

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



March 4, 2021

Garth Guthrie
Bubble Time Express Car Wash
1311 W 66th Ave
Denver, CO 80221

Re: Second Submission Review – Car Wash t City Center Marketplace – Site Plan and Conditional Use
Application Number: **DA-2250-00**
Case Numbers: **2020-6064-00; 2020-6064-01**

Dear Mr. Guthrie:

Thank you for your second submission, which we started to process on December 14, 2020. 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.

Several important issues remain; however, they can be reviewed in a technical submission. Please revise your previous work and send us a new submission after the Planning and Zoning Commission 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 Planning Commission hearing date is set for March 10, 2021. At this point, all abutter and neighborhood group notices have been sent and the public hearing signs posted. If you have any presentation materials for the Planning Commission hearing, please send those to me no later than Tuesday, March 9, 2021. Additionally, please see the link below to access documents for speaker slips and sign-on information for virtual public hearings. Please fill out a speaker slip for each person attending the meeting, even if he or she only wishes to answer questions. Please let me know if you have questions on the procedures for attending this virtual meeting. https://www.auroragov.org/city_hall/boards_commissions/planning_zoning_commission

As always, if you have any comments or concerns, please let me know. I may be reached at (303)-739-7121 or dosoba@auroragov.org.

Sincerely,

Dan Osoba, Planner II
City of Aurora Planning Department

cc: Emily Felton, Kimley-Horn
Scott Campbell, Neighborhood Liaison
Laura Rickhoff, ODA
Filed: K:\\$DA\2250-00rev2



Second Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No comments, questions, nor concerns were received during this application for adjacent property owners or registered neighborhood groups.

2. Completeness and Clarity of the Application

Sheet 2

- 2A. Provide a detail for the car wash entrance kiosk.

Sheet 5

- 2B. Correct “recepticles” to “receptacles”.

Sheet 9

- 2C. Provide a detail for the swale area.

3. Zoning and Land Use Comments

Operations Plan

- 3A. Operations Plan comments have been resolved.

Letter of Introduction

- 3B. Letter of Introduction comments have been resolved.

4. Access and Connectivity

Sheet 2

- 4A. Where is the walk going and how will it connect to the sidewalk on E. Alameda Pkwy? Additional sidewalk connection may be required on the east side of the private drive to accommodate this connection.

5. Parking Issues

- 5A. Parking issues have been resolved.

6. Architectural and Urban Design Issues

Sheet 5

- 6A. The two elevations for the vacuum equipment enclosure do not match. One has a sloped roof and the other appears to be either a flat roof, or no roof with a CMU cap. Please verify and note that the enclosure should be completely covered to reduce noise.
- 6B. Metal siding and panel wainscot is acceptable on the trash enclosure; however, it is recommended to construct trash enclosures with a CMU material as it is typically more durable.
- 6C. Please indicate the color of the vacuum arms and waste collection receptacles.
- 6D. The vacuum enclosure side elevation does not appear to be CMU based on the elevation material. Please clarify.

Sheet 6

- 6E. Fill in item SF-1 in the exterior finish schedule.

7. Signage Issues

Sheet 1

- 7A. Please see the comment below regarding monument signage. Note, if monument signage is proposed, it



must be included on the Site Plan and shown outside of any sight distance triangles.

Sheet 6

- 7B. Advisory note: monument signs are included in the total sign area. If one is intended for this site, consider reducing the wall signage allocation to allow for a monument sign.

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

- 8A. Landscaping comments have been addressed.

9. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 9A. 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

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

Sheet 1

- 10A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

Sheet 2

- 10B. What does Type 3A refer to? COA standard ramps need to be used in the ROW, directional ramps are the new standard, typical.
- 10C. An access easement is required for maintenance access. Verify with Aurora Water the acceptable access and dedicate the required access easement.
- 10D. Label the drainage easement.

Sheet 3

- 10E. Label the proposed easements. See the previous comment regarding access easements.
- 10F. The response to comments said to refer to the detail sheet. No detail sheet for the rain garden has been provided.
- 10G. This is a private storm sewer, please revise on all applicable sheets.

Sheet 5

- 10H. This will be a public document and must be able to be reproduced. Remove the copyright, typical.

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

- 11A. Traffic Engineering comments have been addressed.

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

Sheet 2

- 12A. Provide a detail that verifies the curb chase will meet the 2009 ICC 117.1 requirements for accessible route.
- 12B. Please remove emergency from the access label as shown and label as customer access.



13. Aurora Water (Nina Khanzadeh / 303-739-7490 / nkhanzad@auroragov.org / Comments in red)

Sheet 4

- 13A. Provide a water fixture table for meter sizing. Reference section 5 of Aurora Water specifications with Civil Plans.
- 13B. Note that the Civil Plans will require information on wet utilities to include size, type and material.
- 13C. It appears as though the inlet and parts of the storm drain encroach into the utility easement. If so, a license agreement will be required. Please see Real Property comments below.
- 13D. List the water line as public up to the meter, and private past the meter to the south.
- 13E. List item A in the legend as private.
- 13F. How is the fire hydrant connected to the water line?
- 13G. Please label the size of the easement.
- 13H. Label the line in the 16' utility easement.

14. Forestry (Rebecca Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

Sheet 11

- 14A. The applicant has decided to pay into the community tree fund in the amount of \$1,550. Aurora Forestry cannot approve the plan until payment has been received.
 - Note: payment has been made as of February 24, 2021 in the amount of \$1,550.00.

15. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Sheet 2

- 15A. Confirm with Aurora Water that the easement coverage for the water meter is adequate. It looks like it is right on the easement line.
- 15B. Begin all easement dedications. Contact Andy Niquette (aniquett@auroragov.org) to continue the process.
- 15C. Add the reception number for the existing easement.
- 15D. Extend the line shown to the point of termination.
- 15E. A license agreement may be required for encroachments into the drainage easement. Please work with Grace Gray (ggray@auroragov.org) to begin or continue this process.
- 15F. NOTE: the Site Plan will not be approved by Real Property until all documents for easement dedications/releases and/or license agreements have been sent in, fully reviewed, and recorded.