City of Aurora  
Planning Council  
Meeting Minutes  
Tuesday  
April 23, 2019  
10:00 AM

CALL TO ORDER

Mr. Sieben called the meeting to order at 10:00 a.m.

ROLL CALL

The following members were present: Mr. Sieben, Mrs. Vacek, Mr. Minnella, Mr. Broadwell, Mr. Phipps, Mr. Beneke and Mr. Curley.

OTHERS PRESENT

Others Present: Mike Frankino (Fox Metro) and Brian Cunat (Cunat, Inc.).

APPROVAL OF MINUTES

AGENDA

19-0262  
Requesting a revision to the Plan Description for the Ocean Atlantic Woodland Corporation Special Use Planned Development Amending the Land Use Parcel on the property located at southwest corner of Meadowridge Drive and 75th Street, being 11.30 acres, to the Multiplex Parcels with R-4A(S) zoning (Pulte Home Company, LLC - 19-0262 / NA28/3-17.234-PD/R/Ppn/Psd/R - JM - Ward 8)

Mr. Sieben said we had some correspondence just in the last 24 hours. Mark maybe you can comment too. They’ve agreed to make some of the changes so that they are going to meet the setbacks that are part of the 1998 Ocean Atlantic Plan Description for the townhome areas. We are asking for a 25 foot front setback. They need to meet some other rear setbacks, which I believe they are going to meet. I believe they are going to lose 2 units out of the 82 so they will be down to 80. They are doing 31 foot back to back, but they are asking for 60 foot right-of-way, which is allowed for under the original Plan Description. I know Mark you and I talked about it and I think Jill responded back to them.

Mr. Phipps said I mentioned at the last meeting that I was concerned about the 60 foot right-of-way because it was less than the standard right-of-way required by the city’s specifications, but I understand that 60 foot was what was agreed to in the Plan Description and I also understand that the setback will be increased from what they
previously were showing as a 20 foot setback to a 25 foot setback.

Mr. Sieben said correct and just clear for the record, this is not setting a precedent for other developments. This was already in the zoning from 1998.

Mr. Phipps said thanks for that clarification.

19-0263

Requesting approval of a revision to the Preliminary Plan and Plat for the property located at the southwest corner of Meadowridge Drive and 75th Street for a ROW Dwelling (Party Wall) (1130) Use (Pulte Home Company, LLC - 19-0263 / NA28/3-17.234-PD/R/Ppn/Psd/R - JM - Ward 8)

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19-0276

Requesting approval of a Final Plat Revision consolidating Lots 25 through 120 of the Heritage Green Subdivision, Establishing Lot 1 of the Arbor West Subdivision for the property located at 1240 Nantucket Road (Arbor West, LLC - 19-0276 / AU09/3-18.153-Fsd/R/V - SB - Ward 6)

Representative Present: Brian Cunat

Mr. Sieben said Brain do you want to introduce yourself and just kind of like what we had done at DST, just give an overview of what your company is doing with the project, what improvements you are making and then we can touch on some of the remaining kind of technical issues that are left.

Mr. Cunat said well this past fall we purchased the apartment complex that prior to us buying it was called Stone Crossing. We purchased it with the intention of doing some significant improvements to the property, bringing it up to today’s standards, adding amenities to the property and bringing it up to where most people are kind of expecting a quality apartment to be. We bought the project. It was full as far as tenants are concerned. It still is full except for about 10% of the units that we have been remodeling the insides of. When we bought the project, some of the first things we noticed was there was a significant problem at the site. Where the road hooks up here
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Mr. Cunat said it should be today.

Mr. Broadwell said if you can as soon as possible. I think that’s really the big point right now. We need that before we can determine the Planning Commission date, which looks like maybe potentially early May or mid-May.

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Mr. Sieben said I think you are also doing a little mail center too. Did you touch on that?

