

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



Worth Discovering • [auroragov.org](http://auroragov.org)

March 3, 2020

Andrew Duncan  
1620 Chester Street  
Aurora, CO 80010

**Re: Initial 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 initial submission, which we started to process on February 4, 2020. We reviewed it 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 outside agency referrals.

Since issues remain another submission will be required prior to your Planning and Zoning Commission public hearing to ensure that all comments have been addressed. Your hearing date will be finalized when your second submittal has been received. For the Planning Commission hearing, Public Hearing noticing will be required with both Certificates of Mailing and a sign posting. I will create the list of neighbors and neighborhood groups for the mailing and provide the public hearing signs for you to pick up. These must be mailed and posted no later than 10 calendar days prior to your hearing date.

As always, if you have any comments or concerns, please give me a call. I may be reached at [chjohnso@auroragov.org](mailto: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\2223-00rev1.rtf



## Initial Submission Review

### **SUMMARY OF KEY COMMENTS**

- Please review the comment letter submitted by the Northwest Aurora Neighborhood Organization. It is strongly suggested that you contact this group regarding your proposal and how it will function with the surrounding neighborhood. Please keep in mind a neighborhood meeting may be required by code depending on the results of this contact or if requested by the neighborhood group. Please work with your Case Manager and Meg Allen in the Neighborhood Services department on interfacing with the neighborhood.
- Please see the redlined comments on the drawings.
- Please see the comment letter from Xcel Energy.
- Please see the comment from Aurora Public Schools.

### **1. PLANNING COMMENTS**

Christopher Johnson | [chjohnso@auroragov.org](mailto:chjohnso@auroragov.org) | 303.739.7112

- Both the Rendering and Floorplan file are quite pixelated, and the dimensions on the Floorplan are illegible. Please provide files with clearer imagery.
- The parking space must be reoriented to be perpendicular to the alley, rather than parallel to the alley along the eastern side of the unit. The parking configuration as shown will impede the usability of the space and present potential conflicts with traffic in the alley, which would be exacerbated by the addition of the proposed alleyway fence. The parking space should be located south of the unit and be a back out space into the alley. Please also show the footprint of the proposed parking surface.
- Please delineate the location of the 360 square feet of open space required for the accessory unit on the plot plan. A patio is shown on the renderings, this can be included in the open space calculation.
- The new unit has minimum side and rear yard setbacks of 5 feet, so there is space to accommodate shifting the location of the unit if need be to accommodate parking and open space.
- Note: Water service for the accessory unit must come off the main house. This will be reviewed with your Building Permit.
- Note: A sliding gate, rather than a swinging gate, in the alleyway fence may be more functional when providing access to/from the rear of the property.
- The rendering shows the accessory unit completely surrounded by a fence, is this the intention? Please clarify.
- Please see the Criteria for Approval for Conditional Uses below. Please revise your Letter of Intent to specifically address how each of these criteria is met by your proposal will help in the Planning Commission's decision.
  - The following criteria shall be applied in reviewing each application:
    1. The compatibility of the proposed use with existing and planned uses on abutting properties;
    2. Any increase in density or intensity of the proposed use that will affect the compatibility of the use with existing and planned uses in the surrounding area;
    3. The proposed use will not change the predominant character of the surrounding area;
    4. The ability to mitigate adverse and undesirable impacts to the surrounding area, including but not limited to visual impacts, air emissions, noise, vibrations, glare, heat odors, water pollution, electromagnetic interference, and other nuisance effects;
    5. Amount of traffic generated and capacity and design of roadways to handle anticipated traffic;
    6. The effect on infrastructure including water, wastewater, stormwater, utilities, and streets;
    7. The incorporation and integration of architectural and landscape features to mitigate impacts from the proposes use;
    8. The city council, planning commission, or planning director are authorized to consider the past performance of an applicant in their consideration of any conditional use. The planning commission, city council, or planning director may use as a basis for denial whether the applicant or developer is determined to be in violation of any requirements, conditions, or representations on a prior development.



