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May 16, 2022

Casey McKeon  
Heslin Holdings  
23421 S Pointe Dr. Ste 270  
Laguna Hills, CA 92653

**Re: Initial Submission Review – King Soopers At Highpoint Commons Conditional Uses, Site Plan Amendment, and Plat**  
Application Number: **DA-1129-05**  
Case Numbers: **1983 6018 35; 1983 6018 36; 1983 6018 37; 2022 3027 22**

Dear Mr. McKeon:

Thank you for your initial submission, which we started to process on Monday, April 18, 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 Friday, June 3, 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.

Your estimated Planning and Zoning Commission public hearing date is tentatively set for Wednesday, July 13, 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) 739-7259 or [amuca@auroragov.org](mailto:amuca@auroragov.org).

Sincerely,  


Ariana Muca, PLA  
Planner I

cc: Jessica Greenough Galloway & Company, Inc. 5500 Greenwood Plaza Blvd Ste 200 Greenwood Village, CO 80111  
Ariana Muca, Case Manager  
Scott Campbell, Neighborhood Services  
Brit Vigil, ODA  
Filed: K:\SDA\1129 05app.rtf



## First Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Fees in the amount of \$22,795.75 must be paid, or your next submission will not be referred out.
- One comment has been made from a neighboring HOA; please address it ahead of Planning and Zoning Commission.
- Several Landscape buffer requirements will need to be met or adjustments pursued (Landscape).
- Include Please submit preliminary digital addressing.SHP or a . DWG file as soon as possible (Addressing).
- Several comments related to the pond will need to be addressed (Public Works).
- Provide a trip generation table (Traffic).
- Fire Lane questions and signage (Fire & Life Safety)
- This development and applicant will impact trees will need to work with Forestry.

### PLANNING DEPARTMENT COMMENTS

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

- 1A. One comment has been made from a neighboring HOA. A direct consultation or neighborhood meeting is recommended to address the comment.
- 1B. Vernon Collins / Box 441103 / 720-612-1070/ [vocollins@hotmail.com](mailto:vocollins@hotmail.com): HOA Mountain View Investments is the HOA for Quincy shores responsible for the Detention pond adjacent to this project. This entity has never paid its share of the fees and costs - And it appears the project may impact and possibly negatively on the runoff. I would like to consult on this matter.

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

- 2A. The title should read “KING SOOPERS AT HIGHPOINT COMMONS,” not King Soopers #69. Also, add a site plan with conditional use.
- 2B. You do not need a conditional use table with justification. You may include the justification in the introduction letter only. For the cover page, just list the conditional use and what it is specifically – just the regulation section of your table.
- 2C. A more zoomed-in Vicinity Map with major streets labeled.
- 2D. DATA Table – as this site is being replatted please include only the items pertaining to this site plan/plat.
- 2E. Is the ADA path crossing over stairs?

#### 3. Architectural and Urban Design Issues

- 3A. Per city code and pre-app notes, fueling canopies need to be located behind buildings; because only a small kiosk is proposed, the kiosk should be front and be located close to E. Princeton Drive or Quincy Avenue. This is a major adjustment request. The adjustment must be stated clearly on the cover page. See example:

##### ADJUSTMENTS

MURPHY CREEK PA 9C, 13 AND 14 SITE PLAN WITH ADJUSTMENTS		
MURPHY CREEK GENERAL DEVELOPMENT PLAN Standard	PROPOSED STANDARD	JUSTIFICATION
Sec. 2.2 Architecture Chart – Garage Doors  Max. % of garage door width to full width of elevation for two car garages: 45%	45.7% up for to a maximum of 60% of the homes.	<ul style="list-style-type: none"> <li>• An adjustment is needed to allow for 35-foot-wide homes on the lots.</li> <li>• A 35-foot-wide homes provide for additional side yard setbacks on the typical 52-foot-wide lot thereby creating more outdoor living space for the residents.</li> <li>• The proposed standard, although .7% greater than permitted, is in compliance with the Aurora Unified Development Ordinance Section 145-4.6-C.9 which states the garage door shall not occupy more than 47% of the total width of the front elevation.</li> <li>• The 35-foot-wide home provides for another home alternative while maintaining quality of design and compliance with the Murphy Creek GDP Architectural Design Standards</li> </ul>

- 3B. Include the dimensions of the Kiosk building.
- 3C. Please add ingress and egress arrows to Fuel Station lot, not just the ATM.
- 3D. Please add the monument sign footprint to all the site plans.



