



11000 E. JEWELL AVE
LETTER OF INTRODUCTION

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OUR VISION

PCS Group, on behalf of the land owner, Urban Cottages, LLC., is proud to present an infill development proposal for a site at 11000 E. Jewell Ave, which is located on the south side of Jewell Ave, to the east of Havana Street and directly adjacent to Havana Heights Pond Park.

The concept for Urban Cottages is to be attainable by design, meaning the site design approach focuses on creating modestly sized homes on smaller lots. These missing middle design features allow walkable, medium density, infill housing near public transportation and amenities. Missing middle housing caters to households usually overlooked in home design and planning, including seniors, singles, and young families. Urban Cottages desires to bring this concept to the City of Aurora, and is proposing to do this on the 11000 E. Jewell Ave site plan with paired homes that will provide more attainable housing options, and diversity of home types within this portion of the City of Aurora, and proximate to the desirable Havana Heights Pond Park, which we are connecting our proposed development to. As we get closer to the end of this process, we may be able to provide more information regarding expected price points, but at this stage it is just too early to tell where the market will be when the project is ready for construction.

As explained in the City of Aurora Housing Strategy study, it has been acknowledged that the City of Aurora is experiencing continual growth and increase in resident population and home prices each year, and while this would be a relatively small infill development, it would at least partially address the need for more moderately priced homes in the City. In this regard, the proposal is also consistent with a main Comprehensive Plan principle known as the Housing for All Principle which envisions high-quality housing options that enable people across all socioeconomic levels, cultural practices and stages of life to establish and manage households. Furthermore, the site is located within the Established Neighborhood placetype which is predominantly residential, and includes single family attached housing as a primary land use.

As part of this proposal, we are requesting a Zone Map Amendment to change the zoning designation on this property from R-R to R-2 to accommodate paired / two family homes. As explained in the zoning justification letter that accompanies this application, we believe this request is warranted for several reasons, two of which are the recognition that this property is the only one zoned R-R along E. Jewell Ave to the west of I-225, and that generally speaking this site is located in an area with a much higher proportion of R-2 or higher zone districts than R-1 or below, in terms of density.

Although the R-2 zone district accomplishes most of the goals of this project, we are requesting two adjustments with this Site Plan application pertaining to the minimum lot size requirement and the both end access for the greencourt lot requirement. As a part of this letter, we have included a brief explanation to how these adjustment requests meet the criteria for approval section of the UDO. Overall, with what has been stated above and the included Criteria for Approval explanations for the two adjustment requests and Major Site plan, we believe we fit the conditions necessary for approval of this major site plan.

ADJUSTMENT REQUESTS

ADJUSTMENT REQUEST 1:

- 1) Section 146-4.2.2 and Table 4.2-1 define the minimum lot area for a two-family home as 3,000 sf within the R-2 zone district.

We are requesting a small adjustment to this dimensional standard to reduce the minimum lot area by 10%, from the 3,000 s.f. lot minimum down to a 2,700 s.f. lot minimum. We are meeting the other dimensional standards for the R-2 zone district, including the 30' minimum lot frontage requirement, but given the nature of the proposed alley loaded product, we do not require the associated lot depth that would result in 3,000 sf lots. From a mitigation measures standpoint, utilizing slightly smaller lots allows us to transfer landscape area to the perimeter of the property, providing larger setbacks and increased buffers to adjacent properties. The benefit that comes with approval of this adjustment and the resultant reduced lot area, is our ability to deliver to smaller building footprints in an efficient manner, which in turn delivers desired home sizes and more attainable price points than larger, more traditional single family homes would be able to achieve. This is critical to our ability to help address the missing middle housing crisis that is prevalent in the metro area, including Aurora.

Criteria for Approval for adjustment request 1:

- a. The adjustment will have no material adverse impact on any abutting lot, or any material adverse impacts have been mitigated by conditions attached to the adjustment; and

Response: Removing just 300 sq ft from the minimum lot size of each lot will not have any material adverse impact on any abutting lot due to the small size of the request. In fact, as outlined below, we believe that this reduction will allow us to provide a better buffer to adjacent lots, thus providing a benefit.

- b. The adjustment does not violate any conditions of approval specifically applied to development of the property by the Planning and Zoning Commission or City Council; and

Response: The adjustment request does not violate any conditions of approval specifically applied to the development of the property that the applicant is aware of.