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he can open up all the boxes and put things in. The front is where you go to your individual and get your mail out. There is also postal delivery boxes there as well so if you have a large item, they can put it in there and you will find a key in your box and you take the key and take out whatever is in there. Then the key stays in when you take out your package. That works out a lot better then what they have today. Otherwise, they just get a notice they have to go to the Post Office all the time to pick up their package, so that works out well. For FedEx and things, there is also a delivery closet right here off the entrance of the office where if those types of deliveries are made during the day, we would keep them and put electronically a note to them and they would come and get that. In each of the hallways right now they are not secure. They have not been. It is just the way it is. Again, it is another one of those items that we want to bring up to standards. These will be done in such a way that if you live in Apartment 2C and somebody comes to the front door, they push 2C, it rings on your cell phone and you can look at them, see who they are, as well as let them in. It is kind of a nice system they can have. If they are not home, it is the same thing. They can look at them and say well I’m not home right now, but I’ll catch you later or something. It has become a real popular thing to have that. It is sort of a wireless system. It works out well. The hallways, I mean everything, is tired. We’ve already done one model and a hallway in there as far as what it is going to be, but the hallways themselves will be completely refurbished as well so they will look nice when they come in, secure and so on.

Mr. Sieben said thank you. Herman?

Mr. Beneke said well we already talked about the fire plan. It sounds like it is on its way.

Mr. Sieben said have you seen it yet?

Mr. Beneke said we have not seen a real fire plan. It was just a site plan. It really didn’t have anything on it.

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Mr. Beneke said there were a lot of notes on there just because we didn’t really have anything to look at.

Mr. Cunat said and he addressed them all.

Mr. Phipps said one of my review engineers prepared a letter with a number of engineering comments. I believe most of them were very standard. You probably got that a week or so ago. One of the issues that was a little non-standard is that in our review it looks like Indian Trail, the city’s road along the south edge there, was actually in an outlot and not dedicated right-of-way. We asked that you do a little more research on that and see if it was in an outlot, in fact like it looked, or if you had any documentation that it was dedicated right-of-way. Have you had a chance to look into that anymore?

Mr. Cunat said I can only answer it this way and the plat shows it. Out'nr plan only goes to here. Indian Trail is outside of it. Now there could be a strip of land that for whatever reason wasn’t officially dedicated or something, but it is not something that we bought or own. The portion that we bought is already outside of the right-of-way.
Mr. Phipps said so south of Coventry Place there where it says Outlot B, that's not an outlot that the HOA or you own?

Mr. Cunat said no. We did not buy Lot B. We didn't get any deeded property for Lot B. It could be that somebody still owns it other than the City of Aurora, but I wouldn't think so, but still it could be, but it wouldn't be us. We didn't buy that. I had our lawyer check the legal description of it and he said no it is definitely cut off. There is nothing on the streetway. The other comments that you made, also Randy Anderson from the engineering, has addressed all those, so I'll get that as well mailed over to you.

Mr. Phipps said great, thanks.

Mr. Sieben said Mike did you have anything on Fox Metro?

Mr. Frankino said no. Thank you Brian for mentioning. The only issue we really had that was significant was the pool discharge and it sounds like you addressed that.

Mr. Cunat said it is kind of a weird thing there. I’ll just throw it out. By eliminating all the washers and dryers that are on the site right now, there are significantly more of those than what we are going to be installing in this new facility, almost half again as many. When we remove them, we are capping it off. You can't just go back and put them back in again. They are going to be removed and so on, but we don’t get credit for that. We only get charged extra for the new ones.

Mr. Frankino said is the laundry facility in a separate spot in each building or in the apartments?

Mr. Cunat said every hallway is where the laundry facilities are now.

Mr. Frankino said we’ll talk about that. You should be able to get credit. If it is within the dwelling unit it is a little bit different, but if it is like a separate laundry facility you are taking all those out…

Mr. Curley said it is common per building in the lower level. In fact, we’ve had several fires actually.

Mr. Frankino said we hesitate to move credit from one property or tenant to another because that can get convoluted. Let’s talk more about it.

Mr. Cunat said they are all in common areas right now that we are going to be removing and putting them all into one standardized building and that’s the whole purpose of that building. The units aren’t really large enough to have them. There is really no place in those units for washers and dryers anyway, so they put them in the common areas. I get that. But what they did is it is almost like an afterthought. It is like a wide hallway in the basement and they have a washer over here and two dryers there. It is really weird in every one. Half of them are broken. It is just not very conducive. I’m sure most people don’t do their laundry here. They take it somewhere else. We thought that was an inconvenience, so by putting a modern new facility here and getting rid of all those old one it would simplify things.