- 3E. Please location all the benches and waste receptacles on site.
- 3F. Provide additional architectural/design variation to the south and north facades. As indicated in the pre-application notes, these elevations should incorporate a more robust design in order to emphasize the backside and corner and tie to the general site. The UDO prohibits “back of house” appearances and requires similar degrees of architectural interest along with all building faces. Changes in color, material, pattern, parapet height, or articulation are recommended.

**4. Landscaping Issues (Kim Kreimeyer / 303-739-7126 / [kkreimey@auroragov.org](mailto:kkreimey@auroragov.org) / Comments in bright teal)**

*Landscape Plan*

*Sheet 6 of 11*

- 4A. Curbside landscaping 146-4.7.5.C.2.iii. Curbside landscape areas that are between six and 10 feet in width shall be planted with shrubs at a minimum. Ornamental grasses are optional. Water conserving (xeric) seed and/or sod varieties may be provided in between shrub and ornamental grass beds. See Landscape Reference Manual for a list of optional water conserving native seed and sod varieties.
- 4B. 3.3.5 OO requires screening when adjacent to residential. 3.3.5 OO 9.e.i.a. All landscape buffers adjacent to Residential zone districts or residential uses shall include a six foot high decorative opaque fence or wall meeting the standards in Section 146-4.7.9.
- 4C. 146-4.7.5.D.8.a. Fence and Wall Placement. Where screen walls and fences are placed within a street frontage buffer, they shall be placed at the inward edge of the buffer or berm and shall not be used to reduce the buffer width to a distance less than the prescribed buffer or to prohibit the installation of the required landscaping unless permitted as stated in Table 4.7-2. Required buffer plantings shall be installed on the exterior or street-facing side of the buffer.
- 4D. Building perimeter landscaping is required for the building Please review Section 146-4.7.5.J of the UDO.
- 4E. Provide information for the existing multi-tenant sign on the site plan.
- 4F. It appears there is a new monument sign with a block base. Please clarify.
- 4G. Corner Treatment required - 3.3.5.OO.9.e.ii. At the intersection of public and private streets, a distinctive landscaped area at least 10 percent larger in size than the area that would otherwise be formed by the intersection of the required buffer strips shall be provided. Landscaping in this intersection area shall consist of plant specimens having a high degree of visual interest during all times of the year. The area may also contain one sign of a size and area as permitted by Section 146-4.10 (Signs).
- 4H. A 20-foot street perimeter buffer is required on the north property boundary. One tree and 10 shrubs per 40 linear feet are required.
- 4I. 146-4.7.5.D.3.a.5. Encroachments into Buffers. No buildings or portions of buildings including porches or patios, drive lanes, sidewalks, detention ponds, parking stalls, dumpsters, or dumpster enclosures may intrude into the minimum required buffer.
- 4J. Curbside landscaping is required and is in addition to street frontage landscape buffers described in Section 146-4.7.5.D. Curbside landscaping shall include requirements for detached walks, street trees, curbside planting, mulches, and fence locations. Street trees and curbside planting are required whether on a public or private street. Please provide the required landscaping and add the required table as well. Minimum plant materials for curbside landscaping are one tree per 40 linear feet of street frontage plus sod, native seed, or a combination of shrubs, ornamental grasses, and perennials, as required by Section 146-4.7.5.C.
- 4K. A 10-foot non-street buffer is required along the east lot line, but because the uses are not changing and the site will remain the same along the eastern lot line, the buffer will not be required. Since a buffer would normally be required perhaps upsizing some trees and providing some additional shrubs along the street frontages, would be possible to offset the fact that we aren't requiring the buffer. No adjustment request is required if on-site mitigation is achieved, in lieu of the non-street frontage buffer.
- 4L. Will the area adjacent to E. Quincy Ave continue to be used as parking? It will need to be striped and parking screening will be required.
- 4M. Please provide the sight distance triangle on the landscape plan.
- 4N. Need to provide information for existing trees to be removed and to remain.
- 4O. Per Code Section 146-4.7.3.B.e. Evergreen trees such as Austrian and Ponderosa Pine as well as Spruce, shall



not be planted closer than 20 feet to a street edge, sidewalk, or parking area as measured from the trunk of the tree to the edge of the pavement. Please double check the tree locations.

