

Vincent Oline
Stewart Development & Construction
23000 N W Lake Rd
Houston, TX 77095
07/17/2023

City of Aurora Planning and Development Services
15151 E Alameda Pkwy #2300
Aurora, CO 80012

Dear City of Aurora Planning and Development Services:

Our team would like to extend deepest thanks for your efforts during our Pre-Application meeting. We understand how much time goes into these assessments. Attached to this letter is a copy of your comments and in **RED**, our responses to comments.

We hope you find our responses meet the requirements and answer your comments. We look forward to engaging with you during our project. If you have any questions or comments, please feel free to reach out to me directly: vodine@stewartdevelopment.com

Sincerely,



Vincent Oline
Development Manager



Office of Development Assistance
15151 E. Alameda Parkway, Suite 5200
Aurora, Colorado 80012
303.739.7345

June 1, 2023

Vincent Odine - vodine@stewartdevelopment.com
Lazydays RV
6130 Lazy Days Boulevard
Seffner, FL 33584

Re: Lazydays – Aurora (#1708636)/Pre-Application Meeting held May 18, 2023

Dear Mr. Odine:

I would like to take this opportunity to thank you for considering the City of Aurora for the Lazydays – Aurora project. As your assigned Project Manager, I remain available as a resource as you initiate the review and approval process in the city.

Attached to this letter are the formal Staff Comments from your Pre-Application Meeting with the Development Review Team. I have taken the opportunity to highlight a few key issues below that may require further consideration prior to a formal submittal of your Development Application. These, as well as those on the attached pages, will need to be addressed either before or during the development review process.

Key Issues:

► **Landings at Jewell Master Plan:** Emergency access should be provided to continue a connection along all development within the South Rome Way corridor. The development to the south has provided a fire lane easement to connect private streets to the southern border of this development. To comply with Fire/Life Safety requirements for two-points of access, this connection must continue through this development.

Modify the Southern Line of parking to accommodate a 23' wide access to allow fire to reach the 23' ROW easement on southerly property, A Fence with Firebox access is a part of the consideration.

► **E-470 Trail Connection:** The Landings at Jewell Master Plan identify two pedestrian connections to the E-470 MUE trail that runs north/south along the eastern property boundary. The first connection is located along the north property line and will connect to the sidewalk on South Rome Way. The second connection is shown through the middle of this property. That trail connection should still exist,

but be placed along the southern property line so that there are two connections, but not directly adjacent to each other and not impeding the middle of this development.

Provide a Southerly pass for the trail to access Rome St. along the South Line of the property. We cannot waver or request variance. This will not be something the City will allow the northerly Easement to replace.

► **Fencing and Screening:** The main proposed land use of “Other Motor Vehicle, Trailer, Boat, or Manufactured Home Sales or Rental” includes use-specific standards that require the land use to be screened in accordance with the requirements of the outdoor storage land use per Section 146- 4.7.8.B.2.c of the Unified Development Ordinance (UDO).

Work with the city to waiver the opaque fence under the clear understanding that the land use type is incorrectly identified as storage. The dealership model matches traditional vehicle dealership and should be considered as such.

► **Landscape Buffer:** Whenever development occurs adjacent to trails, a 25-foot special landscape buffer is required. This buffer will be measured from the E-470 75-foot-wide multi-use easement (MUE) line.

Landscape budder is provided to account for the buffer

► **Drainage:** The site is located within 10,000 feet of the Buckley Space Force Base. Pond drain times for sites adjacent to air operations areas are limited by FAA recommendations contained in Advisory Circular 150/5200-33C dated 2/21/2020. These drain time limitations are intended to minimize wildlife interference with air traffic. Run-on from the adjacent site should be reviewed from EDN206085 and from the property directly south of the site. Illustrate in the report that the site is in compliance with the imperviousness and drainage paths shown in the master plan EDN205221 and adjacent Infrastructure Site Plans (ISP) for the roadways. Mile High Flood District (MHFD) will be a referral on this project.

Civil will provide drainage to meet the requirements of the Air Force Base ordinances. Review should be accepted on the first round.

► **Traffic:** A Traffic Letter will be required, showing trip generation from the site, circulation, and a signal warrant analysis. Site access points should be aligned with those of adjacent developments. RV turning templates should be provided at the site access points.

TIA is not required, the traffic letter from a certified local traffic engineer will be provided in our submittal package

► **Public Improvements:** Improvements required for Rome Way include a 5.5-foot detached sidewalk, curbside landscaping, streetlights, curb returns, and ramps. For Jewell, improvements to the south half of the six-lane arterial along the frontage of the site is required. This includes pavement, curb and gutter, a 10-foot detached sidewalk, and streetlights.

Sidewalk design is added to the site plan concept for review by city staff per the design and will set into the space we must set back to minimize space impact to project.

► **Deferral for Improvements:** A deferral will be considered for the construction of the improvements along Jewell. The improvements shall still be shown and designed as part of this application even if the deferral is approved by the Director of Public Works.

Lazydays would prefer to offer an opportunity to plan for a traffic signal and improvements to the Jewell St during construction.

► **Fire and Life Safety:** One on-site hydrant is being requested for this development. If a gating system is to be installed at a site access point, it must be set back from the flow line of the street at least 35 feet or one design vehicle length, whichever is larger, and be approved by the City of Aurora's Fire and Life Safety department

Design standards will meet the city minimum City requirements. The gate design will meet the 35' setback from flowline.

The comments reflect information provided on your submittal materials as well as the discussion within the meeting and are meant to provide general direction to you in the preparation of the actual submittals. If the plans change significantly for the project, another Pre-Application meeting would be advised.

Again, thank you for attending the Pre-Application Meeting with our Development Review Team; I trust the meeting was helpful. If you have any questions or require additional information, please do not hesitate to contact me at 303.739.7597 or jpandrew@auroragov.org.

Sincerely,



Justin Andrews
Project Manager

cc: Martha Rocha - M.Rocha@Goree.com