Mr. Curley said what do you end up doing with the space that you recapture after the laundry facilities are moved out of each building? Are you going to have storage or something?
Mr. Cunat said we were just going to wall it off. Right now the electrical panels are in there. It is kind of open to the public, the electrical panels, and we’d rather have that kind of screened off, so we are thinking of putting a screening across there and closing it off.

Mr. Beneke said we were just talking a little bit that may be helpful for Fox Metro. Can you explain what lots, what the consolidation includes?

Mr. Cunat said I’ll do my best. When we bought the property here, the apartment complex of this portion was altogether with the exception of the road cutting it up. It was all one piece. These were broken at some point in time into individual townhouse platted little lots. We’re getting rid of all that. We’re putting it back so that the whole thing is apartments completely and there is no separate townhouse designations.

Mr. Beneke said so no separate lots. It is all on one lot.

Mr. Cunat said it is all going to be one lot.

Mr. Sieben said so Brian this will be three lots? Are your two community buildings separate lots or is that center island all one lot?

Mr. Cunat said all one lot.

Mr. Sieben said so you are going to have only three lots, I believe.

Mr. Cunat said correct.

Mr. Sieben said how are you doing the private road?

Mr. Cunat said well if it is a private road, that would go back to this, but actually legally platted lots there will probably 3 or 4. This is going to be one. This is probably already one. I’m assume this is one because there was a road here, so probably there will be four. One, two, three and then four.

Mrs. Vacek said and then the private road?

Mr. Cunat said the private road will have a separate PIN number.

Mr. Frankino said call and maybe you and Sandy and I can get together and talk about that. I think there is a way we can figure something out.

Mr. Beneke said the question I think that is, and correct me if I’m wrong, that Mike is getting at is if everything is on one lot then it is easier to give those fixture counts as part of that lot so that helps you with your taking them out of here and putting them in there.

Mr. Frankino said we can try to figure something out. Let’s not give up on that.

Mr. Sieben said Brian regarding schedule, as Steve mentioned, we think we can get you on the May 8th Planning Commission. That’s two weeks from tomorrow. This is not a public hearing so we can schedule you as late as the end of the week before, as long as Herman and the Fire Marshall is okay with what you are going to submit. That will be what we shoot for. Steve will be your point person on that. Thank you for the
Mr. Cunat said it is a big improvement. With the demolition, our thoughts were we'll go ahead and demolish what's there whenever you feel it is a good time. We have the permit, but we don't want to get too far ahead of ourselves.

Mr. Sieben said as far as the schedule goes, if you go to May 8th, you would be done about May 22nd for any permits.

Mr. Cunat said some of the people that would be tearing down the old stuff and hauling it away could be the same people that do the foundation.

Mr. Sieben said about four weeks, all things being equal. Thank You.

Requesting Approval of a Plat of Vacation for Public Right-of-Way for Coventry Place, Nantucket Road, and Huntington Drive, Along the Property Located at 1240 Nantucket Road (Arbor West, LLC - 19-0277 / AU09/3-18.153-Fsd/R/V - SB - Ward 6)

Representative Present: Brian Cunat

Mr. Sieben said Brain do you want to introduce yourself and just kind of like what we had done at DST, just give an overview of what your company is doing with the project, what improvements you are making and then we can touch on some of the remaining kind of technical issues that are left.

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Mr. Cunat said I can only answer it this way and the plat shows it. Out\r plan only goes to here. Indian Trail is outside of it. Now there could be a strip of land that for whatever reason wasn’t officially dedicated or something, but it is not something that we bought or own. The portion that we bought is already outside of the right-of-way.

Mr. Phipps said so south of Coventry Place there where it says Outlot B, that’s not an outlot that the HOA or you own?

Mr. Cunat said no. We did not buy Lot B. We didn’t get any deeded property for Lot B. It could be that somebody still owns it other than the City of Aurora, but I wouldn’t think so, but still it could be, but it wouldn’t be us. We didn’t buy that. I had our lawyer check the legal description of it and he said no it is definitely cut off. There is nothing on the streetway. The other comments that you made, also Randy Anderson from the engineering, has addressed all those, so I’ll get that as well mailed over to you.

Mr. Phipps said great, thanks.

Mr. Sieben said Mike did you have anything on Fox Metro?

Mr. Frankino said no. Thank you Brian for mentioning. The only issue we really had that was significant was the pool discharge and it sounds like you addressed that.

