

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



April 7, 2022

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

Re: Initial 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 initial submission, which we started to process on March 14, 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.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before April 28, 2022.

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 still set for June 8, 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,

A handwritten signature in cursive script, appearing to read "Dan Osoba".

Dan Osoba, Planner II
City of Aurora Planning Department

cc: Al Cunningham, PCS Group
Scott Campbell, Neighborhood Liaison
Brit Vigil, ODA
Filed: K:\\$DA\2309-00rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Green court issues and street connectivity requirements/exemptions (see Item 3).
- For alley-loaded product, areas with more than the equivalent of 2 lots draining to the private alley, flows cannot cross the sidewalk (see Item 10).
- No improvements are permitted within the special landscape buffer. If a north/south connection is required, it will need to be located on the west side of the homes (see Item 15),

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. There were four (4) comments received from an adjacent property owner during this review; therefore, the First Review Neighborhood Meeting will be required. Please coordinate with your Case Manager and Scott Campbell (scampbel@auroragov.org) to schedule a meeting.

- Name: Kyle Weber
Email: kweber@denverconvention.com
Phone: 303-228-8110

Comment: My name is Kyle Weber and I own the property that is directly adjoined to the back side of this development request (1950 S. Jamaica Ct., Aurora CO, 80014).

My wife, kids and I are not opposed to developing these lands, but we are opposed to jumping from R-R (Rural) up to an R-2 (Medium density) District. We would implore you to consider pushing back and potentially approving an R-1 (Single family homes) to match the surrounding neighborhoods. We have enjoyed the quiet requiem of a farm land for approximately 8 years now and have grown attached to it. Maybe even a bit spoiled by it. We feel that it would be a major shock to the neighborhood and to the existing ecosystem. We have a wide variety of animals that call this land their home as well. We have seen Squirrels, Flickers, Blue Jays, Hawks, Foxes, Coyotes, Owls and Geese. I also understand that there is a reservoir under the land that should be protected.

We understand that a traffic study has been conducted already, but it doesn't take into account the number of speeding vehicles that we see very regularly. They are constantly passing each other on the two lane road which is very dangerous near residences as it is. You also have to think about how much extra noise all the new traffic will cause. The amount of accidents that occur at Havana and Jewell is alarming as it is. There has been, what seems like, an accident weekly there. Jewell is also used for parking of RV's, Semi trucks/trailers and other big trucks. I doubt they will stop parking there.

A few other concerns that we have are:

- (1) Is there enough power for the new build?
- (2) Is the sewage going to overload the capacity that is available?
- (3) This will overpopulate this small area and it will bring crime and diminish the overall atmosphere of the neighborhood.
- (4) How high are the proposed units? Our favorite thing about this property is the view.
- (5) Will there be a wall built between the property and our existing houses? We already have a lot of people cutting through our yard to get from Jewell to Asbury and vice versa. We also have a LOT of trash that builds up from being blown in from surrounding areas. This will only get worse with more people and houses.

We would like to make our voices heard that we are opposed to the R-2 zoning for this project. Please keep our neighborhood a quiet and happy place.

- Name: Susan Miranda
Email: drsues10@gmail.com
Comment: My property is adjacent to the project properties. We are still zoned RR as well (10941



E Asbury Ave). This property has been in my family since 1977 (45 years). My husband and I purchased the property from my parents to keep it in the family.

I am against the zoning change from RR to R-2. Havana Heights has always had either RR or R-1 zoning, and when annexed into Aurora, R-1 was the densest housing agreed upon, not to be changed. This has been upheld with many prior zoning change attempts. There have been several new culdesac building projects of single family housing that have improved the quality of the neighborhood in the past 10 years.

The proposed density of housing is a significant increase, and may affect our property values adversely. The height allowed for buildings in R-2 will quite likely block our view of the mountains to the north and west.

- Name: Fred Cottingham

Email: f_cottingham@gmx.com

Comment: This letter is in response to:

Planning Department Development Application # DA-2309-00, which is in reference to:

Case Number: 1984-2057-02; 2022-4026-00; 2022-3022-00

The application is for a zoning map amendment for a property located along Jewel Ave, between Havana and Lima.

