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October 14, 2022

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

Re: Second Submission Review – Urban Cottages Jewell – Zoning Map Amendment, Site Plan w/Adjustment and Final Plat
Application Number: **DA-2309-00**
Case Numbers: **1984-2057-02; 2022-4026-00; 2022-3022-00**

Dear Mr. Johnson:

Thank you for your second submission, which we started to process on August 22, 2022. 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 see the follow up questions, comments, and concerns from the abutting property owners and registered neighborhood groups. The remaining outstanding comments may be addressed in a technical review after the Planning and Zoning Commission and City Council public hearings. Please revise your previous work and send us a new submission after the decision processes have been complete.

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.

The estimated Planning & Zoning Commission hearing date is set for November 22, 2022. 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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7121 or dosoba@auroragov.org.

Sincerely,

Dan Osoba, Planner II
City of Aurora Planning Department

cc: Al Cunningham, PCS Group
Scott Campbell, Neighborhood Liaison
Justin Andrews, ODA
Filed: K:\SDA\2309-00rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Community questions, comments, and concerns.
- Sidewalk and pedestrian connections along the private street.
- Retaining wall maximum height.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No further comments were received from outside agency referrals.
- 1B. Follow up comments, questions, and concerns were received during this review. Please make sure these items are addressed and/or answers are provided to the neighbors ahead of the Planning and Zoning Commission hearing. This response will be included in the Planning and Zoning Commission staff report, so it can be either an email response or a letter. If changes are proposed to the plan based on these discussions, another submission will be required prior to the Planning and Zoning Commission. Copy dosoba@auroragov.org on all correspondence with neighbors and include copies of the responses in your response to comment letter.
- 1C. The following email addresses were included for the comments listed below. In any discussions, please ensure all are copied.
- 1D. shabatura12@gmail.com; tiregamer@comcast.net; jpmaksim@gmail.com; IMeasho4@gmail.com; kwspoztboy@yahoo.com; stephanie@accesselectrician.com; angelmavery@gmail.com; Sumstuff8@gmail.com; drsues10@gmail.com

Comments, Questions, and Concerns

My name is Shayna Shabatura. I and my partner, Kyle Weber, attended the virtual neighborhood meeting on May 31, 2022. Our property (1950 S Jamaica Ct) borders part of the southern property line of the proposed Urban Cottages Jewel and looks over the majority of the property.

Kyle has lived at this residence since 2014 then I moved in in 2019. We spend a great deal of time outside on our property, caring for and transforming our own open-space property. Considering our vantage point, the 11000 E Jewell Ave property is like our extended backyard and we have grown very fond of the open, quiet, vacant property. We watch over the land, doing what we can to deter youths from getting into shenanigans in the deteriorating buildings. We watch the wildlife (rabbits, foxes, stray cats, birds, birds of prey, coyotes) hunt, roam, and take shelter across the property. In the early summer, before the tall grass is mowed down, the way it waves when the wind blows mesmerizes us. When the sun is setting and the grass is illuminated by the sun's final warm rays, the field seems to glow.

We value this land, so we would appreciate the opportunity to work together with the new property owners to ensure that this is what is best for the land, surrounding areas, and of course, our property, safety, and privacy. With that said, I would like to reiterate our concerns that were brought up in the Neighborhood Meeting and some that were not - primarily just for documenting and keeping the neighbors who are CCed on this email in the loop.

Concerns that were brought up in the meeting:

1. The impact that this development, the development occurring a few blocks south of our property for Habitat for Humanity, the build occurring on the North side of Jewell for the new Cherry Creek school-based health centers, etc. will have on the traffic on Jewell is a immense concern. I am not exaggerating that every time we sit outside for more than 10 minutes, we see aggressive, reckless driving up and down Jewell. Surely these future builds, and the many other builds occurring in the 5 mile radius of this property, will have an impact on the traffic on Jewell. We are concerned that Jewell in its current state would not be suitable or safe for the inevitable increase in traffic that these developments and and over-



population will bring.

2. Speaking of Jewell, we often see RVs, semi trucks, work trucks, etc. park along 11000 Jewell, presumably because they're not allowed/able to take them into the nearby developments. Not really my problem, but I feel that it is worth noting

3. We would like to work with the developers to:

- Build a retaining wall and fence between our property and 11000 Jewell property
- Build proper drainage at NE corner of our property and along our north property border
- Ensure our property is not negatively impacted by the development (more on this in #4 of additional concerns below)

4. Concern about this development matching the surrounding properties. We argue that the number of units should be decreased and that the proposed 34-36 units would overpopulate a small area. We are not opposed to development on this land, but feel strongly that the change to R1 Rural to R2 - Medium Density is a poor, near-sighted choice. The developers during the Neighborhood Meeting argued that it would fit with the surrounding areas/neighborhoods/developments and showed us a photo identifying local areas/neighborhoods/developments that are similar to the planned development - single or small family, low income, etc. Could I please request this photo from their presentation?

