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October 3, 2022

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

**Re: Third 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 third submission, which we started to process on Wednesday, September 7, 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 in the form of a technical. Please revise your previous work and send us a new submission on or before Monday, October 24, 2022. You will continue to resubmit till all technical comments are complete.

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:\\$DA\1129 05rev3.rtf



## Third Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please contact Aurora Forestry, the plan cannot be approved until tree mitigation has been paid (Forestry).
- Show median landscaping (Landscape).
- Several Landscape buffer requirements will need to be met or adjustments pursued (Landscape).
- Have site plan and plat match regarding easements (Public Works).
- Site plan update to include a raised median (Traffic).
- Update signage and ADA standards (Fire & Life Safety)
- Missing monument signage (Real Property).

### PLANNING DEPARTMENT COMMENTS

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

1A. No new comments have been received upon the second review.

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

2A. Repeat comment: Have the title and title block match as indicated on the site plan.

#### 3. Architectural and Urban Design Issues

3A. No further comments

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

##### *Landscape Plan*

##### *Sheet 7 of 12*

- 4A. This is a repeat comment: The required median to define/delineate access points, by Public Works will need to be landscaped. Please revise this area to show the median and required landscaping. The applicable buffer is a 20' street perimeter buffer and one tree and 10 shrubs per 40 linear feet are required. The landscape buffer can be reduced down to as low as 10' with a low wall. See Section 146-4.7.5, Table 4.7-2.
- 4B. Curbside landscaping requires street trees which shall be deciduous, thornless, fruitless canopy trees of species that mature to heights of between 30 and 60 feet and with canopies that mature to at least 25 feet wide. Please revise the plan to meet the landscape code.
- 4C. Please modify Table 146.4.7.5.C on sheet 7 as shown on the redlined pdf. Split the columns of trees/shrubs and provide the number of trees required/provided 1/40LF and the number of shrubs required/provided 1/40SF. See redlined pdf for more detail.
- 4D. No shrubs are required along E Quincy Avenue, please revise the "Curbside Landscaping" Table accordingly.
- 4E. Due to the encumbrance along E Quincy Ave, the curbside trees and street frontage trees can be counted together, totaling 6 trees. You can provide additional trees, but they are not required.
- 4F. Please provide an asterisk next to the E Quincy Ave to indicate the trees are being combined due to the encumbrance.
- 4G. Please remove the "Western Buffer" and "Southern Buffer" titles from the curbside landscape table. Curbside landscaping is not a buffer. Also, remove the Buffer Width Required and Proposed from the Curbside Landscape Table. See pdf for more details.
- 4H. Please locate one of the trees between the water meter and the access aisle curb, along E Quincy Ave, to create a linear tree line and meet the curbside landscaping intent. See redlined pdf for more detail.
- 4I. The previous shrub layout, along E Quincy Ave, included plant diversity which is preferable to a monoculture of junipers. The comment on the previous layout was that some of the shrubs along this area would need to be changed to meet the minimum height to qualify as a low hedge. Staff would suggest that the Koreanspice Viburnum be incorporated back into this area to create variation in species, texture, and color. This is not a requirement, but a suggestion.



- 4J. Due to the encumbrance along E Quincy Ave, the required street frontage and curbside trees may be combined, but the trees must, at a minimum, meet the street tree criteria for curbside landscaping areas. Street trees shall be deciduous, thornless, fruitless canopy trees of species that mature to heights of between 30 and 60 feet and with canopies that mature to at least 25 feet wide. Please revise the tree species along E Quincy Ave accordingly.
- 4K. Show the outline of all existing trees to remain. It appears two tree outlines are missing from the plan.
- Sheet 9*
- 4L. Please revise the plant species, on the plan and in the legend, to reflect the earlier comment regarding curbside street trees.

## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

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

- 5A. No further comments.

### **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.

*Site Plan*

*2 of 13*

- 6B. The ramp should be directional. Provide a sidewalk easement for the portion of the ramp outside of the ROW.
- 6C. Ensure the sidewalk easement is set 0.5' behind the walk. It may need to be bumped out here 0.5' to accommodate the curb.

*Grading Plan*

*3 of 13*

- 6D. It looks like the proposed grading is missing from this sheet.
- 6E. Set the drainage easement 4' from the outside walls of the detention pond. Instead of providing the drainage easement to the ROW, please provide an access easement. Either extend the access easement to the ROW or end it at the existing access easement if the existing easement provides adequate access for the City to reach and maintain the pond.

*Lighting*

*12 of 13*

- 6F. Label the public streetlights as SL-3.
- 6G. Ensure the streetlight fixture specified for Princeton meets the City's draft lighting standards. There is a draft list of pre-approved fixtures available now. Please email me directly for this list if you do not have it.  
[jbingham@auroragov.org](mailto:jbingham@auroragov.org)

*Plat*

- 6H. No AUTOCAD SHX text permitted on the plat pdf.
- 6I. See comments on the site plan regarding this drainage easement and sidewalk easement.

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

*Site Plan*

*2 of 13*

- 7A. Provide raised median.
- 7B. Repeat Comment: Add STOP sign to site plan.
- 7C. Move southern site stop sign to where indicated on the site plan

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

*Utility Plan*

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- 8A. Note that any storm pipe in ROW to be RCP per AW standards, even if private.
- 8B. Note that potholing will be required prior to any construction per section 5 of AW standards.



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

*Grading Plan*

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9A. See note to show grading for accessible route & accessible parking.

*Details*

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9B. See comment to show accessible sign in accessible parking space detail.

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

10A. Title Commitment shows DEATA LLC, A COLORADO LIMITED LIABILITY COMPANY. Provide updated title commitment to reflect ownership change.

10B. Provide updated title work to be within 120 days of the plat acceptance date.

10C. See redline comments on subdivision plat (remove the duplicate signature line for City of Aurora approvals) and site plan (Updated title to reflect referenced ownership).

*Site Plan*

2 of 13

10D. Comment says that this monument is now shown and it appears to not have been shown?

*Plat*

10E. Provide updated title work to be within 120 days of plat acceptance date.

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

11A. Please contact Aurora Forestry, plan cannot be approved until tree mitigation has been paid.

**12.Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

12A. No new comments.