

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



July 9, 2020

Vic Lauer
Keys + Lauer Architects
417 S Cascade Ave
Colorado Springs, CO 80903

Re: Initial Submission Review: ENT Credit Union at Smoky Hill Crossing – Site Plan with Adjustment and Conditional Use
Application Number: DA-2184-06
Case Numbers: 2020-6024-00, 2020-6024-01

Dear Mr. Lauer:

Thank you for your initial submission. 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 remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Friday, July 31, 2020.

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 is still tentatively set for Wednesday, September 9, 2020. 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.

If you have any comments or concerns, please contact me directly. I can be reached at text@auroragov.org or 303-739-7450.

Sincerely,

Tanner Axt, LEED Green Associate
Planner I
City of Aurora, Planning & Development Services

cc: Landis Gordon, Entitlement and Engineering Solutions
Scott Campbell, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\SDA\2184-06rev1.docx



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Increase connectivity with adjacent pad sites. (Planning) **Response:** Pedestrian walkway has been added but not ADA per discussions with planning.
- Identify curbside landscape responsibilities. (Landscaping) **Valerian:** ROW landscape has been included with this submittal as an additional landscape plan enlargement for clarity and accurate planting.
- Maintain minimum slopes. (Civil Engineering) **Response:** Slopes have been redesigned for minimum slope requirements.
- Identify additional signage. (Traffic Engineering) **Response:** Signage has been reduced to 148 sf. Using Yellowstone Ct. and Smoky Hill Rd. as street frontages the max allowed signage is 158 sf. The sites' address is off E. Smoky Hill Road and although E470 owns the land it still functions as ROW. For both of those reasons the request is that signage is based on the two frontages.
- Dedicate a meter pit easement. (Water) **Response:** Meter pit easement has been added.
- Maintain well-lit accessible routes to all amenities. (Building/Life Safety) **Response:** Route line has been added and footcandles have been adjusted to meet the requirements.

PLANNING DEPARTMENT COMMENTS

1 Planning Comments (Tanner Axt / 303-739-7450 / taxt@auroragov.org / Comments in dark teal)

1.A Letter of Introduction

- 1.A.1 Include an adjustment request that states, at a minimum, the section of code being adjusted, the requirement, what is being provided, and the justification for the adjustment. **Response:** Adjustment request information has been added.
- 1.A.2 Include the Operations Plan within the Letter of Introduction. **Response:** Title changed
- 1.A.3 Elaborate more on the site layout, parking, building design, and circulation. **Response:** More detail has been added.

1.B Site Plan Set

1.B.1 All Sheets

- 1.B.1.a Adjust Title Block to read "ENT CREDIT UNION AT SMOKY HILL CROSSING SITE PLAN WITH ADJUSTMENT AND CONDITIONAL USE" on all sheets. **Response:** Title changed
- 1.B.1.b Number all sheets 1-9, as applicable. **Response:**
- 1.B.1.a The FDP requires lighting for pedestrian paths. **Response:** Lighting has been added and adjusted to meet the requirements of the FDP.
- 1.B.1.b Reduce overall sign area. **Response:** Signage has been reduced to 148 sf. Using Yellowstone Ct. and Smoky Hill Rd. as street frontages the max allowed signage is 158 sf. The sites' address is off E. Smoky Hill Road and although E470 owns the land it still functions as ROW. For both of those reasons the request is that signage is based on the two frontages.

1.B.2 Sheet 1

- 1.B.2.a Adjust title to read as follows: ENT CREDIT UNION AT SMOKY HILL CROSSING SITE PLAN WITH ADJUSTMENT AND CONDITIONAL USE **Response:** Title changed.
- 1.B.2.b Provide more context in the Key Map. Include E-470, Ponderosa/Versailles, and Gun Club within the extents. See example in Plan Set. **Response:** Vicinity map has been changed.
- 1.B.2.c Change "WAIVER REQUESTS:" to "ADJUSTMENT:" and include the specific section being adjusted, the requirement, and the proposal. **Response:** Changed and added.
- 1.B.2.d Notate the conditional use on the cover sheet. **Response:** Conditional use added.
- 1.B.2.e Adjust the Data Block to align in a Table Format. **Response:** Adjusted.
- 1.B.2.f Adjust the Present Zoning Classification to "MU-C, Subarea C" within the Data Block. **Response:** Added.
- 1.B.2.g Adjust Permitted Sign Area to 98 SF within the Data Block. **Response:** Added.
- 1.B.2.h Include an Amendment Block. **Response:** Added.

