

KPN Engineering LLC

January 29, 2024

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

March 5, 2024

Re: Initial Submission Review – 2095 N Oswego Street ADU –
Conditional Use Application Number: **DA-2378-00**
Case Numbers: **2024-1001-00**

We would like to introduce the project. This ADU is going to be used to house the elderly parents of the owner.

1. The compatibility of the proposed use with existing and planned uses on abutting properties;
[RE: The proposed ADU is compatible with the property use.](#)
2. Any increase in density or intensity of the proposed use that will affect the compatibility of the use with existing and planned uses in the surrounding area;
[RE: The increase in density will not affect the compatibility of the use with existing and planned use of the surrounding area.](#)
3. The proposed use will not change the predominant character of the surrounding area;
[RE: The ADU will not change the predominant character of the surrounding area.](#)
4. The ability to mitigate adverse and undesirable impacts to the surrounding area, including but not limited to visual impacts, air emissions, noise, vibrations, glare, heat odors, water pollution, electromagnetic interference, and other nuisance effects;
[RE: The ADU will not have an adverse impact on the surrounding area.](#)
5. Amount of traffic generated and capacity and design of roadways to handle anticipated traffic;
[RE: There will be no increase in traffic in the area.](#)
6. The effect on infrastructure including water, wastewater, stormwater, utilities, and streets;
[RE: The ADU will have a minimal impact on on the infrastructure.](#)
7. The incorporation and integration of architectural and landscape features to mitigate impacts from the proposes use;
[RE: We incorporated the architectural elements in the ADU design.](#)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. Please see Public Service of Colorado letter attached. Respond to it your Letter of Introduction with your next submission.
- 1B. The following comment was received: (Please reach out to this RNO to discuss your project; within your Letter of Introduction please include what was discussed and what, if anything, was promised or agreed to).

Name: Nadine Caldwell
Organization: 2065 FLORENCE
ST

Address: Northwest Aurora Neighborhood Org. Aurora CO 80010
Phone: 3033642859

Email: bnthdnth@comcast.net

Comment: Comments we have made/suggested in the past are not being considered or acted upon. Some of the ADU's that were allowed in the past are not in compliance with criteria required and the City doesn't seem to care. So we will not be making comments on this application.

RE: The Neighborhood Org. don't have any comments

2. Completeness and Clarity of the Application

- 2A. Please include a Letter of Introduction with the next submittal. A second review will not occur without a Letter of Introduction. This letter should introduce the project, how the unit will be used, how the application meets the conditional use criteria and any other items of information you believe are relevant to the application.

RE: Introduction section is added at the front of this response.

- 2B. Accessory Dwelling Units (ADUs) have a specific set of requirements for development review known as Use Specific Standards. These standards can be found in *Section 146-3.3.6.G Dwelling Unit, Detached Accessory* ([3.3 Use-Specific Standards | Aurora Unified Development Ordinance \(municipal.codes\)](#)) and each of these standards must be met in order for Staff to recommend approval.
The following are requirements to meet for an ADU per code:

These standards are all listed below, and **items which are not met or are deficient are highlighted in red:**

- ☐ Stairs need to be internal not external to the ADU
- ☐ Accessory dwelling units are permitted only on lots served by an alley.
- ☐ Accessory dwelling units are permitted only on lots containing, and must be accessory to, one single-family dwelling.

- ☐ Only one accessory dwelling unit is permitted per single-family detached dwelling.
- ☐ Each accessory dwelling unit must be detached from the primary dwelling; attached accessory dwelling units are not permitted.
- ☐ Accessory dwelling units are permitted only on lots, or combinations of two or more contiguous lots, with a size greater than 6,000 square feet.
- ☐ Accessory dwelling units are exempt from lot area and lot area per dwelling unit standards in Section 146-4.2.2 and 146-4.2.3.
- ☐ **At least 360 square feet of usable private common space must be provided for the accessory dwelling unit, and each dimension of the private common space measuring at least 10 feet. Please delineate the location of the 360 square feet of private open space required for the accessory unit on the plot plan.**

RE: We added the 360 SF of private open space.

- ☐ The maximum size of an accessory dwelling unit is 650 square feet.
- ☐ The accessory dwelling shall not exceed the height of the principal dwelling or 24 feet.
- ☐ The building architecture and materials shall be complementary to the principal dwelling and the façade cannot be constructed of metal.
- ☐ One additional off-street parking space, accessed from the alley serving the lot, is required.
- ☐ **The permanent resident shall occupy either the primary dwelling unit or accessory dwelling. Please confirm the residency of the “main house” in the Letter of Introduction.**

RE: The owner is living on the promises.

- ☐ No lot containing both a primary dwelling unit and an accessory dwelling unit may be subdivided so that the accessory dwelling unit occupies a different platted lot than the primary dwelling unit.
- ☐ Accessory dwelling units may be used as short-term rentals by a property owner or long-term renter who is living in the primary structure on the property.
- ☐ Each detached accessory dwelling unit shall comply with all setbacks applicable to other accessory structures, except that the required setback for an accessory dwelling unit located on top of an existing garage shall be no less than the setback of the existing garage.

