

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



April 11, 2023

Mike Humphrey  
Landings at Jewell LLC  
2407 Morningview Trail  
Castle Rock, CO 80109

**Re: 1<sup>st</sup> Technical Submission Review – The Landings at Jewell Infrastructure Site Plan and Plat**  
Application Number: **DA-1781-03**  
Case Numbers: **2005-6048-06; 2022-3075-00**

Dear Mr. Humphrey:

Thank you for your second submission, which we started to process on March 20, 2023. 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 issues remain and another technical review will be required. Please revise your previous work and send us a new submission on April 27, 2023.

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.

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](mailto:dosoba@auroragov.org).

Sincerely,

A handwritten signature in cursive script, appearing to read "David Dosoba".

Name, Title  
City of Aurora Planning Department

cc: Aaron Thompson, Aperio Property Consultants  
Scott Campbell, Neighborhood Liaison  
Justin Andrews, ODA  
Filed: K:\SDA\1781-03tech1



## *1<sup>st</sup> Technical Submission Review*

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

- 1A. No comments, questions, or concerns were received from adjacent property owners or registered neighborhood groups.
- 1B. No comments were received from outside agency organizations during this review.

#### **2. Completeness and Clarity of the Application**

##### *Generally*

- 2A. Repeat comment: Please provide a completed avigation easement for this property. The avigation easement must be recorded prior to the recordation of the associated subdivision plat.
- It was noted in the response to the comments letter that the avigation easement was submitted; however, staff did not receive a copy of the signed document nor was it uploaded to the development review portal. Please upload the avigation easement with your next submittal.

#### **3. Zoning and Subdivision Comments**

- 3A. Zoning comments have been addressed.

#### **4. Streets and Pedestrian Comments**

- 4A. Streets and pedestrian comments have been addressed.

#### **5. Signage & Lighting Comments**

##### *Site Plan Comments*

##### *Sheet 2*

- 5A. Ensure the easement area shown on the site plan is outside of the MUE and matches the plat.
- 5B. Similar to the other sign, please provide a dimension (or a +4') verifying that the sign shall be setback at least 4' from the back of the walk.

#### **6. Energy and Environment Review (Maria Alvarez / [malvarez@auroragov.org](mailto:malvarez@auroragov.org))**

- 6A. We have reviewed the area of your development. There are no known plugged and abandoned (P&A) wells within your site and no existing or planned oil and gas surface facilities on your site at this time. There may be existing underground pipelines in rights-of-way. If you have questions or concerns about this, the Oil & Gas Division can assist with providing additional information.

Currently, there is a horizontal well drilled underneath the south end of E. Jewell Ave, just north of the proposed project site. The well is at a depth of greater than 7,000 feet below the surface. The operation of the well is not anticipated to impact your surface development. The City of Aurora has no authority or control over subsurface well equipment or operations. Contact the Colorado Oil & Gas Conservation Commission (COGCC) or you can also use their mapping tool for more information at [https://cogccmap.state.co.us/cogcc\\_gis\\_online/](https://cogccmap.state.co.us/cogcc_gis_online/).

- 6B. Should you have any questions about oil and gas development, please reach out to Jeffrey Moore, ([jmoore@auroragov.org](mailto:jmoore@auroragov.org)) Manager of the Energy and Environment Division (Oil & Gas).

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES****7. Civil Engineering** (Brianna Medema / 303-739-7310 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in green)

7A. Civil Engineering comments have been resolved.

**8. Traffic Engineering** (Sylvia Lopo & / 303-330-0440 / [slopo@auroragov.org](mailto:slopo@auroragov.org) / Comments in amber)*Traffic Impact Study Comments*

8A. 2023-03-31 (DJK) Reviewed, several minor issues, Trip Gen for Retail noted as 8,200 sf but only calculated 7,000 in the computed trips. Signal warrant analysis was not done with Landings traffic, only referenced Pioneer's site (from the 2021 report).

These can be corrected with the site plan submittal.

8B. Appendix F.

8C. Providing update to Nov?

8D. This duplicates what's stated in #2 above.

8E. 7-year build out? Only 3 years in the prior report.

8F. STOP sign should be on the right side of the approach.

8G. 8,200 square foot shopping center.

8H. Table 3 only indicates 7,000 sf.

8I. Text on pg 14 stated 8,200 sf.

8J. Review and make edits to Table 3 as noted on the redlines.

8K. Matches DRCOG.

8L. Why is a whole copy of the report attached?

8M. Change 2045 to 2050 for figure 16.

8N. Warrant analysis required WITH Landings at Jewell traffic. Pioneer did not have Landings traffic in it.

8O. Need to know if it will be triggered by Landings traffic in 2030.

*Site Plan Comments**Sheet 2*

8P. Label "Road A".

**9. Fire / Life Safety** (Richard Tenorio/ 303-739-7628 / [rtenorio@auroragov.org](mailto:rtenorio@auroragov.org) / Comments in blue)*Site Plan Comments**Sheet 4*

9A. Remove #3 from the location shown, the proposed fire hydrant will not be installed.

9B. The fire hydrant called out on the redlines should be facing S Rome Way.

9C. The fire hydrant should be facing E Jewell Ave.

**10. Aurora Water** (Daniel Pershing / 303-739-7646 / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / Comments in red)*Site Plan Comments**Sheet 1*

10A. The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.

**11. Land Development Review Services** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

11A. See the red line comments on the plat and site plan.

11B. Ensure the legal description on the site plan matches the plat description information.

11C. Send in the separate documents listed on the first page of the plat.

11D. Change the name of the utility easements to Water easement as indicated throughout both documents.



- 11E. The proposed island in the street R.O.W. will need to be covered by a License Agreement. Send the document into [licenseagreement@auroragov.org](mailto:licenseagreement@auroragov.org) to start the processes.
- 11F. The rest of the comments are out of the Subdivision Plat checklist and should be referenced if there are any questions.
- 11G. Please provide a Statement of Authority for the entity called out in the redlines.