

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



August 23, 2024

Richard Olszewski
LD Real Estate, LLC
4042 Park Oaks Blvd Ste 350
Tampa, Florida 33610

Re: Fifth Submission Review – Lazydays at the Landings at Jewell Ave – Site Plan w/Adjustment and Plat
Application Number: **DA-1781-04**
Case Numbers: **2023-6062-00; 2023-3047-00**

Dear Mr. Olszewski:

Thank you for your fifth submission, which we started to process on August 7th, 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 primarily minor issues remain, your subsequent review(s) will be technical in nature. Please revise your previous work and send us a new submission on or before September 16th, 2024, Please be advised it may be prudent to delay your next submittal until after the Planning Commission hearing has occurred in case any site design issues are raised during the public hearing. 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.

Your current estimated Planning & Zoning Commission hearing is tentatively scheduled for September 25th 2024. This date may be altered pending the lack of resolution of unaddressed outside referral agency comments. 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. If there are any questions regarding notice materials and/or requirements, please reach out to your case manager using the contact information below.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7209 or sgubrud@auroragov.org.

Sincerely,

Stephen Gubrud, Planner I
City of Aurora Planning Department

cc: Martha Rocha, Goree Architects
Justin Andrews, ODA
Filed: K:\SDA\1781-04rev5



Fifth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Landscape Requirements: Overuse of Ornamental Grasses and Shrub Count/Location.
- Address Repeat Comments from Civil Engineering Regarding Deferral Request and Show All Improved Conditions on Plan Set.
- Resolve Unaddressed Comments from Previous Review Provided by E-470.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. Please see the additional comments provided by the E-470 PHA following the City review comments.

2. Completeness and Clarity of the Application

- 2A. No further comments at this time.

3. Zoning and Subdivision Comments

Site Plan Comments

Sheet 3

- 3A. Is this the proposed monument sign location? If so, please provide a call out indicating such. If not, please show the approximate monument location.

4. Building Architecture and Urban Design

Site Plan Comments

Sheet 17

- 4A. Single-story industrial buildings shall use at least one of the horizontal articulation methods shown in Table 4.8-3 at an interval of 100 feet or less on each street facing the façade of the primary building. It does not appear that this requirement is being met for the secondary facades, particularly the portions containing the dock doors. Please review [UDO 146-4.8.5](#) (Table 4.8-3) and ensure one of these articulation methods is implemented for each 100 linear feet of building facade.

5. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Sheet 1

- 5A. Only do single numbers that is, 1, 2, 3 etc. If amendments are necessary in the future, having a set number such as 1 of 20 does not allow for integration of additional sheets very easily.

Sheet 13

- 5B. See review comments on the landscape plan.
5C. Short on the tree count. Only 94 were provided. Please add the remaining missing trees.

Sheet 14

- 5D. The curbside landscape is supposed to consist of deciduous shrubs that are 5-gallon size. Ornamental grasses are permitted but may only consist of 40% of the total plants required. Perennials may only be provided to meet five percent of the total shrub count. Both plants proposed in this curbside area are considered perennials. Refer to Section 146-4.7.5.C. Some shrubs had been proposed previously.
5E. Missing plant label.
5F. The curbside area has too many ornamental grasses and not enough shrubs. Once the correct quantities are met, additional grasses and perennials can be provided above and beyond the requirements, but the minimum code requirements must be met.
5G. Turn the survey information off.
5H. Incorrect call out. This is a wrought iron fence.
5I. Add this hatch to the legend.
5J. These islands should have a minimum of 6 shrubs. They had shrubs on the previous submission.
5K. This island should have a minimum of 12 shrubs.



- 5L. Shift tree as this is too close to the storm pipe and rip rap.
- 5M. Add the fence symbology to a legend on this sheet.
- 5N. Adjust plant location due to fire hydrant.
- 5O. Plants are on top of the water meters.

Sheet 15

- 5P. Add the fence symbology to a legend on this sheet.
- 5Q. Incorrect call out. This is a wrought iron fence.
- 5R. Move the quantity columns over.
- 5S. These islands should have a minimum of 6 shrubs. They had shrubs on the previous submission.