I am writing as a past president of the Havana Heights Neighborhood Association. I was a resident of Havana Heights from 1977 thru most of 2021, and was president of the Neighborhood Association at the time Aurora approved a Master Zoning plan for the Havana Heights neighborhood. At that time, the residents of the neighborhood and the City worked together to approve a zoning plan that included a mix of zones for the Havana Heights neighborhood. That plan included commercial zoning along Havana, a 'step-back' zone of multifamily zoning immediately east of the commercial zone along Havana, and a single-family zoning for the balance of Havana Heights. That single-family zoning most definitely included the applicants' land.

I want to urge the city with my greatest emphasis that I want them to retain the zoning that was approved more than 40 years ago, and deny the current application for rezoning.

My belief is that the wishes of the majority of residents at the time of a Master Plan should be respected, and not to make changes at a later date that will revise or revoke that plan.

Please retain the current zoning, or at the most revise it to some other single-family zone.

Thanks for your attention to this matter.

- Name: John Maksim (see attached letter)

- 1B. Two comments were received from outside agency organizations. See the comments from Cherry Creek School District and Xcel Energy attached to this letter.

2. Completeness and Clarity of the Application

- 2A. There are Development Review fees that are outstanding for this application in the amount of **\$32,214.25**. Payment of these fees is due prior to acceptance of the second submission. Please reference the application invoice for details.

Legal Description Comments

2B. Make all text black on this legal description.

2C. Add an exhibit illustrating the metes and bounds legal description.

3. Zoning and Subdivision Use Comments

Letter of Introduction Comments

- 3A. Expand upon the expected price point if you have that information. This is a typical question from the



- public and Planning Commissioners/City Councilmembers.
- 3B. Are there any mitigation measures taken to address this adjustment request? (i.e. architectural enhancements, additional landscaping, etc.).
- 3C. Please add a response to how this adjustment request is consistent with the Criteria for Approval found in Section 146-5.4.4.D.3.
- 3D. Include a response to how this application is consistent with the Major Site Plan Criteria for Approval found in Section 146-5.4.3.B.2.c.
- 3E. Please combine this Letter of Introduction with the Zoning Map Letter of Justification into 1 PDF.

Site Plan Comments

Sheet 1

- 3F. Add the number of proposed buildings (18) to the data block.
- 3G. Add the proposed maximum height to the data block.
- 3H. Add the current zoning classification to the data block (R-R).
- 3I. Add “Proposed” in front of Zoning Classification.
- 3J. Separate out the tract area from the detention area and provide updated area measurements.
- 3K. Ad “Private” to Lot Area.
- 3L. Check with Public Works regarding the Public ROW Dedication Area.
- 3M. Add the percentages of the total lot area for the hard surface, open space, and landscape area. Add a line item for building area (which is included in the hard surface area). These should be in square-feet given the site size.
- 3N. As indicated in the Letter of Intro redlines, if there are any mitigation measure taken for this request, lease list them on the cover sheet.

Sheet 2 – Green Court Issues

- 3O. Per Section 146-4.2.3.C.1.b.ix.b, infill development that includes greencourts may not have more than 2 of the groups of attached greencourt dwellings not comply with the requirement for both end units of Subsection viii listed here: “viii: Both end units of each group of attached Green Court 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.”
- The green court groups highlighted in light blue are not compliant with the above subsection viii. There are 4 groupings that are not in compliance with subsection viii and the limit is 2.
 - The western green court is excepted from subsection viii because it is adjacent to a drainage facility and contains less than 700’ of frontage.
 - It is highly recommended to discuss and/or workshop alternatives or adjustment requests to comply with the green court standards prior to a second submission. Please coordinate with your Case Manager to set up a virtual or in-person meeting.
- 3P. Each green court frontage shall include direct pedestrian access from the front entry to a sidewalk along a public/private street. Ensure the adjacent units have sidewalk connections. There are two instances of this comment.
- 3Q. Green court sidewalks should be arranged to create a “centralized” open space (minimum 50% of the green court open area). Consider the marked up version shown in light blue on the redlines as an alternative to create this open area, typical for all green courts.
- 3R. Green court widths must be at least 30’ wide or the height of the tallest residential building facing the green court, whichever is greater. This is measured from building face to building face. Please provide this measurement.

Sheet 3

- 3S. Provide a lot typical on this sheet showing typical setbacks and on-property easements.

Sheet 9



- 3T. A typical residential lot landscape plan should be included for the green court units if they are different than the typicals provided.