5. Potentially this development will have a negative impact on the value of our property - how can we be compensated if this occurs?

6. Misc. concerns:

- Concerns about crime increasing in an already questionable area
- Availability of resources (i.e. sewage, power, water, etc.) and if it will take from us or cause issues in our neighborhood
- The amount of garbage that gets blown down onto our property and the Jewell property
- Building next to a retention pond

Additional concerns that were not brought up in the meeting:

1. Sound travels easily from a high point, yes? As mentioned before, we are outside a great deal. We are a family of 4, regularly use loud power tools, play music, have company over, etc

2. We have 2 - 3 brush fires per year because of the ample weed vegetation that grows on our property in addition to numerous fire pit fires (all in accordance with local fire regulations)

3. Generally speaking, we are not nuisance neighbors - we do not put out excessive, unnecessary, or unreasonable noises. With this development being considered, we would want to continue to be respectful, but because sound travels, we were here first, and we do not want to change our lifestyle, it would not be favorable to our new neighbors.

4. On the North side of our property, our house sits atop a serious 4 level retaining wall. We would like to ensure that any digging done or walls built on our North side would be done in a safe, secure, and timely manner to ensure that our foundation and existing retaining walls are not jeopardized by any excavation.

5. If we understand correctly, the builds will be 30' tall. Standing on our side porch, we estimate this will be right at our eye level which would take away our view of the north. We can and have always been able to see for miles - days, even. We not only love the vacant Jewell property, but we love the view that the vacancy gives us. One of my absolute most favorite things about our view occurs on the 4th of July when the horizon is literally constant fireworks. Everywhere you look, there are fireworks for hours. It's really quite astonishing and magical. Although this development would be a great opportunity to force us to spend more time on our roof to get back the view we love so much, we would prefer to remain on the ground :)

With those concerns stated, I have a few questions:

I understand the project's current status as having the 2nd referral sent, is this correct?

At what point would we work with the developers to build the retaining wall, fence, discuss the height, etc?

May I also please have a photo of the planned developments? I took a screen-shot from the meeting (attached for reference) but would like a clearer one if possible.



2. Completeness and Clarity of the Application

Legal Description Comments

- 2A. Add an exhibit illustrating the metes and bounds legal description. This is required prior to the Planning and Zoning Commission hearing. Please send in the revised Legal Description and Exhibit.

Site Plan Comments

Sheet 1

- 2B. Add “With Adjustments” to the title.
2C. Add “Dedicated” to the open space line item.

3. Zoning and Subdivision Use Comments

Site Plan Comments

Sheet 9

- 3A. Add a detail of the monument sign on this sheet.

4. Streets and Pedestrian Comments

Sheet 2

- 4A. As proposed, Planning is not fully comfortable with the lack of sidewalk on both sides of the street. While understanding site constraints and limitations on an infill site, staff would like to discuss prior to public hearing. Please coordinate with your Case Manager to set up a meeting to discuss.
4B. Show and/or label the crosswalk striping, typical.
4C. Lots 2 and 3 need to have sidewalk access to the sidewalk in the green court area.

5. Parking Comments

Sheet 1

- 5A. Parking should be 68 (2*34 units). 68 spaces are shown on the plan.
5B. ADA parking is required only for multifamily and non-residential development. Change the requirement to 0.

6. Architectural and Urban Design Comments

Sheet 9

- 6A. If you have a rendering of the proposed duplexes (even one of the model/elevation plans) that would be helpful to present to Planning and Zoning Commission. Note this is a suggestion, not a requirement.

7. Signage Comments

Sheet 1

- 7A. Add line items for proposed signs and total sign area in the data block. Include both sides of the monument sign.

Sheet 2

- 7B. Provide a monument sign detail on the details sheets. The sign detail shall show the dimensions and materials; however, no signage message content is required to be shown on this plan.
7C. Include location dimensions for the monument sign. Distance from ROW, back of walk and property line.

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

Site Plan Comments

Sheet 11

- 8A. The retaining wall detail is not shown on this sheet per the comment request, but it is shown on another sheet.

*Sheet 12*

- 8B. Label utilities and easement.