1.B.3 Sheet 2



- 1.B.3.a Identify City of Aurora boundaries. **Response: Boundaries have been added.**
- 1.B.3.b Show adjacent property lines and identify each with subdivision, lot, block, and zoning. For example:
Response: Adjacent property info has been added.

LOT 2, BLOCK 1
SAMPLE SUBDIVISION FILING 2
ZONING: MU-C, SUBAREA C

OR

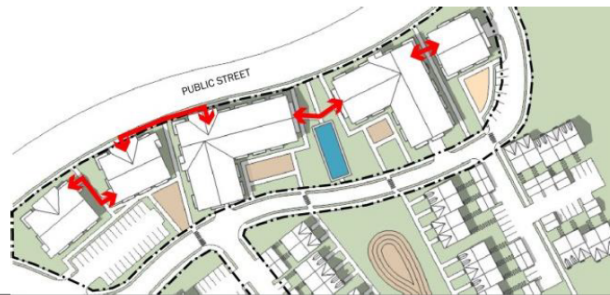
UNPLATTED
ZONING: MU-C, SUBAREA C

- 1.B.3.c Use different symbols for the site schedule and the parking count. **Response: Revised.**
- 1.B.3.d Provide a detail of the bike racks. **Response: Bike rack detail has been added to site plan.**
- 1.B.3.e Provide a detail of the monument sign. **Response: Monument sign location is being shown as a possible location. Yesco, Ent's signage company, will submit design of monument sign under separate permit.**
- 1.B.3.f Provide a detail of the pedestrian railing. **Response: Detail added to sheet 7.**
- 1.B.3.g Provide a detail of the open space area. It must include planter boxes, concrete scoring, and a 30" horizontal iron fence, per the FDP. **Response: Detail has been added.**
- 1.B.3.h Adjust the small typo in "crosswalk." **Response: Revised.**
- 1.B.3.i Provide a pedestrian route to the other pad sites within the development. Table 4.5-3 of the UDO requires connections as shown in the excerpt below. **Response: Pedestrian walkway has been added but not ada.**

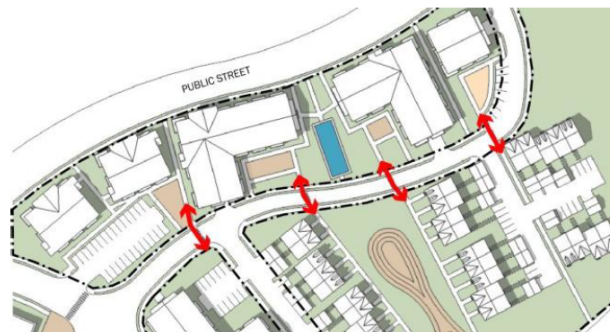
Table 4.5-3

Required Pedestrian Connections

Between Multiple Buildings on a Site – All developments containing more than one building shall provide walkways between the principal entrances of buildings.



To Adjacent Development – Sidewalks and walkways serving a site shall align and connect with any sidewalks on adjacent properties that extend to the boundary of such properties. Multiple pedestrian connections between adjacent developments shall be provided to the maximum extent practicable.



- 1.B.3.j Utilize decorative concrete scoring to further highlight the building entrance. **Response: Scoring has been added.**
- 1.B.3.k The crossing to the open space area should be hashed. **Response: Crosswalk added.**
- 1.B.3.l The patio space must be buffered from vehicular areas by landscaping or a sidewalk. **Response: Buffer has been added on both sides.**
- 1.B.3.m Dumpster pads must fit a waste and a recycle bin. **Response: Dumpster will fit Recycle.**
- 1.B.4 Sheet 6
- 1.B.4.a Remove signage from elevations. Represent signs with a dashed, dimensioned rectangle and "Potential Wall Sign per Separate Sign Permit" notation. **Response: Complete**
- 1.B.4.b Identify any areas with MTL-2 on the elevations. **Response: Complete. MTL-2 is on the underside of the entry canopy and the drive through canopy.**
- 1.B.4.c Include and notate Table 4.8-8 from the UDO. A copy of this table can be found attached to the end of



this document. The west elevation is a Primary Façade, all remaining elevations are Secondary Façades. **Response: Table has been added to sheets 7 and 8.**