4. Streets and Pedestrian Comments

Sheet 2

- 4A. A 5' detached sidewalk is required on the west side of the private street and on the east side of the private street.

Sheet 3

- 4B. Sidewalks adjacent to the private street should be detached.

5. Parking Comments

Sheet 1

- 5A. Add line items in the data block for parking required (2/du), provided, and accessible parking required (N/A) and provided.

6. Architectural and Urban Design Comments

Sheet 9

- 6A. Vinyl is not a permitted fencing material. Please choose an alternative permitted material per Section 146-4.7.9.

Sheet 10

- 6B. Ensure lap siding is not vinyl lap siding as it is not a permitted building material, typical for all elevations.
6C. Please see the note regarding enhanced elevations on your building permits.

7. Signage & Lighting Comments

Sheet 1

- 7A. Are there any proposed neighborhood signs?

Sheet 24

- 7B. Show the accessible route in a thick dashed line. Illumination levels shall not be less than 1 footcandle along the path.

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

Site Plan Comments

Sheet 4

- 8A. Label and call out the 100-year water surface elevation.

Sheet 7

- 8B. Correct the viewport issue.
8C. Include a detail of the proposed retaining walls. Include material, color and height regardless of whether it is being provided elsewhere in the plan set.
8D. The notes called out in the redlines should also occur on the sheet with the typical residential layouts.

Sheet 8

- 8E. Label all streets (i.e. Alley 1, Alley 2, private drive, etc.).
8F. The landscape bed is located over the spillway.
8G. The private drive does not match the cross section provided on sheet SP2. There is supposed to be sidewalk on both sides of the street.
8H. Make the two Burr Oak highlighted on this sheet one of the other tree species along the street. There are only 12 trees and four different species. To have some consistent aesthetic look, change these to one of the other tree.



- 8I. Label and delineate the 100-year water surface elevation.
- 8J. Street trees are required along both sides of the street. If an attached sidewalk condition is provided, street trees shall be located behind the back of walk. See the locations shown on this redlined sheet.
- 8K. Dimension and label the Special Landscape Buffer.
- 8L. What is the box shown at the southeast corner of the site?
- 8M. Although the Special Landscape Buffer and the Detention Pond area are all technically part of the open space Tract, or Tract A according to the Plat, because they have their own landscape requirements, these areas may be excluded from the open space calculation. The areas outlined in green on the redlines should be included in the total Private Open Common Space/Tract Landscaping.
- 8N. Make sure all the trees and shrubs provided occur in the green outlined areas as noted in the above comment and shown on the redlines.
- 8O. Make the corrections to the Private Open Comment Space/Tract Landscaping table per the redlines.
- 8P. Darken the "Not for Construction" note.
- 8Q. Move the Residential Yard Landscape- Corner and Residential Yard Landscape- Center tables to the next sheet so that they are with the actual front yard layouts.
- 8R. Add a rear row to the Residential Yard Landscape- Center Lot: 1 shrub required/provided.
- 8S. Add a rear row to the Residential Yard Landscape- Corner Lot: 1 shrub required/provided.
- 8T. Update the Street Frontage Requirement table to include the private drive.

Sheet 9

- 8U. Include the utilities and easements darkened and labeled on these lots. There will be some utilities relocated based upon comments provided on the utility plan.
- 8V. Label the alley vs the street on the lot typicals.
- 8W. Side yards for corner lots states 10 shrubs. Shrubs are required only if the side yard is visible from the street. Only a small portion is in this case. 10 shrubs seems like too many.
- 8X. Street trees are required; however, the corner lot typical table states that two trees shall be provided, none are provided. Again, the side yard is technically not visible to the street.
- 8Y. The details need to be relocated to another sheet to allow for the residential yard lot landscape tables to be included here with the front yard landscape layouts.
- 8Z. These are xeric and all xeric lots require a feature in the front yard such as a fence, berm, low wall or boulders. Please update to include one of these and indicate that in the tables provided for front yard landscaping.

9. Addressing (Phil Turner / 303-739-7357 / pcturner@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.
- 10B. Please remove note 13 and add the notes as identified on this redlined sheet.

