

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



August 11, 2022

Kay Stallworthy  
Cadence Capital  
6400 S. Fiddler's Green Circle, Ste. 1820  
Greenwood Village, CO 80111

**Re: Fifth Submission Review – 7-Eleven at Smith and Tower - Site Plan and Plat**  
Application Number: **DA-2208-00**  
Case Numbers: **2020-6060; 2020-3059-00**

Dear Ms. Stallworthy:

Thank you for your submission. 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 outside agencies.

Your Administrative Decision date is tentatively set for August 24, 2022. I will provide a Notice that must be sent to all adjacent property owners, and a sign that must be posted on the site at least 10 days prior to the approval date. These notifications are your responsibility and the lack of proper notification will cause the decision 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.

A technical corrections submittal will be required following the Administrative Decision to address all outstanding redline comments. 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 303-739-7261 or [dbickmir@auroragov.org](mailto:dbickmir@auroragov.org).

Sincerely,

Deborah Bickmire, Senior Planner  
City of Aurora Planning Department

cc: Kristin Sullivan, Foster Graham Milstein & Calisher, LLP, 360 South Garfield Street, Suite 600, Denver, CO 80209  
Jerry Davidson, Perception Design Group, Inc.  
Scott Campbell, Neighborhood Services  
Cesarina Dancy, ODA  
Filed: K:\\$DA\2208-00rev5



## *Fifth Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Provide an RTD bus stop on this site (RTD)
- Update bike parking in the Site Data (Planning)
- Match the ultimate roadway buildout standard section for Smith Road (Public Works)
- Provide building perimeter landscape for the west facade (Landscaping)
- Site Plan dimensions must match the plat (Real Property)

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. Non-residential uses shall provide a minimum of two U-racks for bicycles. The plans already include two racks but the Site Data references only one. Please update the Site Data.
- 1B. Remove the “Adjustments” block.
- 1C. Add street classifications for all adjacent streets.
- 1D. Revise the building label to replace 7-11 with “Building”.
- 1E. Clarify if the EV Utility Transformer sits on a concrete pad. If so, label and/or add symbol.
- 1F. The site plan shows canopies on all four elevations, however, the elevations do not. Please review and adjust as needed.
- 1G. Turn the symbols/colors on for Material Legend on Sheet 9.
- 1H. Remove references for signage on the canopy fascia.
- 1I. Provide calculations to demonstrate the decorative bands cover less than 40% of the canopy.

#### **2. Landscaping Issues**

- 2A. Building perimeter landscape is required for all non-residential buildings when said building elevations face public streets, or whenever an entrance door is present. The landscape shall be located within 20 feet of the respective building face. Please add additional landscape along the western building façade.
- 2B. The buffer length should be the length of the frontage less the width of intervening driveways. The buffer lengths in the table are not consistent with those dimensions. Please revise the dimensions or provide more information.
- 2C. Label and dimension all proposed buffers.
- 2D. Revise the Curbside Landscape Table to include the notes provided on the redlines.
- 2E. The Oregon Green Austrian Pine is also too wide for the southern buffer. The buffer width is 10 feet. Please replace with a species that will not grow into the adjacent fire lane easement.
- 2F. Add the line/material symbols as noted on the redlines.
- 2G. Add the percentage of coverage to the Site Data.
- 2H. The retaining wall extends beyond the property boundary. Consult with Real Property about including it in the License Agreement.

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

#### **3. Civil Engineering (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)**

##### **Site Plan**

- 3A. Provide the full right-of-way dimension on Sheet 4 as indicated by the section.
- 3B. Maximum 4% slope across fire lanes.
- 3C. The maintenance access is required to the top of the outlet structure outside of the pond bottom. Verify with Aurora Water that the slope of the maintenance access is acceptable.
- 3D. The public streetlight is not one of the listed COA street light fixtures.
- 3E. The Ultimate Roadway Buildout Exhibit does not match the standard section for Smith Road and may cause issues as the roadway improvements are completed east of this site.



3F. The Site Plan will not be approved by the Public Works until the Preliminary Drainage Report is approved.

**4. Real Property (Roger Nelson / 720-587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)**

**Site Plan**

4A. The exterior boundary, bearings, and distances should match the subdivision plat.

4B. Any encroachments into easements will require a License Agreement. Please contact Grace Gray ([ggray@auroragov.org](mailto:ggray@auroragov.org)) to start the process. The License Agreement must be complete prior to the approval of the Site Plan.

**Plat**

4C. The Title Commitment needs to be dated within 120 days of the plat approval date.

4G. Add a 10' utility easement around the perimeter of the lot.

4J. Address all comments and notations on the redlines.

**5. Regional Transportation District (RTD) (C. Scott Woodruff / [clayton.woodruff@rtd-denver.com](mailto:clayton.woodruff@rtd-denver.com))**

5A. The RTD has an issue with the design that makes this site unserviceable. Therefore, the RTD needs the designer to coordinate with RTD to determine a location and then install, with this project, a bus stop along Tower Rd. to replace the stop that they are removing at this site. I hope that the City of Aurora will help support us in making our service whole with this work.