

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



Worth Discovering • auroragov.org

October 15th, 2024

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

Re: Technical 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 technical submission, which we started to process on October 3rd, 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 November 4th, 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 November 13th, 2024. 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\1781-04tech1



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Ensure easement labels and measurements match those provided on the plat.
- Update plans for the conceptual design of Jewell Ave. to meet COA Roadway Design and Construction Specifications.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No additional comments were received from the public or outside agencies during the technical review cycle.

2. Completeness and Clarity of the Application

- 2A. No further comments at this time.

3. Zoning and Subdivision Comments

Site Plan Comments

- 3A. No further comments at this time.

4. Building Architecture and Urban Design

Site Plan Comments

- 4A. No further comments at this time.

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

Site Plan Comments

Sheet 14

- 5A. Why is this now black? Perhaps the hatch density is too high.

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 20

- 6A. 30' SL-4 required for Arterial Streets per table 4.10.4.07.01 and section 4.10.4.07.5 of the COA Roadway Design & Construction Specifications.

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

Site Plan Comments

- 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

- 8A. Approved, no further comments at this time.

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.

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

Site Plan Comments

- 10A. Approved, no further comments at this time.

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

Site Plan Comments

Sheet 4

- 11A. Address the proposed ROW dedication on the NW corner of the site.
11B. Confirm the easement measurements (sheets 4&5).

Sheet 5

- 11C. Confirm: Reception No. B6090521?
11D. Label: "Storm Water" per the plat?
11E. Label: Sidewalk Easement?
11F. Label: Curve data to match the plat.

Plat Comments

Sheet 4

- 11G. The plat document appears to be in acceptable order. Please ensure easement labels and measurements match those provided on the site plan.

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

- 12A. No further comments were received during this review cycle.