Sheet 2



- 10C. Streetlights are required along E Jewell Avenue. Please show the locations and add the following note: “Street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal.”
- 10D. Label the curb return flow lines at the accesses. The minimum is 20’ for access onto collector streets, typical.
- 10E. ROW dedication is not required for this project. A sidewalk easement set 0.5’ behind the back of walk is all that is required for the proposed improvements.
- 10F. The improvements to E Jewell Ave should extend fully to the property line and the transition back to the existing should occur past the property line.
- 10G. Dimension the ROW with arrows.
- 10H. Show the ramps with truncated domes, typical.
- 10I. Show the connection to the existing. The flow line for E Jewell Ave along the entire frontage should match the nearest existing flowline to the east.
- 10J. Show and label the required drainage easement for the pond.
- 10K. Include the retaining wall material.
- 10L. Add “with railing” to the location shown on the redlines. A railing is required for walls over 30”, typical.
- 10M. For alley-loaded product, areas with more than the equivalent of 2 lots draining to the private alley, flows cannot cross the sidewalk. One of the following treatments shall be utilized unless otherwise approved by the City Engineer, typical for all alleys:
- The 2-year storm event shall be collected prior to the sidewalk crossing;
 - The alley v-pan shall be warped to curb returns which shall include curb ramps with truncated domes;
 - The v-pan of the alley shall be perpetuated to the connecting street with the sidewalk approaching the alley terminated with truncated domes just prior to the alley. Any warping of the v-pan shall occur downstream of a line parallel to the adjacent sidewalk.
- 10N. Label the inside and outside fire lane radii, typical.
- 10O. Is there a proposed curb ramp at the location shown on the redlines?

Sheet 3

- 10P. The curbside landscaping for E Jewell Ave is required to be 8’ wide.
- 10Q. Show the ROW widths within the section of E Jewell Ave. Show the clear zone.

Sheet 4

- 10R. Add contour labels for the existing contours in E Jewell Ave.
- 10S. Show and label the 100-year water surface elevation level.
- 10T. Show the access slopes for both accesses.
- 10U. Access is required to the top of the outlet structure from the outside of the bottom of the pond.
- 10V. Show a typical section for the proposed retaining walls.
- 10W. Pedestrian railing is required on sidewalks adjacent to 3:1 slopes.
- 10X. Label the slopes in the bottom of the pond. The minimum is 2%.
- 10Y. Walls over 4’ require structural calculations.
- 10Z. The minimum pavement slopes are 1% for asphalt; 0.5% for concrete.
- 10AA. The max slope in any direction for ADA spaces is 2%.
- 10BB. Is the area shown on the redlines a proposed swale? Please label the swale slope.
- 10CC. Add slope labels to show the max cross slope in the fire lane easement is less than 4%.
- 10DD. Please add the note per the redlined comment to this sheet.

Sheet 8

- 10EE. Show and label the 100-year water surface elevation level in the pond.



- 10FF. Please remove AutoCAD SHX text items in the comment section. Please flatten the PDF to reduce the select-ability of these items.
- 10GG. Please see comments on the Site Plan regarding the required drainage easement for the proposed pond. All easements shown on the Site Plan shall be reflected on the Plat.
- 10HH. ROW dedication is not required for this Site Plan. Instead, dedicate a sidewalk easement located 0.5' behind the back of walk.

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

- 11A. Traffic Engineering comments are forthcoming and will be sent on a separate cover. Please contact the reviewer listed above directly with questions.

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

Site Plan Comments

Sheet 1

- 12A. Will this site be phased? If so, provide a phasing plan. A phasing plan must be provided with the Planning Department's Site Plan and Public Works Department's Civil Plan submittal. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will implement the required two points of access and a looped water supply at all times during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.

Sheet 2

- 12B. Please provide a curb stop on all stalls that have signage/post directly adjacent to the vertical curb, typical.

Sheet 4

- 12C. Relocate the fire hydrant shown on the redlines to the new location provided.
- 12D. Show the existing fire hydrants in E Jewell Ave.

