

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



August 25, 2021

Eric White  
Bellco Credit Union  
7600 E Orchard Rd  
Greenwood Village, CO 80111

**Re: Second Submission Review – Bellco Credit Union at East Creek Commercial - Conditional Use and Site Plan Amendment**

Application Number: **DA-2087-03**  
Case Numbers: **2018-6015-05; 2018-6015-06**

Dear Mr. Eric White:

Thank you for your second submission, which we started to process on Tuesday, August 10, 2021. 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 Friday, September 10, 2021. 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 set for Wednesday, September 22, 2021. We will continue to keep the hearing date as you concurrently work on a third submission. 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](mailto:amuca@auroragov.org).

Sincerely,

A handwritten signature in cursive script, appearing to read "Ariana Muca".

Ariana Muca, PLA  
Planner I

cc: Emily Martin - Farnsworth Group 5613 DTC Parkway 1100 Greenwood Village CO 80111  
Ariana Muca, Case Manager  
Scott Campbell, Neighborhood Services  
Brittany "Brit" Vigil, ODA  
Filed: K:\\$DA\2087-03rev2



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Add justification for an adjustment on Cover Sheet (Planning).
- Tree species selected for patio are not classified as shade trees (Landscape).
- Grading around the building needs to conform to city standards (Public Works).
- Adjust planting to conform with site triangles (Traffic).

### PLANNING DEPARTMENT COMMENTS

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

- 1A. No community comments were received during this review period.

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

- 2A. Delete conditional use above the adjustment on cover sheet. It is in the title.
- 2B. Great job adding the adjustment information to the cover letter. Please provide more detail on the cover sheet. See example below. Landscaping did note the extra planting would be an approved mitigation effort. I ask that you also resubmit the introduction letter to make sure the adjustment language matches on both the site plan and the introduction letter.

#### ADJUSTMENTS

#### VICINITY MAP

1. AN ADJUSTMENT IS BEING REQUESTED TO EXCEED THE MAXIMUM BUILDING LENGTH OF 150- FEET FOR MULTIFAMILY BUILDINGS IN SUBAREA A PER SECTION 4.8.5.D.1.A. OF THE UDO. THE BUILDING LENGTH ALONG EAST COLFAX AVE. IS INTENDED TO CREATE AN ACTIVE AND ENGAGING CONTINUOUS URBAN STREET FRONTAGE WITH THREE DISTINCT ARCHITECTURAL EXPRESSIONS TO BREAK UP THE BUILDING MASSING. THESE EXPRESSIONS INCLUDE THE CENTRAL ELEMENT AND ENTRY TO THE GARAGE, TO THE WEST IS A GROUND FLOOR RESIDENTIAL EXPRESSION UTILIZING RAISED STOOPS AND MASONRY BELOW A RHYTHM OF WHITE MASSES, AND TO THE EAST IS A MORE COMMERCIAL GROUND FLOOR EXPRESSION WITH SIMILAR WHITE MASSES ACCENTUATED WITH VERTICAL FINS AND A STRONG CORNICED PARAPET. ALONG PEORIA ST., THE OFFSET OF THE BUILDING AT THE CORNER PLAZA AND TREATMENT OF THE FAÇADE MATERIALS CREATE A FEEL OF TWO DISTINCT MASSINGS. THE OVERALL BUILDING FACADES ARE BROKEN UP TO CREATE THE FEEL OF MULTIPLE FRONTAGES ALONG THE PUBLIC STREETS THAT SHARE COMPLEMENTARY DETAILING.
2. AN ADJUSTMENT IS BEING REQUESTED TO ALLOW FOUR GROUND-FLOOR, STREET FACING UNITS TO NOT HAVE DIRECT ACCESS TO THE STREET AS REQUIRED PER SECTION 2.4.5.L.1.E OF THE UDO. THERE ARE 16 GROUND FLOOR RESIDENTIAL UNITS FACING THE PUBLIC RIGHTS OF WAY, 12 OF THESE UNITS (75%) WILL HAVE STOOPS WITH DIRECT ACCESS TO THE STREET. THE FOUR UNITS WITHOUT DIRECT ACCESS ARE EITHER STUDIO OR SMALL ONE-BEDROOM UNITS THAT TYPICALLY DO NOT HAVE BALCONIES AND WHOSE CONFIGURATION IN THE BUILDING PRECLUDE A SUITABLE ACCOMMODATION OF THE REQUIREMENT. 291 OF THE 405 UNITS (72%) IN THE PROJECT HAVE BALCONIES OR PATIOS.
3. AN ADJUSTMENT IS BEING REQUESTED TO THE NON-STREET PERIMETER BUFFER REQUIREMENTS IN SECTION 4.7.5.E OF THE UDO FOR THE BUFFER REQUIRED ALONG THE SOUTHERN PROPERTY LINES AS WELL AS THE WESTERN AND EASTERN PROPERTY LINES ASSOCIATED WITH THE ACCESS BEING PROVIDED OFF OF E. 14TH AVENUE. THE ADJUSTMENT IS FOR A REDUCTION IN THE BUFFER WIDTH BEYOND THE MINIMUM OF 12- FEET, THE INSTALLATION OF NO TREES DUE TO THE PRESENCE OF A UTILITY EASEMENT, AND THE INSTALLATION OF A SIDEWALK PROVIDING AN ACCESSIBLE PATH FROM THE STREET WITHIN A PORTION OF THE REQUIRED BUFFER. THE NARROW WIDTH OF THE PARCEL ADJACENT TO E. 14TH AVENUE IS CAUSING A HARDSHIP WITH MEETING THE REQUIREMENTS FROM ALL CITY DEPARTMENTS WHILE STILL PROVIDING OUR ONLY FULL MOVEMENT ACCESS INTO THE SITE. WE ARE EXCEEDING THE CITY REQUIREMENTS FOR THE SHRUB AND LANDSCAPE MATERIALS IN THIS REDUCED BUFFER AREA AND ARE PROPOSING TO ENHANCE THE FACE OF THE MASONRY WALL AS MITIGATING MEASURES AS SHOWN ON THE LANDSCAPE PLANS.
4. AN ADJUSTMENT IS BEING REQUESTED TO EXCEED THE NUMBER AND AREA LIMITATIONS OF SIGNAGE REQUIRED IN SECTION 146-4.10.4 OF THE UDO. THE PROPERTY IS LIMITED TO ONE SIGN PER STREET FRONTAGE AT 96 SQUARE FEET PLUS A GRAND PROJECTING SIGN AT 70 SQUARE FEET. AS A LARGER PROPERTY THAT IN MOST CASES WOULD ENCOMPASS MULTIPLE BUILDINGS, THE PERMITTED SIGNAGE RESTRAINTS CAUSE A HARDSHIP BASED ON THE SIZE AND FRONTAGE OF THE SINGLE BUILDING. THE REQUEST FOR A MODEST 10% INCREASE IN PERMITTED SIGNAGE IS NOTED IN THE PROJECT DATA TABLE BELOW.

