

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. [We have contacted NANO addressing their ADU concerns and have been told that our statement will be brought to their full board on 3/9/2020. I will let you know once we have a response from them.](#)
- Please see the redlined comments on the drawings. [I have higher quality files of the rendering and the floorplan, however there was a file size limit on the upload that caused the to be compressed to a high degree. I am attaching better quality files as attachments to this email.](#)
- Please see the comment letter from Xcel Energy. [Before having our geotechnical soil report done the gas line was marked by Xcel and we acknowledge that we will have to work with Xcel on having the electrical service hooked up to this proposed unit. The proposed unit will likely not have the need for gas line service.](#)
- Please see the comment from Aurora Public Schools. [I have read the comment, but do not understand what the exact financial impact will be as I do not believe it is stated. I would like to request an explanation of how much this will be for budgeting purposes.](#)

1. PLANNING COMMENTS

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- Both the Rendering and Floorplan file are quite pixelated, and the dimensions on the Floorplan are illegible. Please provide files with clearer imagery. [Higher quality images attached to this email.](#)
- 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. [Attached adjusted plat map has the parking space adjusted as requested.](#)
- 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. [With the parking being shifted South of the unit as requested, the patio might be slightly adjusted to be absent inside the designated parking area. The plat drawing has been adjusted to show the new parking area and open space area. The open space is approx. 22ft by 25ft for a total of 550sqft.](#)
- 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. [There should be adequate buffer to accommodate this on all sides](#)

- Note: Water service for the accessory unit must come off the main house. This will be reviewed with your Building Permit. [Noted](#)
 - 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. [This is a good suggestion and going to incorporate a sliding gate rather than the previously submitted swinging gate. Kindly see updated plat map.](#)
 - The rendering shows the accessory unit completely surrounded by a fence, is this the intention? Please clarify. [Apologies as the render was inaccurate when it came to landscaping and fencing. There will not be a small surrounding fence.](#)
 - 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. [Kindly see the paragraph after the questions below which I believe answers questions 1-8.](#)
- o 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.

[The surrounding area near 1620 Chester St is primarily multi-unit properties and this will not adversely impact the area. The size, scale, height, density and traffic impacts will be comparable to the other residential units in the surrounding area. This is to be a small additional dwelling unit and should not materially impact the city's infrastructure or public improvements. As previously mentioned, this additional dwelling unit will apply with regulations and include alley accessed, off-street parking to mitigate the use of on-street parking. 1620 Chester St is already zoned for up to three units and there should be no zoning change needed. Thank you very much for considering this proposal.](#)