Sheet 16

- 5T. Move the quantity column over.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering (Chris Eravelly / 303-739-7457 / ceravell@auroragov.org / Comments in green)

Site Plan Comments

Sheet 1

- 6A. REPEAT COMMENT:
The Site Plan cannot be approved by Development Services - Engineering until the Deferral Request Letter for E. Jewell Avenue has been submitted for City review.

Sheet 4

- 6B. Please clarify that these are pole heights (TYP.)

Sheets 4 & 5

- 6C. REPEAT COMMENT:
Add proposed public streetlights to the legend (TYP.)
- 6D. Advisory Note: The Site Plan cannot be approved until the Deferral Request Letter has been submitted for City review.

Sheet 7

- 6E. The leader is not pointing to a retaining wall.

Sheet 9

- 6F. REPEAT COMMENT:
Add proposed public streetlights to the legend (TYP.)

Sheet 20

- 6G. REPEAT COMMENT:
The public streetlight type must be per COA standards (ex. SL-1). See sections 2.12 and 4.10 of the COA Roadway Design & Construction Specifications.
- 6H. Advisory note:
The Site Plan cannot be approved by Development Services - Engineering until the Deferral Request Letter has been submitted for City review.
- 6I. REPEAT COMMENT:
This dimension is 14' when adding the 2' wide gutter per S7.1
- 6J. REPEAT COMMENT:
21' total per previously provided section.

7. Traffic Engineering (Jason Igo / 303-739-7336 / jigo@auroragov.org / Comments in amber)

- 7A. Approved, no further comments at this time.

8. Fire / Life Safety (Richard Tenorio / 303-739-7628 / rtenorio@auroragov.org / Comments in blue)

Site Plan Comments

Sheet 1

- 8A. Please include the notes provided in blue on the cover sheet.



Sheet 3

- 8B. Show the fire hydrants facing the fire lane.
- 8C. Fire apparatus must be able to turn around at the end of this fire lane. Please show how the fire department will enter and exit from the adjacent property to the south or provide a turn-around.
- 8D. Label all dedicated fire lane easements throughout the property by license agreement and by width.
- 8E. Label all gates over fire lanes easements by license agreement.

9. Aurora Water (Ashley Duncan / 720-859-4319 / aduncan@auroragov.org / Comments in red)

Site Plan Comments

Sheet 1

- 9A. Reminder comment: The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.

Sheet 5

- 9B. Missing utility easement to this hydrant.

Sheet 9

- 9C. Fix typo: Private.

Sheet 10

- 9D. Please show the hydrant.

Sheet 14

- 9E. 3' clearance needed from meters for shrubs.

10. PROS (Erick del Angel / 303-739-7131 / edelangel@auroragov.org / Comments in mauve)

Site Plan Comments

Sheet 13

- 10A. A few of the trees along the trail are less than 10' away. They are shown on the following sheets.

Sheets 14 & 15

- 10B. Move tree(s) at least 10' away from trail

11. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Site Plan Comments

Sheet 4

- 11A. Show and label all proposed easements as shown on the plat (Drainage, Water, Sanitary Sewer, etc.)
- 11B. Confirm: Drainage Easement?
- 11C. Advisory comment:
The exterior boundary must match the plat and without labeling B&D's/Curve Data this cannot be verified.

Plat Comments

Sheet 1

- 11D. Please see the advisory comments included on the cover sheet of the redlined plat document.
- 11E. The closure report does not match the written description.

Sheet 2

- 11F. The closure report does not match the graphics.

Sheet 4

- 11G. Is overlapping drainage easement necessary?

Sheets 5&6

- 11H. Please include the reception number.

12.E-470 Public Highway Authority (Brandi Kemper / 303-537-3727 / bkemper@e-470.com)

- 12A. E-470 has the following additional comments: It doesn't appear previous comments have been addressed/resolved. We suggest a meeting with the applicant. Our engineering manager can work with you on a meeting time, his name is Chuck Weiss and he can be reached at cweiss@e-470.com.