- c. At least one of the following criteria have been met:

- iii. The adjustment will result in equal or better screening and buffering of adjacent properties and ground and roof mounted equipment than would have been required without the adjustment.

Response: The adjustment request will aid in achieving approval criteria (iii) above. By reducing the

minimum lot size by just 300 sq ft, we are able to make more efficient use of the site from a lotting perspective, and transfer space that would have otherwise been mostly non-usable side yards to the perimeter of the site to provide increased setbacks and better buffering of adjacent properties.

ADJUSTMENT REQUEST 2:

- 2) Section 146-4.2.3.c1.b.ix.b- Subsection (viii) defines that greencourts require “Both end units of each group of attached greencourt Dwellings shall abut a public or private street or alley, without intervening common open space between the side wall of the end unit and the right-of-way of the private or public street or alley, except as provided in Subsection ix below.”

We are requesting an adjustment to this requirement of greencourts requiring both end units to abut a private street or alley. As discussed with City Staff during our comment review meeting, it was found that the proposed greencourt lots without an alley/ road connection on the south side, will not need to fully comply with subsection (viii) due to the nature of the existing topography and impacts of the proposed grading which would ensue.

Criteria for Approval for adjustment request 2:

- a. The adjustment will have no material adverse impact on any abutting lot, or any material adverse impacts have been mitigated by conditions attached to the adjustment; and

Response: By not installing a drive to the south side of the greencourt lots, the proposed site plan is providing a favorable condition that otherwise would require an adverse condition to the abutting lots. A south access drive would require severe grading and use of additional tall retaining walls, in excess of what is currently being proposed.

- b. The adjustment does not violate any conditions of approval specifically applied to development of the property by the Planning and Zoning Commission or City Council; and

Response: The adjustment request does not violate any conditions of approval specifically applied to the development of the property that the applicant is aware of.

- c. At least one of the following criteria have been met:

- i. The adjustment will result in a perception of development quality as viewed from adjacent streets and abutting lots that is equal to or better than would have been required without the adjustment.

Response: The adjustment request will aid in achieving approval criteria (i) above. By not installing a south access drive for the greencourt lots, the applicant will be creating a more favorable condition for the abutting lots and streets. As stated in criteria for approval section “a”, the proposed site plan will create a favorable condition that will require less invasive grading and retaining wall application that would create adverse perception to the developments quality.

MAJOR SITE PLAN APPROVAL CRITERIA

c. Criteria for Approval.

(a) The application complies with the applicable standards in this UDO, other adopted City regulations, any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property.

Response: The major site plan as proposed follows all applicable development standards found in the UDO. Furthermore, the proposed plan follows the city's general dimension standards, subdivision standards, access and connectivity standards, storm and water standards as outlined.

(b) The City's existing infrastructure and public improvements, including but not limited to its water, wastewater, street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable.

Response: The proposed site plan is situated in the city growth area which has already anticipated water and sewer services from the city, Streets have been designed to accommodate the proposed use for the site and studies have been conducted to indicate the proposed site plan will have no significant impact to the existing infrastructure. Furthermore, our site includes a storm detention facility to further alleviate any impacts of off-site drainage.

(c) Major Site Plans shall be designed to preserve and protect natural areas, ridge lines, swales, natural landforms, water quality and wildlife habitat of riparian corridors, wetlands, and floodplains affected by the proposed development and to integrate those areas into site design where practicable.

Response: The site plan proposed has been designed to preserve and protect the surrounding natural landforms, and water quality. Proposed grading has been minimized and blends with the surrounding topography. Along the west and south perimeter of the proposed landscape plan provides a native seeded landscape to re-establish the disturbed areas and ACPS ASA buffer between our development and the adjacent park. In addition, the site plan proposes a drainage capture facility in the northwest corner of the site for on-site water detention.

(d) The application will improve or expand multi-modal connections with adjacent sites, neighborhoods, and urban centers.

Response: Currently, the existing condition at the northern edge of the property, along Jewell Ave, there is no sidewalk or curb and gutter being provided. The proposed site plan will include improving this northern edge with a 5' sidewalk and 8' wide tree lawn. Tree's, shrubs, ornamental grasses, and perennials add to the aesthetic value of this edge located on Jewell, while providing pedestrians an area to safely navigate from vehicular traffic. These improvements will expand the pedestrian options within the Jewell Ave neighborhood corridor and provide other alternatives for transportation to adjacent amenities and neighborhoods.

