



Planning Division
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August 11, 2022

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

Re: Second 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 second submission, which we started to process on Tuesday, July 26, 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 Thursday, September 1, 2022. The site plan application needs to either confirm a landscape adjustment or meet the code to proceed to a hearing. 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, September 28, 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.

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 05rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- 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).
- Update turning radius to 20' (Public Works).
- Site plan update to include a median at the northern access point (Traffic).
- Update signage and ADA standards (Fire & Life Safety)
- This development and applicant will impact trees and need to continue working with Forestry.
- Minor plat comments to be completed (Real Property).
- Need 10 ft of clearance at all times, between sanitary and water. There is a potential conflict on the site plan (Utilities).
- Xcel review is located at the end of comments.

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. Have the title and title block match as indicated on the site plan.

2B. The introduction has an adjustment, but the site plan does not. The adjustment needs to be on the site plan for recordation. Please note that if the landscape adjustment is pursued, the title will need to be site plan with adjustment and conditional use.

3. Architectural and Urban Design Issues

3A. No further comments

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

Landscape Plan

Sheet 6 of 12

- 4A. Please remove all existing trees from the landscape plan that are to be removed. Only trees to remain should be shown and labeled on this plan.
- 4B. No adjustment is needed for the area along East Princeton Drive.
- 4C. The existing tree to remain at the southwest corner of the site, adjacent to the new handicap accessible route, appears to be very close to the proposed retaining wall, and the root system may be impacted, resulting in the tree dying. Please clarify that this tree will remain and be protected during construction.
- 4D. Provide a detail of the monument sign at the corner of E Quincy Avenue and E Princeton Drive, e.g., materials, color(s), and dimensions (height, length and width).
- 4E. Since the curbside and street frontage buffers are being combined due to an encumbrance, the trees located in this buffer should be planted to represent the curbside landscape trees - deciduous trees in a linear fashion.
- 4F. Please label the existing trees to remain on the landscape plan.
- 4G. The street frontage buffer is measured from the back of the walk. Please adjust the label.
- 4H. Since the street frontage buffer is no longer 20 feet wide, it appears you would like to apply the street buffer reduction. The buffer may be reduced to 15' with a low hedge or a minimum 3 foot in height berm with hedge 3'-4' high hedge. If you would like to utilize the buffer reduction, some plant materials, such as the Broadmoor and Buffalo Junipers, will need to be changed to meet the 3'-4' height requirement. A low hedge is 3-4' high hedge planted in a triangular pattern in a double row with shrubs three feet on center.
- 4I. Since the curbside landscape is 10' in width, it can be just sod, which may save on the irrigation layout of spray heads and drip lines.
- 4J. Move the "CAUTION" note so it does not cover other labels. See pdf for more details.



- 4K. The eastern monument sign is not labeled. Please label the new monument sign or remove it from the plan.
- 4L. Currently, the area along E Quincy Avenue is being used for parking. Please add no parking signs to ensure vehicles will not be parking here. See pdf for more details.
- 4M. The propane exchange cage and air station may remain within the buffer but must be screened. Please provide screening of these elements and make sure they are screened well from public view.
- 4N. 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 appropriate buffer is a 20' street perimeter buffer, and one tree and 10 shrubs per 40 linear feet are required.
- 4O. In the first comment letter, staff mentioned that the east buffer would not be required, but perhaps up-sizing some trees and providing some additional shrubs along the street frontages would be possible. It appears no trees have been up-sized. Please clarify.
- 4P. The minimum requirement for curbside landscaping is 1 tree per 40 LF plus sod, native seed, or a combination... In addition, curbside landscape areas that are 10 feet in width or wider may be planted entirely with either water-conserving or cool season grass or native seed. Therefore, you could plant sod only in the curbside area along E Quincy Ave since it measures 10 feet wide. The curbside landscape area along E Princeton Drive measures 8 feet wide and does require shrubs to be planted.
- 4Q. Even though there is an encumbrance, the same number of trees must be included in the street frontage buffer. Please revise this table accordingly.
- 4R. The curbside buffer along E Quincy Ave measures 10 feet wide. Please revise the Curbside Landscape Table accordingly.

