



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

AuroraGov.org

July 9, 2024

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

Re: Third Submission Review – Urban Cottages Jewell – Zoning Map Amendment, Site Plan w/Adjustment 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 third submission, which we started to process on June 18, 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\2309-00rev3



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The cover page table indicates 34 units, but only 32 in the plan, Please confirm the number of units.
- Please provide a digital .shp or .dwg file for addressing
- Repeat: Show the asphalt transition back to existing offsite per section 4.05.11 of the Roadway Manual
- Public streets shall have public streetlights in conformance with COA standards.
- Aurora Forestry cannot approve the plan until Tree Mitigation has been paid
- See all the redlines and comments from the Land Development Services Department

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

Legal Description Comments

2A. Please send in a Legal Description.

Site Plan Comments

Sheet 1

2B. The cover page table indicates 34 units, but only 32 in the plan. Please confirm the number of units.

3. Zoning and Subdivision Use Comments

Site Plan Comments

3A. No comments.

4. Streets and Pedestrian Comments

4A. No comments.

5. Parking Comments

5A. No comments.

6. Architectural and Urban Design Comments

6A. No comments.

7. Signage Comments

7A. No comments.

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

8A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided is in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Site Plan Comments

- 9A. Repeat: Show the asphalt transition back to existing offsite per section 4.05.11 of the Roadway Manual.
- 9B. Public streets shall have public streetlights in conformance with COA standards. For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:- Roadway Classification (typical section name) - Adjacent Land Use Category (i.e., TOD), as applicable - Number of lanes- Back-to-back curb width- Pedestrian Activity Level- Pavement Type: R3, for all lighting calculations This information (if its not already shown) can be added to the street sections provided if desired.
- 9C. Remove label for parking lane. This section of Jewell is a 3 lane collector.
- 9D. 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."
- 9E. Please add the following note: "The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent."
- 9F. Please add the following note: "The resultant grade in any direction within accessible parking areas shall not exceed two percent."
- 9G. Please add the following note: "Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans."
- 9H. A variance will be required for the wall heights above 4'. This variance should be included on the cover sheet of the civil plans in the variance table.
- 9I. Provide a railing between the walls per section 4.02.7.06.1 of the Roadway Manual.
- 9J. Per section 4.0.7.07.1 of the Roadway Manual, minimum 2' clear distance from a retaining wall to a property line.
- 9K. Remove the public streetlight from the site plan. It will be reviewed/approved with the civil plans. Apologies for the change in direction, this policy was changed in 2023 with the Roadway Manual update.

10. Fire / Life Safety (Will Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

- 10A. No comments.

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

Site Plan Comments

- 11A. Aurora Forestry cannot approve the plan until Tree Mitigation has been paid.

12. PROS (Adison Petti / 303-739-7154 / apetti@auroragov.org / Comments in mauve)

- 12A. No comments.

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

Site Plan and Plat Comments

- 13A. (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.)
- 13B. (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.)



- 13C. (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.
- 13D. Change the Covenant to read: All crossings or encroachments, including but not limited, to private landscape irrigation systems, underdrains, or private utilities into easements owned by the City of Aurora are acknowledged by the undersigned as being subject to the City of Aurora's use and occupancy of said easements and rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify and hold harmless the City of Aurora for any loss, damage, or repair to private landscape irrigation systems, underdrains, or private utilities that may result from the City of Aurora's use and occupancy or exercise of its rights in said easements and rights of way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said private landscape irrigation systems, underdrains, private detention pond and drainage features, or private utilities upon request from the City of Aurora and at no expense to the City of Aurora.
- 13E. Change the Notes as indicated.
- 13F. Change the Dedicatory language as indicated.
- 13G. Delete the Logo as shown.
- 13H. Advisory Comment: The Access easements will need to be made into Tracts, so the Lot lines are not crossing the easement lines. This situation has caused problems in the past. Unfortunately, this does reduce size of the Lots or Tract(s), so the location of the structures may need to be investigated more closely. Please work out the setback issues with your case manager.
- 13I. The Lot sizes will all change. Revise them as needed. Tract B will change.
- 13J. change these U.E. to water type easements - confirm this with Aurora Water Dept.
- 13K. Tract A cannot be granted as street R.O.W.
- 13L. change these U.E. to water type easements - confirm this with Aurora Water Dept.
- 13M. Add the Pocket Water easements for the hydrants and the water meters. Some are missing.
- 13N. Site plan needs to reflect these changes by labeling the new Tracts and showing the reduced size of the Lots and Tracts. And Easement names need to match the Plat.
- 13O. Provide updated title work date within 120 days of plat acceptance date. Please see other comments on the Site Plan and Plat.