(e) The application is compatible with surrounding uses in terms of size, scale and building facade materials.

Response: The proposed buildings within the site plan are consistent in size, scale, and building materials and compatible with existing neighboring uses along the Jewell Ave. Located within walking distance from this proposed site plan are several residential products that are similar in height and scale to what is being proposed. We believe our site is appropriate as in terms of scale for an infill development in terms of transition from a single-family home residence. Furthermore, the size and scale of some of our homes are even smaller than some of the surrounding residences.

(f) The application mitigates any adverse impacts on the surrounding area to the degree practicable.

Response: As proposed, this site plan provides several measures that will mitigate any impacts to the surrounding neighborhood. This site plan accommodates on street on parking within our development in addition to the residential parking for each residential home to alleviate excess congestion. Accordingly, this deters our residents from parking in the surrounding neighborhoods. Moreover, along the perimeter of the site on western and southern boundary, we will be providing a 6' tall privacy fence to create a boundary between the site and the adjacent neighborhoods to create a buffer between existing and proposed uses. This will help eliminate cut through pedestrian traffic for our neighbors to the south, since this emerged as an important element for them in our neighborhood meeting.

**ZONING MAP AMENDMENT PROPOSAL
LETTER OF JUSTIFICATION**

ZONING MAP AMENDMENT PROPOSAL

LETTER OF JUSTIFICATION

The 11000 E. Jewell Ave site sits between S. Havana St and 225 and north of S. Parker Rd. As can be seen on the attached graphics, this site currently falls within a R-R zoning map designation.

In terms of context, the character of the surrounding 11000 E. Jewell project consists mainly of R-1 zoning designated parcels to the east & south, with higher intensity uses to the west and a mix of R-1, R-2 and educational uses to the north. Along the eastern border of the site sits Havana Heights Pond Park and directly north, opposite of the 11000 E. Jewell site is a R-2 parcel designation, with existing town home development of approximately 10 du/ac . In close proximity, as you move west towards S. Havana St., there are some MU-C zoned parcels situated within a short walking distance to the 11000 E. Jewell Ave Site as well as more R-2 and R-3 zoned parcels.

With our Zoning Map Amendment proposal we are requesting to revise the zoning designation on the 11000 E. Jewell Ave property to be rezoned from R-R to R-2. The purpose of the R-2 district is to promote and preserve various types of medium density housing with adequate amounts of usable common space and amenities. Our proposed change in zoning designation to R-2 with the use of Two-Family Dwellings (Duplex), will allow for an increase in the diversity of residential housing types within the context of the surrounding neighborhood, providing a mix of options and price points within this part of Aurora. Additionally, the direct adjacency to Havana Heights Pond Park assures adequate usable open space and amenities for the future residents of this infill development.

The applicant believes that this zoning map amendment request will be beneficial for the city and that it should be approved for several reasons. First, as depicted within Aurora Places, the 11000 E. Jewell site is located within an Established Neighborhood “placetype.” Accordingly, this placetype is predominantly characterized as “residential areas with a variety of unit types including single-family detached, single-family attached, and multifamily.” The 11000 E. Jewell Ave community is being designed as a well-defined and connected neighborhood that provides a paired home unit type to ensure consistency with the current surrounding residential character while also creating a transition in density between the single family detached homes to the south, and the higher density town home development across Jewell Ave.

In addition to the Comprehensive Plan compliance, the requested change to the R-2 zone district is also consistent with many of the zone districts located along Jewell Ave. For instance, in the mile long stretch of E. Jewell Ave between S. Lima St and S Daytona Street, that is bisected by Havana St, and is relevant to this site’s frontage, this is the only site that is currently zoned R-R. In fact, this site is the only property zoned R-R west of I-225 along E. Jewell Ave. Otherwise, the aforementioned stretch of Jewell Ave consists of less than 25 % of the frontage as R-1 zone district, with the remaining frontage consisting of R-2 or higher zone districts, along with a small part of the frontage being attributed to the Ponderosa Elementary School . As such, the requested zoning change on this property is in keeping with the existing development patterns along Jewell. Additionally, the majority of R-R and R-1 zoned property exists to the south and east of this site, much of which is buffered by Havana Heights Pond Park. With respect to the existing R-R zone district and homes to the south, we are addressing the relationship to the south by turning our proposed units sideways to the property, and by incorporating and additional 10’ buffer and new privacy fence along that interface.

