fire riser room location.
- 14R. Show and label the FDC locations.
- 14S. Show new fire hydrant in the legend.
- 14T. Show existing fire hydrant in the legend.
- 14U. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- 14V. Show the accessible route to the public way with a heavy dashed delineation.

15.Land Development Services (Maurice Brooks / 303.739.7294 / mbrooks@auroragov.org / Comments in magenta)

- 15A. Advisory Comment: this Site plan needs to have a Subdivision Plat that creates the boundary of this site. The Plat will dedicate the easements and additional R.O.W.

Site Plan

Page 1

- 15B. Change this legal description to the new Lot, Block and Subdivision Filing.

Site Plan

Page 2

- 15C. Advisory Comment: the Right of Way dedication and easements shown hereon are to be dedicated on the new Subdivision Plat.

Site Plan

Page 3

- 15D. Add the new Lot, Block and Subdivision Filing.
- 15E. Change to: Water and Sanitary Sewer easement from “Utility”.
- 15F. Label the easement in the maintenance access path.
- 15G. Delete “to be dedicated by separate document” the plat will dedicate these easements.

Site Plan

Page 4

- 15H. Change to: Water and Sanitary Sewer easement from “Utility”.
- 15I. Label the easement in the maintenance access path.

16.Land Development Services (Grace Gray / ggray@auroragov.org / 303.739.7277 / Comments in magenta)

- 16A. A PLAT NEEDS TO BE SUBMITTED. ALL NEW EASEMENTS WILL NEED TO BE DEDICATED BY PLAT. EASEMENT RELEASES TO BE SUBMITTED TO RELEASEEASEMENTS@AURORAGOV.ORG

17.PROS (Abigail Scheuermann / 303.739.7169 / ahscheue@auroragov.org)

Site Plan

Sheet 1

- 17A. Include PROS standard notes.

Site Plan

Sheet 2

- 17B. Please provide longitudinal grades and cross slopes for the internal paths. Cross slopes shall not exceed 2% and longitudinal slopes shall not exceed 5%. Where 5% is exceeded, ensure compliance with ADA standards.

Site Plan

Sheet 5

- 17C. Please provide a detail for any fencing along the southern property line. PROS requires areas adjacent to open space to utilize the standard open space fencing provided in the Dedication and Development Criteria Manual.
- 17D. Provide information on the surfacing material for the playground area.



- 17E. As the proposed use has shifted to a multi-family development, PROS land dedication standards and fee requirements will apply. The property falls within MU-OI zoning, which requires that a portion of park dedication requirements be met on-site. The entire balance cannot be satisfied with a cash-in-lieu payment in this case. A minimum 10,000 SF small urban park is required on site. Please coordinate with PROS for additional information regarding cash-in-lieu and dedication requirements.

Site Plan

Sheet 10

- 17F. Please provide an ADA accessible play feature in the playground area. Examples can be found in the PROS Dedication and Development Criteria Manual.

18. Forestry (Rebecca Lamphear / 303.739.7139 / rlamphea@auroragov.org / Comments in purple)

- 18A. Please have the consulting arborist contact Aurora Forestry. There are several genus listed on the tree mitigation sheet that state no mitigation. Aurora Forestry requires appraisals for both Poplars and Siberian elm, condition factor will be applied to mitigation value of both types of trees. Please update the tree mitigation chart to reflect accurate value of trees to be removed for the project.
- 18B. Aurora Forestry will require a copy of the appraisal to review.
- 18C. It appears the applicant would like to plant back on site? If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation. Tree mitigation is over and above the required landscape code.

19. Xcel Energy (Donna George / 303.571.3306 / donna.l.george@xcelenergy.com)

- 19A. See below for comments.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

October 15, 2024

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

Attn: Ariana Muca

Re: 1180 South Kingston Multi-Family, Case # DA-2376-00

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **1180 South Kingston Multi-Family**. Please be aware PSCo owns and operates existing overhead electric distribution facilities in the northwest and northeast corners of the subject property. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities *including relocation and/or removal* via



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/s) – 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