Sheet 13

- 8C. Label utilities and easement.
8D. Dimension and label the special landscape buffer.

9. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

- 9A. 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 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**10. Civil Engineering** (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)*Site Plan Comments**Sheet 1*

- 10A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

Sheet 2

- 10B. The flowline should match the existing flowline to the east. The comment response mentions that this was not done based on conversations with staff. Was this discussed at the meeting in April? Or with a separate staff member?
- 10C. Show the transition back to the existing offsite.
- 10D. Clearly indicate who will maintain the alleys. When the alley is shared instead of being in its own tract, it should be clear if homeowners will be responsible for the portions of the alley within their lot or if an HOA/metro district will be responsible for maintenance.
- 10E. The drainage easement should be covering only the functional portions of the detention pond rather than the full tract.
Show detectable warnings for ramps that provide a street crossing, typical.

Sheet 5

- 10F. Label crossspans, typical.
- 10G. Show the maintenance path to the outlet structure.
- 10H. Should be private.
- 10I. A drainage easement is required for the pond. Please show/label the easement on all sheets.
- 10J. Identify this alley as a drainage easement due to capturing more than 2 ½ lots of stormwater flows.
- 10K. Per Section 4.02-7.01 in the Roadway Manual, the max wall height for residential development is 4'. The walls should be tiered.
- 10L. Appears to be a duck pond at the location shown.
- 10M. Ensure the pavement widening meets standard 4.04.5.04.1 from the Roadway Manual for private street curves.
- 10N. How does the maintenance access connect to the ROW?
- 10O. Per Section 4.02.7.01 in the Roadway Manual, the max height for residential development adjacent to side lot lines is 30".
- 10P. Show the railing for the retaining wall. Include the material for the wall in the section.

Sheet 13



- 10Q. Ensure all trees are a minimum of 10' from storm sewer.
- 10R. If Aurora Water permits access to be provided to the outlet structure from Jewell, then the path needs to be shown on this sheet to ensure there is no conflict with the proposed landscaping.

Subdivision Plat Comments

- 10S. Please remove AutoCAD SHX text items in the comment section. Please flatten the PDF to reduce the select-ability of these items.
- 10T. The drainage easement should be covering only the functional portions of the detention pond rather than the full tract.

11. Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

- 11A. Traffic Engineering has approved the application.

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

Site Plan Comments

Sheet 1

- 12A. Please verify that this site will not be gated.

Sheet 2

- 12B. Is there an accessible transition between the van space and the accessible sidewalk?

13. Aurora Water (Nina Khanzadeh / 720-859-4365 / nkhanzad@auroragov.org / Comments in red)

Site Plan Comments

Sheet 5

- 13A. Why is a second valve needed?
- 13B. The stretch of pipe called out in the redlines is to be private.

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

Site Plan Comments

- 14A. Aurora Forestry cannot approve the plan until Tree Mitigation has been paid.

15. PROS (Alex Grimsman / 303-739-7154 / agrimisma@auroragov.org / Comments in mauve)

Site Plan Comments

Sheet 11

- 15A. 32 per the coversheet.

Sheet 13

- 15B. Note the 25' landscape buffer – ensure this area is provided at a minimum 1 tree and 10 shrubs per 30 linear feet.

16. Real Property (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

Site Plan Comments

Sheet 1

- 16A. The 1" x 3" box in the upper right corner makes the recorder's certificate not needed. Please remove.
- 16B. The items highlighted on the legal description are not needed on the site plan.



Sheet 2

- 16C. The Assessor Map shows this as Tract D Village Knolls Filing No. 1.
- 16D. Provide 60' ROW recording information (see subdivision plat).
- 16E. Provide the ROW width and recording for S Joliet St.
- 16F. Assessor Map shows this as Tract A Jewell Terrace Subdivision Filing No 1.
- 16G. Show the plat exterior with 6' being dedicated as ROW.
- 16H. Label Tract A.
- 16I. Access easement may need to be a Tract, typical.
- 16J. Match the description for exterior B&D's, typical.
- 16K. Label Tract B.

Subdivision Plat Comments

- 16L. Provide updated title work date within 120 days of plat acceptance date.
- 16M. Provide the closure report.
- 16N. Please make the corrections, edits, additions, and deletions as noted on the redlined Subdivision Plat.

17. Aurora Water Taps (Diana Porter / 303-739-7395 / dsporter@auroragov.org /)

- 17A. Advisory Note: Storm Drainage Development fees due: 3.92-acres x \$1,242.00 = **\$4,868.64**. This fee is due prior to recordation of the Subdivision Plat.
- 17B. Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscape area.