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

Site Plan Comments

Sheet 4

- 13A. The storm inlet is to be public since it is collecting ROW flows.
- 13B. Show and label all sizes of existing utilities that will be used for connections, typical for all pages.
- 13C. Please see the locations on the redlines for gate valves.
- 13D. Change the water and sanitary mains to public.
- 13E. Include the general notes provided on this redlined sheet.
- 13F. Maintain 10' clearance between water and sanitary.
- 13G. Show and label the maintenance access path dimensions.
- 13H. Show and label the pocket utility easement and label the dimensions between meters.
- 13I. Show and label the drainage easement.
- 13J. It appears the water meter is located outside the easement.
- 13K. Clearly show the extents of the 6' utility easement. It appears there is only one line.
- 13L. Adjust to have the mains go through the alley instead of having multiple taps into the 16" water line and sanitary main in E Jewell Ave.
- 13M. All water meters to be on a flat grade, typical.
- 13N. Any encroachments into easement will require a license agreement. Contact Public Works Real Property for this process.
- 13O. All water meters and hydrants to be in landscaped areas.
- 13P. Show and label the dimensions between meters. Maintain adequate space for maintenance staff to access.
- 13Q. Show and label the dimensions for all easement for public utilities in private streets, typical.
- 13R. Use the same line types when identifying easements.
- 13S. What is this? Please clarify the object shown on the redlines.



- 13T. The water meter needs to be within an easement, and with no obstructions (overhangs, trees, etc.) within the easement per Section 5 of the Aurora Water standards.

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

Site Plan Comments

Sheet 5

- 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 8

- 15A. No improvements are permitted within the special landscape buffer. If a north/south connection is required, it will need to be located on the west side of the homes.
- 15B. The south connection to the Havana Pond Park may be a viable option. Staff will need to coordinate with the Parks and Forestry Division to determine if an access here is desirable based on future plans for the park. Staff will reach out directly to provide further direction.
- 15C. Include "Per Aurora PROS standard" for the open rail fence item in the legend.
- 15D. Is the area at the southwest of the property still proposed as a pocket park? If so, please provide some type of amenities, such as playground, shelter, picnic tables, benches, trash receptacles, bike racks, security lighting, etc.

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

Site Plan Comments

Sheet 1

- 16A. Provide a 1"x3" rectangle area in the upper right corner of the cover sheet for Arapahoe County Clerk and Recorder.
- 16B. Add recording information to the legal description.
- 16C. See the note in the upper right corner of this sheet for the recorder's certificate.

Sheet 2

- 16D. Add the recording information and subdivision name for adjacent subdivisions. See the redlines for details.
- 16E. Label the B&Ds for the exterior of the subdivision boundary, typical.
- 16F. Add 60' ROW and the recording information to E Jewell Ave.
- 16G. Match the plat for easement sizes.

Subdivision Plat Comments

- 16H. Provide the latest AES Board Monument Record.
- 16I. Provide the closure report.
- 16J. Provide the Certificate of Taxes Due.
- 16K. Show and label all publicly dedicated street within ½ mile of the site, typical.
- 16L. If there is no contract purchaser or mortgage holder, the signature blocks highlighted are not required.
- 16M. Check with engineering to see if the highlighted covenant is required for the additional 6' of ROW.
- 16N. Modify note 2 per the redline comments.
- 16O. 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. 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.

Hello, Dan.

Re: 1608615

My name is John Maksim. I am writing alongside my father Edward S. Maksim in response of the letter delivered to him yesterday, the 26th of March.

We sat last night together and remarked our sincere admirations of the well thought out plans and considerations, which we are grateful to have. We would not honestly have any reference point of understanding to whether the timeframe of planning at this scale would be consistent, efficient, expedited, or preconceived.

And I would be transparent with you of course, as no one in right mind would prefer to trade the buffer of habitat outside their windows for more neighbors and all other future complications that come with the type of density we can expect. I am grateful and unashamed of *that* special gift outside our home, recognizing it as something many have never had. And we do understand change as a part of life and though it hurts, it can also bring good.

I have had many personal conversations with our deceased neighbor, Caroline, who during her last years did her best to maintain that land and her livestock in face of progressing Parkinsons', loss of vision, and a life of solitude, despite having several children who *rarely* ever visited her. Indeed, she was one of a kind and irreplaceable in terms of her strength and views. She was much the original Feminist. She was an artist as well.

The 'comments or concerns' that my father and I state here with intention and respect are not regarding the City's correctness in checking boxes, or something outside what has been standardized, or law, and are inspired more by the great momentum of planning that has already occurred. Please, As follows:

Do you as a collective of organizers and officials believe within your own personal and honest understanding, again beyond lawful observance, that you have allowed and accommodated for any greater audience of questions regarding, 1) any historical significance of this land maintaining possibly the second oldest structure over some large radius, near since the time it's surrounding were part of larger reservoirs south to it, 2) The natural resource that you are aware exists directly underneath it, 3) and the habitat the arborists have deemed unworth time and efforts, along with the future of the wildlife that has been allowed to accumulate on it since it's period of dilapidation and non-human inhabitation.- **Animals whom I personally familiar and fond of and care very much about.** In an Earnest Thomas Seton kind of way.