- 4P. Plant material located within the sight triangle cannot exceed 26 inches at full maturity. Please revise the plan selection to meet code.
- 4Q. Minimum Plant Sizes. Please review the Landscape Reference Manual for sample landscape tables. Please provide the information as indicated on the examples in the pdf.
- 4R. Minimum plant size shall comply with the requirements found in the UDO, e.g. ornamental tree is 2.0-inch caliper. The minimum size for shrubs is a five-gallon container. Please be sure the tables are consistent.
- 4S. Section 146-4.7.5.D.3.a.i - Minimum Plant Material Quantities - Along Public or Private Rights-of-Way. All required street frontage landscape buffers shall contain a minimum of one tree and 10 shrubs per 40 linear feet. Please adjust table and add the additional required shrubs to both street fronts.
- 4T. Please remove the note as indicated on the pfd redlines. street frontage landscaping is behind the sidewalk; therefore, this note is not applicable.
- 4U. See redlines for additional comments.

*Landscape Plan*

*Sheet 7 of 11*

- 4V. Please provide a note regarding the lighting, e.g., Freestanding lights shall be LED, downcast, and full cut off shielded, mounted on 20-foot poles installed in locations per these plans.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**5. Addressing (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))**

- 5A. Include Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:
  - Parcels
  - Street lines
  - Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <http://tinyurl.com/AuroraCAD> or by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org)

**6. Civil Engineering (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)**

- 6A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.
- 6B. Please add the following note: The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Street light and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing site location of lights, electrical one line and grounding details shall be submitting to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the street lights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.

*Site Plan*

*2 of 11*

- 6C. Label all existing cross pans, typical.
- 6D. Label the proposed curb return radii.
- 6E. This ramp is required to be updated per the pre-app notes.
- 6F. Dimension this proposed sidewalk.



- 6G. Verify with traffic if this ramp is required.
- 6H. Show/label the proposed sidewalk easement. Ensure it is set back 0.5' behind the back of walk.
- 6I. Revise the sidewalk to be 10' along the frontage for Quincy.
- 6J. Indicate the locations of the public streetlights for Quincy Ave and Princeton Drive.
- 6K. Add the following note to this sheet: Street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal.

*Grading Plan*

3 of 11

- 6L. The pond shall be brought up to current standards if it is intended to be used.
- 6M. Provide/show a maintenance access into the pond and to the top of the outlet structure, the 100-year WSEL, a new drainage easement, and an access easement connecting the drainage easement to ROW.
- 6N. A new pond certificate and I&M will be required for the pond.
- 6O. Show/label all existing and proposed easements.
- 6P. Label the max height of the wall or height range. Provide railing if the wall exceeds 30". Structural calcs are required for walls over 4'. Provide a section detail for the proposed wall.
- 6Q. Provide a slope label or note indicating that the max slope in any direction for the ADA parking spaces is 2%.
- 6R. Label the proposed trench drain.
- 6S. Please clarify what some of the linework on this sheet represents.

*Grading Plan*

4 of 11

- 6T. Minimum slope away from the building is 5% for 10' for landscape areas, minimum 2% for impervious areas.

**7.Traffic Engineering** (Steven Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

*Traffic Impact Report*

- 7A. Provide Trip Generation Table. Provide trip generation table summarizing with rates and trips for existing and proposed land uses.
- 7B. Provide source for referenced traffic calming toolbox.
- 7C. See additional comments throughout the report.

*Truck Turning Radius*

- 7D. Truck turning conflicts with exiting vehicles.
- 7E. Truck turning conflicts with entering vehicles.