- 2C. An ADU is a conditional use within the OA-R-1 zone district. Please see the Criteria for Approval for a Conditional Use below. ***Your Letter of Introduction must specifically address how each of these criteria is met by your proposal*** which will assist in showing the Planning and Zoning Commission how this project meets this criteria.
- The following criteria shall be applied in reviewing each Conditional Use application:*
8. The compatibility of the proposed use with existing and planned uses on abutting properties;
 9. Any increase in density or intensity of the proposed use that will affect the compatibility of the use with existing and planned uses in the surrounding area;
 10. The proposed use will not change the predominant character of the surrounding area;
 11. The ability to mitigate adverse and undesirable impacts to the surrounding area, including but not limited to visual impacts, air emissions, noise, vibrations, glare, heat odors, water pollution, electromagnetic interference, and other nuisance effects;
 12. Amount of traffic generated and capacity and design of roadways to handle anticipated traffic;
 13. The effect on infrastructure including water, wastewater, stormwater, utilities, and streets;
 14. The incorporation and integration of architectural and landscape features to mitigate impacts from the proposed use;

15. The city council, planning commission, or planning director are authorized to consider the past performance of an applicant in their consideration of any conditional use. The planning commission, city council, or planning director may use as a basis for denial whether the applicant or developer is determined to be in violation of any requirements, conditions, or representations on a prior development.

3. Architectural and Urban Design Comments

3A. **Sheet 1-** Will this tree remain? Assuming the chain link fencing will be removed? Please confirm.

-At least 360 square feet of usable private common space must be provided for the accessory dwelling unit, and each dimension of the private common space measuring at least 10 feet. Please show with next submittal.

-Please darken the labels under the hatching as it is too difficult to see as is.

- Is the fencing existing? Or is this being added with this application? If the fencing is being added, please provide elevations of the fencing with the next submittal.

- *Pagination should reflect x of y; please modify.*

- Title should be in Black Lettering. *Josh C. Furler*

Sheet A1- Please remove this sheet.

RE: Done

Sheet A2- Please provide a materials board with your next submission.

RE: Provided

- Consider adding a window to this elevation to add some visual interest.

RE: Done

Sheet A3- Consider adding a window to this elevation to add some visual interest.

RE: Done

Sheet A4- Please remove this sheet.

RE: Done

Sheet A5- Please remove this sheet.

RE: Done

4. Lighting Comments

4A. Consider adding a lighting fixture to the western or southern elevation. Provide details with the next submission.

RE: A light was added

5. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

5A. There will be an address required for the new ADU which will likely be based on the address of the primary residence. Please contact Phil Turner to begin this process.

RE: We contacted Addressing and they provided the address 2095 Oswego St. Unit 1, Aurora, CO. 80010

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering (Julie Bingham / 303-739-7403 / JBingham@auroragov.org / Comments in green)

- 6A. Provide a grading plan showing the slopes away from the new building. Identify the finished floor elevation of the proposed building on the grading plan.

RE: We added the slopes.

- 6B. Please add the following note: "The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1."

RE: The note was added.

- 6C. Please add the following note: "The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building."

RE: The note was added.

7. Forestry (Rebecca Lamphear / rlamphea@auroragov.org / 303-739-7139)

- 7A. Silver Maple in backyard will require removal. Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.

When the site plan is submitted, please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well.

Please show the tree mitigation chart provided below and identify how mitigation will be achieved. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation on a landscape plan.

The caliper inches that will be lost are 19", but only 8" would be required for planting back onto the site. The mitigation value is \$1490.00.

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
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1	Silver Maple	19	\$1,486.16		8
Total		19	\$1,486.16		8

NOTE: Mitigation values based on International Society of Arboriculture's Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

RE: The mitigation page was added.

8. Fire / Life Safety (Gail Pough / 303-618-4077 / GPough@auroragov.org / Comments in blue) 8A. Sheet 1

Provide a Data Block. See the example provided on the site plan.

8B. Sheet 3

On the elevation sheet please show the dwelling address. Work with the Planning Department addressing needs.

RE: The data block was provided.

9. Aurora Water (Jennifer Wynn / 734-258-6523 / jwynn@auroragov.org / Comments in red)

9A. Please show existing utilities including water service connection and sanitary sewer connections.

RE: The existing utilities are shown.

9B. Please show how proposed ADU will connect to water and sanitary service.

RE: The new utilities connections are added.

10. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

10A. No comments.

11. Traffic (Jason Igo / JIgo@auroragov.org / Comments is orange) 11A. The parking spot needs to a

minimum of 23' long.

11B. Provide sight triangles based on City of Aurora Roadway Design

Manual TE-13.2 11C. Show slopes of new parking space.

RE: The site triangle was added.

We trust that this letter provided you with the information you required. Please feel free to call if you have any questions or need further information.

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Cordially, Krzysztof P. Nawalany, P.E, Managing Member