I would empathize with you as a collective of brilliant organizers, since I know how irritated I become, when having to address something adjacent to the work I am trying to accomplish, Regardless, would ask you for a considerate response even suitable to a greater audience, mirroring that pace already set.

Respectful Admirations and on behalf of my father Edward S. Maksim Lt.Col, retired. and myself,

Signed,

John Paul Maksim



Vicky Lisi
 Director, Planning & Enrollment

Instructional Support Facility
 5416 S Riviera Way
 Aurora, CO 80015
 720.554.5053
 vlisi@cherrycreekschools.org

March 29, 2022

Daniel Osoba
 City of Aurora - Planning & Development Services
 15151 E. Alameda Parkway
 Aurora, CO 80012

RE: Project # 1608615 Dev App: DA-2309-00
Urban Cottages Jewell – Site Plan & Plat
36 MF Duplex on 3.92 acres

Cherry Creek School District No.5 has reviewed the information provided by the City of Aurora regarding the site plan for the **Urban Cottages Jewell** development and will provide educational services to the future residents of this project. Students from this development are within the current boundaries of Ponderosa Elementary, Prairie Middle School, and Overland High School. Boundaries are subject to change when necessary to promote the efficient use of school facilities.

Utilizing the City of Aurora Unified Development Ordinance (the “UDO”), the land dedication calculation for the school district is **.2367 acres** or an appropriate cash-in-lieu fee. This acreage was calculated using the Section 4.3.18.A.2 of the UDO based on student yield ratios for **multi-family medium density housing**. The District proposes to utilize an appraisal method to determine the fair market value as outlined in section 4.3.18 A.4 of the UDO. The cash-in-lieu fee of **\$53,258**. is based on the current land appraised value and should be paid the time of recording the first plat.

Cherry Creek School District #5					
Planning Department					
Student Generation Worksheet - Aurora					
Project Name:		Urban Cottages Jewell			
Project Number:		1608615 Project #			
Developer/Contact Person:		c/o Daniel Osoba for PCS Group			
Submitted for Review:		3/18/2022			
		36 MF on 3.92 AC			
Students Generated					
Type of Unit	#D.U.s	Elem	MS	HS	Total
Single Family Detached (R-0/1)	0	0	0	0	0
Multifamily Low Density (R-2/3)	36	6	3	2	11
Multifamily High Density (R-4/5)	0	0	0	0	0
Totals	36	6	3	2	11
Acres per Child		0.0175	0.025	0.032	
Land Dedication Total		0.1071	0.0720	0.0576	0.2367
Arapahoe County Assessor - Current Land Value (per acre)					\$ 225,000
Cash in Lieu calculation					\$ 53,258

Thank you for the opportunity to review this proposal. Should you need additional information from Cherry Creek Schools, please feel free to contact me.

Sincerely,

Vicky Lisi

Vicky Lisi
Director, Planning & Enrollment

cc: Scott Smith – Chief Financial & Operations Officer
David Henderson – Deputy Chief of Operations



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

April 7, 2022

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Daniel Osoba

Re: Urban Cottages Jewell Rezone Amendment, Site Plan and Plat, Case # DA-2309-00

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **Urban Cottages Jewell** and has **conflicts**. Please be aware PSCo owns and operates an existing natural gas distribution main running north-south through the middle of the subject property at the South Joliet Street alignment within a PSCo easement recorded at Rec. No. 987283 Book 1633 Page 310 on November 17, 1965. PSCo requests that this easement and gas pipeline are shown on the plans with the intended disposition.

It is also unclear where the electric distribution facilities will be located within this project, and what utility easements these utilities will utilize.

The property owner/developer/contractor must complete the application process *as soon as possible* for any new natural gas or electric service, or *modification to existing facilities including relocation and/or removal* via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document for new facilities (i.e. transformers) – be sure to contact the Designer and request that they connect with a Right-of-Way and Permits (ROWP) Agent in this event. The ROWP Agent will also be able to assist in processing a quitclaim deed for the PSCo easement.

Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com