Sheet 8

- 4S. The "Existing Turf Typ" along East Quincy Avenue is currently a concrete sidewalk. Please revise the note on Sheet 8 to reflect current conditions.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Addressing (Phil Turner / 303-739-7357 / pturner@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

6. Civil Engineering (Julie Bingham / 303-739-7403 / 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 12
- 6B. The northwest ramp is required to be updated per the pre-app notes.
- 6C. An access easement should be dedicated between the drainage easement for the pond and the ROW.
- 6D. Call out the location of the drainage easement.
- 6E. Concentrated points of discharge should not be allowed to flow over internal private sidewalks. Provide a chase.
- 6F. Please add the following note: Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans.
- 6G. Verify with traffic if this ramp is required. Later in the review letter Traffic did indicate the ramp was not necessary.
- 6H. Minimum 20' curb return radii for a private road connecting to a collector.



- 6I. Dimension the existing sidewalks surrounding the site.
- 6J. Proposed public streetlights are required along Quincy and Princeton per the pre-app notes. Indicate the locations of the public streetlights for Quincy Ave and Princeton Drive.
- 6K. Label this proposed curb radii as well.

Grading Plan

3 of 12

- 6L. Show/label the 100-year WSEL.
- 6M. Label the drainage easement. Label the access easement on this sheet as well.
- 6N. A sidewalk easement is required for the ramp outside of the ROW.
- 6O. Is this sidewalk easement existing or proposed?

Details

10 of 12

- 6P. Structural calcs are required for all CIP walls with the civil plans.
- 6Q. Where is the CIP wall proposed? Indicate on the site plan.

Plat

- 6R. Proposed easements shown on the site plan should be reflected on the plat.

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

Site Plan

2 of 12

- 7A. Add E-W receiving ramp to site plan.
- 7B. Add STOP sign to site plan.
- 7C. Provide median to define/delineate access points in the northern access point.
- 7D. Remove ped ramp on East Quincy Avenue corner.

8. Utilities (Nina Khanzadeh/ 303-859-4365/ nkhanzad@auroragov.org / Comments in red)

Utility Plan

5 of 12

- 8A. Indicate this inlet as public – see site plan for location.
- 8B. Please note that a SWMP demolition permit will be required to be completed and submitted at the time of CP review.
- 8C. Note an I&M plan will be required at the time of CP review. Include a cut sheet of tank and any other appurtenances with I&M report.
- 8D. Manhole is preferred rather than a storm cleanout for the site.
- 8E. Drainage easement to extend 4 ft past wall of structure- show and label drainage easement.
- 8F. If any fixtures are being added, need to include fixture unit table on CPs to confirm the size of existing meter can serve the site.
- 8G. Need 10 ft of clearance at all times, between sanitary and water per section 23.03 of AW standards.

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

Site Plan

2 of 12

- 9A. Provide wheel stop in accessible parking space; provide wheel stop detail.

Grading Plan

4 of 12

- 9B. See note to show the accessible route.

Elevations

9 of 12

- 9C. See comment to: Label/call-out emergency shut-off switch.



Details

10 of 12

9D. See comment to show wheel stop in accessible parking detail.

Photometric

11 of 12

9E. See comment to show all parts of the accessible route.

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

10A. Add city engineer to signatures on the plat.

10B. Remove this certificate per COA 2022 Subdivision Plat Checklist on the cover sheet of the plat.

11. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple)

11A. Please indicate how tree mitigation will be achieved on the tree mitigation sheet. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

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

12A. See comments below.



August 5, 2022

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Ariana Muca

Re: King Soopers at Highpoint Commons – 2nd referral, Case # DA-1129-05

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for **King Soopers at Highpoint Commons**. Please be aware PSCo owns and operates existing natural gas and electric distribution and service facilities within the proposed project area. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

No resubmittals necessary.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com