



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

AuroraGov.org

September 19, 2024

Todd Johnson
Urban Cottages, LLC
4601 DTC Blvd, Ste 525
Denver, CO 80237

Re: Fourth Submission Review – Urban Cottages Jewell – Zoning Map Amendment, Site Plan w/Adjustments and Plat

Application Number: **DA-2309-00**

Case Numbers: **1984-2057-02; 2022-4026-00; 2022-3022-00**

Dear Mr. Johnson:

Thank you for your fourth submission, which we started to process on September 3, 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.

Several important issues remain that must be addressed prior to the Planning and Zoning Commission public hearing. Please revise your previous work and send us a new submission.

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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7541 or rrabbaa@auroragov.org.

Sincerely,

Rachid Rabbaa, Planner II
City of Aurora Planning Department

cc: Al Cunningham, PCS Group
Justin Andrews, ODA
Filed: K:\\$DA\2309-00rev4



Fourth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please *correct the sheet pagination*. Do not format 1 of X only provide consecutive numbering. 1,2,3, etc. See additional Planning comments.
- Addressing: We would like you to use East Jewell Place or Drive for the street name on the plat.
- See Engineering comments regarding pond design and pond walls (Item 4).
- Aurora Forestry cannot approve the plan until Tree Mitigation has been paid (Item 5)
- Please see all the comments in the Site Plan and Plat (Item 6)
- Please contact Chris Geddes from the Historic Preservation (Item 7)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No further comments were received from outside agency referrals.

2. Completeness and Clarity of the Application

- 2A. Please *Correct the sheet pagination*. Do not format 1 of X only provide consecutive numbering. 1,2,3, etc.
- 2B. All corner lots are limited to 42" in height for residential. You are showing some lots with 5' internal fences
- 2C. Please show the bike parking on the Site Plan and in the legend.
- 2D. include on SP3, a lot typical for lots along Jewell Ave and Jewell Place. Need this to verify setbacks.

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

- 3A. We would like you to use East Jewell Place or Drive for the street name on the plat. The plat shows "East Jewell Circle" and the term "circle" should be used sparingly, with Place or Drive preferred for east-west oriented streets.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Site Plan Comments

- 4A. ***Drainage informed me that they will be requiring a pond redesign to meet the newest drainage manual. They will need to reduce the height of the walls or get a variance from Aurora Water. This will likely change some site design.***
- 4B. Per coordination with the drainage reviewer, the pond walls will be held to the maximum height per the SDDTC which is more restrictive than the Roadway Manual. Variances to the wall heights should be coordinated with the drainage engineer.

5. Forestry (Rebecca Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

Site Plan Comments

- 5A. Aurora Forestry cannot approve the plan until Tree Mitigation has been paid.

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

Site Plan and Plat Comments

- 6A. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)
- 6B. (Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)



- 6C. (Advisory Comment) Be advised – sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.
- 6D. There may be some items that were not shown or pointed out in this review. The Subdivision Plat checklist is to be utilized as a guide. Any items not adhering to the Checklist may be pointed out in this or the subsequent reviews, then it is up to the Surveyor to have those changes made prior to the final submission of the plat for electronic recording.
- 6E. Change the Notes as indicated.
- 6F. Change the Dedicatory language as indicated.
- 6G. Advisory Comment: The Water easements and Access easements will need to be made to connect the easement lines. These need to be shown on the plat and dimensioned around the additional easement connections.
- 6H. Tract A will move to one of the Tract C locations. It cannot be in the proposed R.O.W.
- 6I. change these U.E. to water type easements as indicated - confirm this with Aurora Water Dept.
- 6J. delete the “set back” labels and lines throughout the plat. These items should only be on the Site Plans and Civil drawings, etc.

Site Plan:

- 6K. Make the easement names the same as the Plat easement names.
- 6L. Change the Lot and Tract lines to be solid/continuous lines.
- 6M. Label Tract D and add the area.
- 6N. See the easement changes on sheet SP3.

7. Historic Preservation (Chris Geddes / 303-739-6661 / cgeddes@auroragov.org)

- 7A. The barn dates back to the early 1900s and was moved in from Denver. It is unfortunate that the barn cannot be incorporated into the open space area. Historic Preservation staff always encourages adaptive reuse rather than demolition as it is better for the environment, does not send more materials, to the land, and connects people of today with those of the past. Furthermore, the city has lost so many of its barns that this is one of the few remaining in the urban corridor and a tangible link to the city’s agricultural beginnings.
- 7B. Since the barn is to be demolished, the Historic Preservation staff requests access to the barn for documentation purposes before it is gone forever. We would like to take pictures of all sides of the building as well as the interior as well as some general measurements and document the materials that were used to construct this century-plus old barn.