1.B.5 Sheet 8

1.B.5.a Provide photometrics to at least 10 feet beyond the property line. **Response: Boundary has been adjusted and shown.**

1.B.5.b The FDP requires bollard lights around the patio area. **Response: We have added 3 bollard lights at the patio area.**

1.B.6 Sheet 9

1.B.6.a Lights must be full-cutoff. The FDP identifies wall sconces to use throughout the development. **Response: Wall sconces have been changed to match the development standard.**

1.B.6.b Adjust the document so lighting fixture data is legible. **Response: Images have been updated to read better. We can submit separate pdfs if desired.**

2 Addressing (Phil Turner / 303-739-7271 / pcturner@auroragov.org)

1.C 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: **Response: DWG file will be submitted.**

- Parcels
- Street lines
- Building footprints (If available)

1.D 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. **Response: Noted.**

3 Landscaping (Chad Giron / 303-739-7185 / cgiron@auroragov.org / Comments in light teal)

1.A Site Plan Set

1.A.1 Sheet 4

1.A.1.a Remove all notes that refer to a contractor. Those notes may be added to the civil plans after the site plan submittal is approved. See the Landscape Reference Manual for the required Standard Landscape Notes.

Valerian: Notes referring to a contractor have been removed. Aurora Standard notes are now included.

1.A.1.b Per the Pre-Application notes and original intent of the Master Developer, each pad site applicant is responsible for the installation, irrigation and maintenance of the pre-approved curbside landscape improvements as shown on the ISP. Therefore, show all curbside landscaping adjacent to this Site Plan as proposed with this submittal.

Valerian: ROW landscape has been included with this submittal as an additional landscape plan enlargement for clarity and accurate planting.

1.A.1.c Add labels to:

- Smoky Hill Road
- Yellowstone Court
- Easements within Site Plan
- Landscape Buffers (include dimension lines)
- Property Line
- E470 ROW
- Open Space Area
- Drainage Feature
- Trash Enclosures
- Retaining Walls

Valerian: Labels have been added to landscape plan.

1.A.1.d A short screen wall and/or enhanced planting should be provided adjacent to the drive-



thru for the safety of the High Plains Trail users. Screening is needed to prevent blinding vehicle headlights at the drive-thru from impairing the vision of bicyclists and pedestrians during dawn and dusk at the Smoky Hill Rd crosswalk and those traveling downhill through the bends in the trail.

Valerian: Enhanced planting has been added to provide additional screening to High Plains Trail users. Given the grade difference between the drive through and the trail, as the landscape grows the evergreens will provide greater screening in addition to the deciduous shrubs.

- 1.A.1.e Per the Pre-Application notes, a 20' street frontage buffer shall be provided along Yellowstone Court as measured from the ROW line. The buffer may be reduced to 10' depending upon the approved reduction feature chosen.
Valerian: EES has had previous discussions with COA (email via Kelly Bish on 4/7/2020) that the buffer shall be measured from the back of walk, or in this case the back of curb. This site provides 15' from the back of curb to the corner of the parking stall. Within this 15' is nearly 6 rows of shrubs placed triangularly which would satisfy the low hedge buffer reduction.
- 1.A.1.f The grasses identified on the Site Plan must be #5 containers to count toward the building perimeter landscape requirements.
Valerian: Ornamental grasses in this location have been changed to #5 containers.
- 1.A.1.g The Special Landscape Buffer width and landscaping shall be reviewed and approved by the Parks, Recreation & Open Space Department (PROS).
Valerian: Comment noted.
- 1.A.1.h The base map does not match the Site Plan.
Valerian: Base map has been correct and matches the site plan now.
- 1.A.1.i Add tree to parking lot terminal island.
Valerian: The area shaded is not an island; rather the open space area dedicated for a hardscape plaza. A requirement of the open space per the FDP is at least one canopy shade tree. A canopy shade tree has been added here, as there is no landscape area directly adjacent to the parking stalls.
- 1.A.1.j Show retaining wall more prominently. Add landscaping next to wall per FDP requirements.
Valerian: Retaining wall has been darkened and hatched for clarity. Additional planting around the retaining wall has been added.
- 1.A.1.k The plant material within the buffer includes non-native species. Coordinate with PROS staff to revise the planting plan for this area.
Valerian: Non-native species have been removed and replaced with native species per CSU Extension Native Shrubs for Colorado landscapes. These species also include the plants in the additional requested drive through screening.
- 1.A.1.l Add the hatch identified on the Site Plan to the Legend.
Valerian: Hatch identifies the 'Open Space' required per the FDP. Hatch has been added to the legend and is further defined in Enlargement 3 on Sheet 6 to detail the layout and decorative scoring in the Open Space.
- 1.A.1.m Match the Legend boldness on the plan.
Valerian: Comment noted and addressed.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES****2 Civil Engineering** (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)**2.A Site Plan Set****2.A.1 Sheet 1**