Mr. Cunat said it is kind of a weird thing there. I’ll just throw it out. By eliminating all the washers and dryers that are on the site right now, there are significantly more of
those than what we are going to be installing in this new facility, almost half again as many. When we remove them, we are capping it off. You can’t just go back and put them back in again. They are going to be removed and so on, but we don’t get credit for that. We only get charged extra for the new ones.

Mr. Frankino said is the laundry facility in a separate spot in each building or in the apartments?

Mr. Cunat said every hallway is where the laundry facilities are now.

Mr. Frankino said we’ll talk about that. You should be able to get credit. If it is within the dwelling unit it is a little bit different, but if it is like a separate laundry facility you are taking all those out…

Mr. Curley said it is common per building in the lower level. In fact, we’ve had several fires actually.

Mr. Frankino said we hesitate to move credit from one property or tenant to another because that can get convoluted. Let’s talk more about it.

Mr. Cunat said they are all in common areas right now that we are going to be removing and putting them all into one standardized building and that’s the whole purpose of that building. The units aren’t really large enough to have them. There is really no place in those units for washers and dryers anyway, so they put them in the common areas. I get that. But what they did is it is almost like an afterthought. It is like a wide hallway in the basement and they have a washer over here and two dryers there. It is really weird in every one. Half of them are broken. It is just not very conducive. I’m sure most people don’t do their laundry here. They take it somewhere else. We thought that was an inconvenience, so by putting a modern new facility here and getting rid of all those old one it would simplify things.

Mr. Curley said what do you end up doing with the space that you recapture after the laundry facilities are moved out of each building? Are you going to have storage or something?

Mr. Cunat said we were just going to wall it off. Right now the electrical panels are in there. It is kind of open to the public, the electrical panels, and we’d rather have that kind of screened off, so we are thinking of putting a screening across there and closing it off.

Mr. Beneke said we were just talking a little bit that may be helpful for Fox Metro. Can you explain what lots, what the consolidation includes?

Mr. Cunat said I’ll do my best. When we bought the property here, the apartment complex of this portion was altogether with the exception of the road cutting it up. It was all one piece. These were broken at some point in time into individual townhouse platted little lots. We’re getting rid of all that. We’re putting it back so that the whole thing is apartments completely and there is no separate townhouse designations.

Mr. Beneke said so no separate lots. It is all on one lot.

Mr. Cunat said it is all going to be one lot.

Mr. Sieben said so Brian this will be three lots? Are your two community buildings
separate lots or is that center island all one lot?

Mr. Cunat said all one lot.

Mr. Sieben said so you are going to have only three lots, I believe.

Mr. Cunat said correct.

Mr. Sieben said how are you doing the private road?

Mr. Cunat said well if it is a private road, that would go back to this, but actually legally platted lots there will probably 3 or 4. This is going to be one. This is probably already one. I’m assume this is one because there was a road here, so probably there will be four. One, two, three and then four.

Mrs. Vacek said and then the private road?

Mr. Cunat said the private road will have a separate PIN number.

Mr. Frankino said call and maybe you and Sandy and I can get together and talk about that. I think there is a way we can figure something out.

Mr. Beneke said the question I think that is, and correct me if I’m wrong, that Mike is getting at is if everything is on one lot then it is easier to give those fixture counts as part of that lot so that helps you with your taking them out of here and putting them in there.

Mr. Frankino said we can try to figure something out. Let’s not give up on that.

Mr. Sieben said Brian regarding schedule, as Steve mentioned, we think we can get you on the May 8th Planning Commission. That’s two weeks from tomorrow. This is not a public hearing so we can schedule you as late as the end of the week before, as long as Herman and the Fire Marshall is okay with what you are going to submit. That will be what we shoot for. Steve will be your point person on that. Thank you for the overview.

Mr. Cunat said it is a big improvement. With the demolition, our thoughts were we’ll go ahead and demolish what’s there whenever you feel it is a good time. We have the permit, but we don’t want to get too far ahead of ourselves.

Mr. Sieben said as far as the schedule goes, if you go to May 8th, you would be done about May 22nd for any permits.

Mr. Cunat said some of the people that would be tearing down the old stuff and hauling it away could be the same people that do the foundation.

Mr. Sieben said so about four weeks, all things being equal. Thank. You.

PENDING

ANNOUNCEMENTS
ADJOURNMENT

Mr. Sieben adjourned the meeting at 10:25 a.m.

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