- 2C. Add not to scale or a scale under the vicinity map on the cover.
- 2D. In the Letter of Introduction there is reference to decibel levels. Please submit and upload any type of noise study done for this development. Vacuum Air Tube (VAT) 23GX Overhead Drive-Up System added does not have the decibel levels in its cut sheet.
- 2E. Show the property line as a traditional line type i.e. a long dash and two short dashes.
- 2F. The driveways are included in your plant material/buffer and they need to be included.

#### 3. Architectural and Urban Design Issues

- 3A. A recommendation for the adjustment mitigation efforts would be to provide more architectural detail on the western building face. It is facing the neighborhood and the landscape buffer is much smaller and without a wall. Adding window treatment would be a nice detail.



**4. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

*Landscape Plan*

*Sheet 4 of 10*

- 4A. Show the property line as a traditional line type i.e. a long dash and two short dashes.
- 4B. Please be advised that our Forestry Division has had minimal success with Hornbeam trees in the city. Due to our extreme temperature swings and the fact that they need more water. Consider a different deciduous tree.
- 4C. Dimension and label the easement along Airport Boulevard.
- 4D. Make this street name darker.
- 4E. The buffer measurement includes the driveways and that can be subtracted out. BUT...given the fact that an adjustment is being requested, the extra plant material can be used to offset the adjustment request for the buffer.

*Site Details*

*5 of 10*

- 4F. The street trees being proposed along Airport Boulevard should be 2.5" per code.

*6 of 10*

- 4G. Provide a detail of the proposed planters that are in the patio space.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

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

*Site Plan*

*2 of 10*

- 5A. Dimension existing sidewalk, typical.

*Grading and Utility Plan*

*3 of 10*

- 1A. If slopes away from the building will not be labeled, add a note to indicate the minimum slope requirements away from the building.
- 1B. Min slope away from the building is 5% for 10' for landscape areas, min 2% for impervious areas.

**2. Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in amber)

*Landscape Plan*

*4 of 10*

- 2A. CYT SPA does not meet COA maximum height restrictions for plants within sight triangles. Please revise this species where found within sight triangles.

*Traffic Letter*

- 2B. Traffic Letter has been approved.

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

*Site Plan*

*2 of 10*

- 3A. See note for fire lane signs to be set towards the flow of traffic.
- 3B. See comments for labeling the 23' Fire lane, public access & utility easements.

*Photometric Plan*

*7 of 10*

- 3C. See comment for encroachments into any easement.
- 3D. See comments for labeling the 23' Fire lane, public access & utility easements.

**4. Aurora Water** (Ryan Tigera/ 303-326-8867 / [rtigera@auroragov.org](mailto:rtigera@auroragov.org) / Comments in red)

- 4A. Approved, no further comment.



**5. Addressing (Philip Turner / [pturner@auroragov.org](mailto:pturner@auroragov.org))**

5A. Approved, no further comment.

**6. Real Property (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)**

6A. Approved, no further comment.

**7.Arapahoe County (Terri Maalik / 720-874-6650)**

7A. Comment sent in first review letter, no further comment.

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

8A. Comment sent in first review letter, no further comment.

**9.Crane Notification (Lawrence Aragon / 720-847-9731)**

9A. Comment sent in first review letter, no further comment.