Phil Turner | [pcturner@auroragov.org](mailto:pcturner@auroragov.org) | 303.739.7271

- The address for the new structure will be: UNIT 1
- DETACHED ACCESSORY DWELLING UNIT (ADU) LOCATED ON BACK OF THE PROPERTY NEAR THE ALLEYWAY - CONTINGENT UPON COMPLETION OF THE APPROVAL PROCESS WITHIN PLANNING & BUILDING DEPARTMENTS.

## 2. NEIGHBORHOOD COMMENTS

Northwest Aurora Neighborhood Organization

- See Attached Letter.

## 3. NEIGHBORHOOD COMMENTS

Joshua Hensley | [jd hensley@aurorak12.org](mailto:jd hensley@aurorak12.org) | 303.365.7812

- In accordance with Section 4.3.18 of the Unified Development Ordinance, the school land dedication obligation for the proposed ADU at 1620 Chester Street is .0164 acres. Aurora Public Schools will accept cash-in-lieu of land for this obligation valued at market value of zoned land with infrastructure in place. Cash-in-lieu is due at the time site plan approval.

### AURORA PUBLIC SCHOOLS - STUDENT YIELD 3/2/2020

#### 1620 Chester ADU - Site Plan - March 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
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
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



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571. 3284  
donna.l.george@xcelenergy.com

February 26, 2020

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

Attn: Christopher Johnson

**Re: 1620 Chester Street Accessory Dwelling Unit, Case # DA-2223-00**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the conditional use plan for **1620 Chester Street Accessory Dwelling Unit**. Please be aware PSCo owns and operates existing natural gas and overhead electric distribution facilities within the alley, and a gas service line in the "back yard" which is requested to be shown on the plans in relation to the proposed structure.

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. Use caution and hand dig when excavating within 18-inches of each side of the marked facilities. Please be aware that all risk and responsibility for this request are unilaterally that of the Applicant/Requestor.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or *modification* to existing facilities including relocation via [xcelenergy.com/InstallAndConnect](http://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.

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

## NORTHWEST AURORA NEIGHBORHOOD'S OPPOSITION TO ADU'S

ORIGINAL AURORA IS THE MOST CONDENSED AREA, POPULATION -WIDE, IN THE WHOLE CITY AND YET THE CITY WANTS TO BRING IN MORE PEOPLE. MORE PEOPLE MEANS MORE CRIME. MORE PEOPLE MEANS MORE CARS. EVEN IF ADU'S ARE SUPPOSED TO HAVE A PARKING SPOT FOR A CAR IN THE ALLEY – WHERE ARE THEIR GUESTS GOING TO PARK? THEY WILL EITHER BE ON THE STREET OR ILLEGALLY PARKING IN THE ALLEYWAY. WHAT IF THERE IS MORE THAN ONE PERSON LIVING IN THAT ADU AND THEY HAVE A CAR ALSO. MOST ALLEYS ARE UNPAVED AND ARE A MUDHOLE DURING WET MONTHS. (THERE ARE 285 ALLEYS AND ONLY ABOUT 140 PAVED)

WE WANT MORE HOME OWNERSHIP AND NOT MORE RENTALS. MANY HOMES ARE ALREADY OCCUPIED BY MULTIPLE FAMILIES. THERE HAVE BEEN 2,404 NEW APARTMENTS APPROVED FOR THIS AREA AND THEY ALL GOT WAIVERS FOR PARKING.

IS CODE ENFORCEMENT GOING TO POLICE THESE UNITS? THEY CAN'T EVEN HANDLE THE CODE ISSUES THEY HAVE IN THIS AREA NOW.

WE ARE OPPOSED TO ADU'S BECAUSE THIS IS AN UNIQUE AND SPECIAL NEIGHBORHOOD AND WE WANT TO KEEP IT THAT WAY.