Furthermore, as explained in the City of Aurora Housing Strategy study, it has been acknowledged that the City of Aurora is experiencing continual growth and increase in resident population and home prices each year. The 11000 E. Jewell Ave site plan with paired homes will provide more attainable housing options, and diversity of home types within this portion of the City of Aurora. The concept for Urban Cottages is to be attainable by design, meaning the site design approach focuses on creating modestly sized homes on smaller lots. These missing middle design features allow walkable, medium density, infill housing near public transportation and amenities. Missing middle housing caters to households usually overlooked in home design and planning, including seniors, singles, and young families.

Overall, when considering the mixture of the surrounding site character; the Established Neighborhood placetype in the comprehensive plan, and the City of Aurora Housing Strategy study, the Zoning Map Amendment request associated with the 11000 E. Jewell community is warranted and will ultimately benefit the City of Aurora. By providing additional variety of residential uses to support the ultimate housing demand in the area, while at the same time fitting within the general site context of the area, the 11000 E. Jewell community will ensure the creation of a cohesive and beneficial neighborhood on this infill site. In this regard, the proposed site plan for 11000 E. Jewell Ave. will fulfill the City's approval criteria by creating a residential community which will promote diversity and affordable housing for the City of Aurora. The City's approval criteria are included below.

Section 5.4.1.C.3.A - Criteria Approval.

An application for initial zoning, rezoning, and changes to the Zoning Map for individual parcels or small areas shall only be recommended if the Planning Director and the Planning and Zoning Commission finds that the following criteria have been met, and shall only be approved if City Council finds that the following criteria have been met.

i. The change to the Zoning Map is needed to correct an error (change in the character of surrounding areas does not constitute an error in the map); or

As far as we know there has not been an error in the Zoning Map that needs correcting.

ii. The change to the Zoning Map is required because of changed conditions or circumstances on the property or in the surrounding area and:

There have been changes in the surrounding area as this part of the City has continued to evolve and more multi-family developments have occurred. Additionally, circumstances and conditions have changed on the subject property as existing buildings are now sitting vacant and in a state of disrepair.

(a) The applicant has demonstrated that the proposed initial zoning or rezoning is consistent with the spirit and intent of the Comprehensive Plan, with other policies and plans adopted by the City Council, and with the purpose statement of the proposed new zone district(s);

As outlined above, the rezoning of this property from R-R to R-2 is consistent with the spirit and intent of the Comprehensive Plan and the integration within the Established Neighborhoods placetype, as well as the purpose statement of the R-2 zone district. Additionally, it is consistent with several Comprehensive Plan Principles such as: the Housing for All Principle which envisions high-quality housing options that enable people across all socioeconomic levels, cultural practices and stages of life to establish and manage households, and the Easy Mobility and Active Transportation Principle with an easy to use transportation network with multiple choices for travel. In essence, the requested Zoning Map Amendment will allow this site to develop in an infill manner, filling a need within the City of Aurora for housing diversity, and attainability within the missing middle of housing product.

(b) The applicant has demonstrated that the size, scale, height, density, and multi-modal traffic impacts of the proposed initial zoning or rezoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions; and

As a neighborhood of paired residential homes, the size, scale, height, density and multi-modal traffic impacts are appropriate for an infill development site along a city thoroughfare such as Jewell Ave. The proposed residential product is similar in height to the surrounding residential uses, and given the grade difference between this property and the residential units to the south, there will be very little impact to those existing homes. The size and scale of the homes are smaller than some surrounding residences, but as outlined above, this is geared towards providing much needed housing diversity to a missing segment of the market that is in desperate need of housing options. Providing options such as this often results in increased density, but given the adjacency to E. Jewell Ave and the higher density uses located along it, the applicant believes that this proposed development is a compatible, transitioning use that will fit cohesively into the fabric of the greater neighborhood.

(c) The application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Comprehensive Plan goals that would be achieved by approval of the application.

The change in zoning will not create significant dislocations of occupants of the property, as the buildings are currently sitting vacant and in a state of disrepair. As such, the redevelopment of this site will help progress it towards the goals of the Comprehensive Plan and advance it beyond its' current state.



Contextual Birdseye View of the Site

ZONING MAP: PROPOSED R-2 ZONE DISTRICT