*Site Plan*

2 of 11

- 7F. Provide pedestrian connections to public ROW.
- 7G. Add stop sign in various locations indicated on plan.
- 7H. Show existing crosswalk striping.
- 7I. Move STOP sign closer to Quincy on the southeast.
- 7J. Update sight triangle to middle of outside approaching lane and update length per COA TE-13.

*Landscape Plan*

6 of 11

- 7K. Provide sight triangles per COA TE-13

*Site Details*

9 of 11

- 7L. Add STOP sign detail with MUTCD sign code.
- 7M. Reference COA TE-11 sign post detail

**8.Utilities** (Nina Khanzadeh/ 303-859-4365/ [nkhanzad@auroragov.org](mailto:nkhanzad@auroragov.org) / Comments in red)

*Utility Plan*

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- 8A. Include COA designated MH number: 18N-140.



- 8B. How and label existing utility and fire land easement. Any encroachments, of private assets including storm, will require license agreement.
- 8C. Remove, and state to refer to Aurora Water Standards, latest edition for clearance requirements – number 18.
- 8D. Questioning the crossing of utilities in the center of the building.
- 8E. Indicate size of pipes on the eastern side.
- 8F. Specify two way cleanout, per Aurora Water standards-typ all.
- 8G. Include the following utility notes: -All sanitary sewer services and cleanouts are private -Piping downstream of water meter is private -All water services, irrigation lines, and fire suppression lines require backflow preventers.
- 8H. Include fixture unit table, to confirm that size of existing meter will suffice on Civil Plans.

**9. Fire / Life Safety (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)**

*Cover Sheet*

1 of 11

- 9A. See comments for motor fuel dispensing requirements.

*Site Plan*

2 of 11

- 9B. See comments for fire lane sign locations.
- 9C. See note to label accessible parking sign.
- 9D. See comment to provide a detail of the stamped concrete.
- 9E. See note to identify the double dot, dashed delineation.

*Grading Plan*

3 of 11

- 9F. Provide spot elevations for the accessible parking space.

*Landscaping Plan*

6 of 11

- 9G. See note to label fire hydrant and clearance.

*Elevations*

8 of 11

- 9H. Label the emergency disconnect switch.

*Details*

9 of 11

- 9I. See note to update the sign detail.

*Photometric*

10 of 11

- 9J. See comment to label fire lane easements.

**10. Real Property (Roger Nelson / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)**

- 10A. See redline comments on subdivision plat and site plan.
- 10B. Provide latest AES Board Monument Records for all referenced aliquot section corners.
- 10C. Provide updated title commitment to be within 120 days of plat approval date.
- 10D. Closure report should be ran showing the same significant figures as reflected in the property description and subdivision plat graphics.

**11. Forestry (Rebecca Lamphear / 303-739-7139 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)**

- 11A. There will be trees impacted by development. Due to the location, size and condition of trees on the site, relocation is not an option. The use of tree equivalents is not permitted to mitigate for tree loss. And tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.
- 11B. Please provide a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. If



payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

- 11C. The caliper inches that will be lost are 68”, but only 28” would be required for planting back onto the site. The mitigation value is \$8,300.00.

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Crabapple	19	\$3,475.00		10
2	Crabapple	18	\$3,120.83		9
3	Austrian Pine	15	\$1,519.99		8
4	Green Ash	12	\$134.73		1
5	Honey locust	4	\$87.88		1
<b>Total</b>		<b>68</b>	<b>\$8,338.42</b>		<b>28</b>

NOTE: Mitigation values based on International Society of Arboriculture’s Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

**12. Arapahoe County** (Sarah White / 720-874-6500)

- 12A. Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity to review the outside referral for the proposed project located in the City of Aurora. Staff has no comments regarding the referral at this time based on the information submitted. Please know that other Divisions in the Arapahoe County Public Works Department may submit comments as well. If you have any questions, please feel free to contact our offices at 720-874-6500.

**13. Xcel Energy** (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

- 13A. Comments to be returned following the second submittal.

**14. Mile High Flood District** (Mark Schutte / 303-455-6277)

- 14A. No comment as there are no maintenance eligible improvements