2.A.1.a Update contact information as notated in the plan set. **Response: Contact information revised.**

2.A.1.b Add the following note:

IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER. **Response: Note added.**

2.A.2 Sheet 2

2.A.2.a Dimension widths of existing and proposed sidewalks. **Response: Dimensions added.**

2.A.2.b Label curb return radii at site entrance. **Response: Radii called out.**

2.A.2.c Label cross pan at site entrance. **Response: Label added.**

2.A.2.d Utilities are not required to be shown on the Sheet 2. **Response: Removed.**

2.A.2.e Dimension the typical length of parking spaces. **Response: Dimensions added.**

2.A.2.f Clarify the proposed ramp identified on the Site Plan. **Response: Ramp is in place for ada access to the open space.**

2.A.2.g Label the proposed retaining wall. Indicate material type and max height or height range. **Response: Wall labeled, and height added.**

2.A.3 Sheet 3

2.A.3.a Label slope away from building where identified in the plan set. **Response: Slopes have been added.**

2.A.3.b Maintain a minimum 1% slope on asphalt. **Response: Slope has been changed to at least 1%.**

2.A.3.c Increase the slope outside the entrance to at least 1.5%. **Response: Slope has been adjusted.**

2.A.3.d Add a note indicating if the storm sewer is public or private and who will maintain it. **Response: Note has been added.**

2.A.3.e Railing is required for any retaining wall over 30". Structural calculations will be required with the first civil submittal. **Response: Railing has been added and called out.**

2.A.3.f Offsite grading will require a letter from the adjacent property owner. **Response: E-470 has given written documentation to okay this.**

3 Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in yellow)**3.A Traffic Letter of Conformance**

3.A.1 The Traffic Letter of Conformance has been approved. **Response: Noted.**

3.B Site Plan Set**3.B.1 Sheet 1**

3.B.1.a Add the following note:

THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND



CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT. **Response: Note added.**

Sheet 2

- 3.B.1.b Add sight triangles as identified in the plan set. **Response: Sight triangles have been added at 240'.**
- 3.B.1.c Include a Do Not Enter sign at the drive-thru exit. **Response: Sign has been added.**
- 3.B.1.d Show the drive-thru signage. **Response: Drive thru signage has been called out.**

3.B.2 Sheet 4

- 3.B.2.a Add the following note:

ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

Response: Note added.

4 Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

4.A Site Plan Set

4.A.1 Sheet 3

- 4.A.1.a Dedicate and show a 10-foot-wide utility easement from the ROW to 5' behind the meter.
- 4.A.1.b The crossing identified on the site plan needs additional evaluation in civils for depth and clearance. **Response: Utility Easement has been added.**

5 Building/Life Safety (Jeffery Goorman / 303-739-7464 / jgoorman@auroragov.org / Comments in blue)

5.A Site Plan Set

5.A.1 Sheet 1

- 5.A.1.a Remove Note 3. **Response: Note has been removed.**

5.A.2 Sheet 2

- 5.A.2.a Show the location of a knox box. **Response: Knox box has been shown.**

