

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



December 9, 2021

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

**Re: Third 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 Mr. 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.

Please revise your previous work and send us a new submission on or before December 22, 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.

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

Attachment: Avigation Easement Form

cc: Kristin Sullivan, Foster Graham Milstein & Calisher, LLP, 360 South Garfield Street, Suite 600, Denver, CO 80209  
Steve Cromer, The Dimension Group  
Scott Campbell, Neighborhood Services  
Cesarina Dancy, ODA  
Filed: K:\\$DA\2208-00rev3



## *Third Submission Review*

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

- Submit Avigation Easement with legal description and illustration (Planning)
- Add sight triangles, increase label sizes (Planning)
- Provide the ultimate roadway section (Public Works)
- Show the future right turn lane with a right-of-way reservation, revise Traffic Study (Traffic)
- Label slopes, provide 25' radii at arterials (Public Works Engineering)
- Revise buffer requirements, label plant material and add quantities (Landscaping)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Zoning and Land Use Comments**

1A. Revise the Letter of Introduction to include the restaurant use and number of pumps in the overall outline.

1B. The response stated the Avigation Easement had been revised to include a legal description and illustration of the site, however, it was not uploaded. Please provide a copy of the document with the next submittal.

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

2A. Delineate landscape areas from impervious surfaces on the site plan.

2B. Add sight triangles in compliance with the Roadway Specifications Section 4.04.2.10 at all intersections.

2C. Add street classifications for all adjacent streets.

2D. Remove all contractor related notes. These plans are not for construction and those items will be address in civil design.

2E. Revise the site boundary in the Vicinity Map on the cover sheet.

2F. Revise the Site Data Table so the sum of the coverages are equal to the total site area.

2G. Clarify whether there is curb around the building or if the sidewalk is flush with the parking area. If there is a curb, is there a reason for all of the bollards?

2H. Increase font sizes as needed so all labels and notes are visible when printed at 11" x 17".

2I. Revise the luminaire symbols to read differently and/or match the Luminaire Schedule symbols.

2J. Make luminaire symbols darker so they are more visible.

2K. Show the accessible route on the Photometric Plan.

#### **3. Architecture and Urban Design**

3A. Show all colors and/or accents on the canopy fascia.

3B. Accent lighting is permitted in the canopy fascia. Please identify if any is proposed.

3C. Add the notes included on the redlines.

3D. Please provide a materials board.

#### **4. Landscaping Issues**

4A. A complete landscape review wasn't possible because plant labels and quantities weren't provided.

4B. Because the west side of the site is tight, we would consider allowing some of the western buffer landscape to be distributed along the east side of the detention pond. Please have your landscape architect work with staff for a n appropriate solution.

4C. The buffer requirements shown appear to be for an industrial use. Revise the buffer requirements to reflect a commercial use. The buffers are less and can be reduced with incentives, whereas, industrial buffers cannot.

4D. Curbside landscape areas that are between six and 10 feet in width shall be planted with shrubs at a minimum. Reference Section 146-4.7.5.C.2. Please add shrubs in the curbside landscape area along Smith Road.

4E. Terminal islands need to be a minimum of 9' wide and need to include one tree per 9' x 19' island.

4F. Ensure the notes include all the required landscape notes.

4G. Add pole lights and fire hydrants to the Legend.



4H. Show the high-water level in the detention pond.

**5. Addressing** (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

5A. 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 is 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**

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

**Site Plan**

- 6A. Provide a 25-foot turn radius on arterial roadways.
- 6B. Add a receiving ramp at accessible crossings.
- 6C. Indicate the edge of asphalt on Andes Way.
- 6D. Remove recordation lines from easements being dedicated by the plat.
- 6E. The minimum slope away from the building is 5% for 10' for landscape areas, and 2% for impervious areas. If the slopes will not be labeled on the plans, add a note to indicate the minimum slope requirements.
- 6F. The minimum slope for asphalt pavement is 1%.
- 6G. Label all slopes in landscape areas and at the access. The maximum slope on-site is 3:1.
- 6H. The storm layout on the landscape plan is not consistent with the grading and utility plan.
- 6I. Increase the size of the Legend.
- 6J. Verify with Aurora Water if they will accept this as public storm sewer. If public, utility easement is required for public storm outside of ROW
- 6K. Include typical sections for the ultimate roadway buildout.
- 6L. The plan on Sheet 11 does not represent the ultimate buildout. It is not consistent with the sections required for Smith Road or Tower Road. Tower has a detached sidewalk and there is no tree lawn on Smith Road. The ultimate buildout is supposed to represent the full sections constructed to ensure no site improvements are impacted by the ultimate sections. This sheet also does not represent the impacts of the full buildout to the detention pond.
- 6M. Remove the AutoCad SHX text items in the comment section. Flatten the document to reduce the select-ability of the items.
- 6N. The Site Plan will not be approved the Public Works until the Preliminary Drainage Report is approved.

**7. Traffic Engineering** (Carl Harline / 303-739-7584 / [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in amber)

**Traffic Impact Study**

- 7A. Per notes on site plan, there are still outstanding items remaining with the proposed right-of-way dedication (i.e. does not accommodate enough space for a future widening project as well as the northbound right turn lane. Site plan figure may need to be updated once those comments are resolved. Please also include Site Plan of Ultimate Build condition in this report, as generated by the applicant. Revise any text in this report to reflect the Ultimate Build condition for 2040 analysis.
- 7B. We would like to see an analysis for the 2040 BKG assuming a 6-lane NB/SB section for Tower, given excessive queuing demonstrated on the table on Page 10.
- 7C. The queues on Page 10 do not match synchro report in the Appendices. Given excessive queuing/LOS E (as shown in the appendices). Please revise this analysis to assume 6-lane section for Tower.
- 7D. Queueing table appears to need to be updated. Very little improve from BKG traffic to Total.
- 7E. Address comments throughout the report.

**Site Plan**

- 7F. The right-of-way shown does not accommodate the width needed for the future north bound right turn lane and sidewalk. The radius illustrates insufficient right-of-way to accommodate both a northbound right turn lane radius and a signal pole (per future widening project by City). Provide right-of-way that will be able to accommodate both of those infrastructure needs.



7G. Show the future right turn lane to be constructed by the City with a right-of-way reservation to be dedicated currently by the site.

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

**Plat**

8A. Add the metes and bounds description from the as measured dimension as shown on the graphic pages.

8B. Revise language per edits shown on the redlines.

**Site Plan**

8C. 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 approval of the Site Plan.