

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



Worth Discovering • auroragov.org

April 23, 2020

Andrew Duncan
1620 Chester Street
Aurora, CO 80010

Re: Technical Submission Review – 1620 Chester Street Accessory Dwelling Unit – Conditional Use
Application Number: **DA-2223-00**
Case Number: **2020-4005-00**

Dear Mr. Duncan:

Thank you for your technical submission, which we started to process on April 9, 2020. All remaining issues from your first review prior to the Planning and Zoning Commission hearing have been resolved, and all remaining City departments have approved the Planning portion of your application. At this time, you may move forward with all necessary permits and applications through the Building Department in order to begin construction. Please keep in mind that there may still be fees from City Departments or outside organizations, such as Aurora Public Schools, which must be paid before permits can be released. I have provided an invoice from Aurora Public Schools for the required cash-in-lieu of land dedication.

As always, if you have any comments or concerns, please give me a call. I may be reached at chjohnso@auroragov.org or 303.739.7112.

Sincerely,

Christopher Johnson, Planner II
City of Aurora Planning Department

cc: Meg Allen, Neighborhood Liaison
Jacob Cox, ODA
Filed: K:\\$DA\2223-00tech1.rtf

AURORA PUBLIC SCHOOLS - STUDENT YIELD

4/23/2020

1620 Chester ADU - April 23, 2020

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	1	0.7	1
MF-LOW		0.3	0
MF-HIGH		0.145	0
TOTAL	1		1

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12 TOTAL
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	
SF	0.34	0	0.16	0	1	0.2	0	1
MF-LOW	0.17	0	0.08	0	0	0.05	0	0
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		0		0	1		0	1

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	0	0.0175	0.0060
MIDDLE	0	0.025	0.0040
HIGH	0	0.032	0.0064
TOTAL	1		0.0164

Value per Acre \$400,000.00

Value per Ft2 \$9.18

Total Obligation \$6,540.00