5.A.3 Sheet 3

- 5.A.3.a Show accessible ramp detail at the areas highlighted in the plan set. Include slopes in the details. **Response: Slopes and spots have been added. Two southern highlighted areas are not ramps. Callout added to grading plan.**
- 5.A.3.b The entrance drive is note a dedicated fire lane. Adjust the turning radius to 26' to allow access to the front of the building for a fire department apparatus. **Response: Turning radius has been adjusted and fire truck route ran to prove layout.**
- 5.A.3.c Provide accessible parking detail as notated in the plan set. **Response: Parking detail has been added to sheet.**

5.A.4 Sheets 6 & 7

- 5.A.4.a Show the locations of knox boxes on elevations. **Response: Knox box location has been added to the site plan and is called out on the elevations. It will be on the south column of the entry on the side facing the front door.**

5.A.5 Sheet 8

- 5.A.5.a Show a bold dashed line to show accessible route to required entrances, site amenities, and transportation stops, where applicable. Maintain minimum 1 footcandle along all exterior accessible routes. **Response: Route line has been added and footcandles have been adjusted to meet the requirements.**
- 5.A.5.b Provide the highlighted ramp detail identified in the plan set. **Response: Ramp detail has been added. Further detail will be added to CD set with enlarged grading plan.**

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



- 6.A See the red line comments on the Site Plan. Work with Grace Gray to process any License Agreements for the objects shown in the Site Plan. Work with Andy Niquette to resolve any easement dedications/releases that will be handled by separate document. The Site Plan cannot be approved until the License Agreements are complete and ready to be recorded. **Response: Noted.**
- 7 E-470 Public Highway Authority (Peggy Davenport / 303-537-3727 / pdavenport@E-470.com)**
- 7.A For any question concerning the comments listed below please contact Chuck Weiss at 303.537.3420 or cweiss@E-470.com. **Response: Noted.**
- 7.A.1 Occupying space for utility work, access, and any construction within the E-470 ROW and MUE (multi-use easement) is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the "Permit Manual") and will require an E-470 Construction or Access Permit. The administration fee is \$750.00 and \$75,000 per acre for construction. **Response: Noted.**
- 7.A.2 A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction. **Response: Noted.**
- 7.A.3 Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>
Response: Noted.
- 7.A.4 Please clearly label E-470 ROW/MUE/property on all applicable sheets. **Response: Added.**
- 7.A.5 The landscaping and irrigation shown are permanent improvements and will be subject to the \$75,000 per acre construction fee. **Response: Noted.**
- 7.A.6 This is in the E-470 MS4 permit area so a SWMP will need to be submitted and approved prior to any work on E-470 property. They will need to provide the appropriate erosion control inspections and submit copies of the inspections in a timely manner. **Response: Noted.**
- 7.A.7 Permit will need to address long term maintenance for the proposed landscaping and irrigation. **Response: Noted.**
- 7.A.8 A comment/response document would be helpful to track the revisions to each submittal. **Response: Noted.**
- 7.A.9 Additional comments will be issued as design progresses. **Response: Noted.**
- 8 Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)**
- 8.A See attached letter.


Table 4.8-8
Façade Character Elements for Four-Sided Building Design

	Mixed-Use and Multifamily Residential Districts			Special Purpose Districts		
BUILDING FACE	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE
Massing						
Requirement	3	2	1	2	1	1
Wall off-set (min. 3 ft.)						
Wall/parapet height change (min. 3 ft.)						
Roof form change						
Upper floor stepback						
Wall notch (min. 12 in.)						
Materials						
Requirement	2	2	1	2	1	1
Change in material						
Change in color						
Change in texture						
Use of masonry (min. 40% of façade)						
Use of panelized materials (min. 40% of façade)						
Variety of window sizes						
Transparency and glazing (min 70% transparent glass)						
Human Scale						
Requirement	3	2	1	3	2	1
Architectural detailing						
Display cases on ground floor (for mixed-use)						
Building-mounted lighting fixtures						
Awnings or shutters						
Entry definition (pronounced massing/roof form, stoop, porch, etc.)						
Building corner enhancements						
Wall art						
Balconies						
Landscape wall/decorative screen for vines						