

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



October 23, 2019

Ms. Jody Newton
Masterworks LLC
360 Happy Canyon Road
Castle Rock, CO 80108

Re: Second Submission Review – Car Wash at Money Tree Plaza – Site Plan and Conditional Use
Application Number: **DA-2198-00**
Case Number: **2019-6042/2019-6042-01**

Dear Ms. Newton:

Thank you for your second submission, which we started to process on October 4, 2019. 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 community members.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before November 8, 2019.

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 Commission hearing date has been pushed to December 11, 2019. 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 give me a call. I may be reached at 303.739.7541.

Sincerely,

Liz Fuselier, Planner I
City of Aurora Planning Department

cc: John Newton, KBR Development
Susan Barkman, Neighborhood Liaison
Jacob Cox, ODA
Filed: K:\\$DA\rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Allowable signage (Planning)
- Clarify mechanical and restroom locations (Planning)
- Preliminary drainage letter/report (Public Works)
- Turning Template (Traffic)
- Service Line (Aurora Water)
- Easements (Real Property)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. A community meeting was held on October 3, 2019 at the Aurora Central Library. No additional comments have been received.

2. Completeness and Clarity of the Application

2A. Please clarify where the mechanical room and restrooms are within the site plan. There is conflicting information on the location of these rooms/buildings.

2B. Provide elevations for mechanical room and restrooms if appropriate. Label all buildings.

2C. Zoning is MU-C under the UDO. Please change Data Block.

3. Signage Issues

3A. A total of 5 signs are allowed per use. Total square footage of permitted signage is 210'. Please provide the amount of permitted signage proposed and be sure to indicate on the site plan where the signs will be placed. Please refer to section 146-4.10 of the Uniform Development Ordinance for guidance.

3B. Please modify Data Block to reflect allowable signage for the project.

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

4A. See redline comments.

5. Addressing (Phil Turner / 303-739-7271 / pturner@auroragov.org)

5A. 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

6. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

6A. Site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

6B. Minimum slope away from the building is 5% for 10' for landscape areas and a minimum of 2% for impervious areas.

6C. Label the slopes or add a note indicating minimum slope requirements.

6D. Ensure landscaping does not interfere with the function of the swale or underdrain.

7. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

7A. Please see redline comments-Sheet 2

7B. Provide a turning template for the bail out lane to ensure appropriate curbline.



8. Aurora Water (Ryan Tigera / 303-326-8867 / rtigera@auroragov.org / Comments in red)

8A. Sheet 4: Calculation will need to be provided on civil drawings showing that the head loss after the meter justifies an up-size of the service line.

9. Real Property (Darren Akrie / 303-739-7331 / dakrie@auroragov.org / Comments in magenta)

9A. Begin dedication or release process by contacting Andy Niquette at 303.739.7325.

9B. See redline comments.

9C. See Sheet 3: Retaining wall and gate in the drainage easement will need to be covered by a license agreement. Please contact Grace Gray (303.739.7277) to begin this process.