

Re: Initial Submission Review – 7-Eleven at Smith and Tower - Site Plan and
Plat Application Number: DA-2208-00
Case Numbers: 2020-6060; 2020-3059-00

Thank you for your submission, which we started to process on November 23, 2020. 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.

Comment noted.

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 Wednesday, January 13, 2021. An invoice for the application fees was sent on November 23, 2020 for \$25,217.00. Please remit the payment prior to the next submittal.

Payment was made in November, 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.

Comment noted.

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.

Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The ultimate roadway improvements for Smith Road and Tower Road are required
- Include the plat with the next submittal
- Relocate accessible route (Life/Safety)
- Show traffic directional controls and sight triangles (Traffic)
- Add pond maintenance access (Public Works Engineering)
- Reference the UDO for landscape requirements (Landscaping)

Responses to the individual comments are provided below.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Referrals were sent to 8 adjacent property owners, 7 outside agencies, and 5 registered neighborhood organizations within one mile of the site. Written comments were received from Xcel Energy, Tri-County Health, Adams County and RTD and can be found within or attached to this letter. Please respond to their comments within the response letter for your next submission. No other comments were received.

Responses to each of the outside referral agencies are provided following the Staff comment responses, at the end of this document.

2. Zoning and Land Use Comments

2A. The proposed Site Plan must include Tower Road, Smith Road and Andes Way improvements. Subsequent discussion is required regarding the Public Works requirements prior to another submittal.

Cadence met with Public Works staff and the City Attorney multiple times to discuss this issue. The public improvements provided represent the outcome of those discussions.

2B. Revise the Letter of Introduction to address the Site Plan requirements and approval criteria. Additionally, justification should be included regarding the required improvements relative to what is proposed.

The Letter of Introduction has been revised to reflect the discussions with staff since the last submittal.

2C. An Avigation Easement is required for the site. Please complete the attached form and return to the case manager.

There is a recorded Avigation Easement (Reception # 2017000078751) for this property that was provided with the previous submittal. That document has been included with this resubmittal packet as well.

3. Completeness and Clarity of the Application

3A. Please remit the application fee of \$25,217.00 prior to another submittal.

Payment was made in November, 2020.

3B. A plat will be required with the next submittal.

Due to the changes in the site layout, the plat will be provided after Staff comments are received on this submittal.

3C. Revise the Site Plan title in the side titleblock to match the title on the top of the cover sheet. Do this on all sheets.

Comment noted and completed.

3D. The Sheet Index is incomplete. List all sheets and revise sheet references to "Sheet X of 9."

Comment noted and completed.

3E. Label all equipment surrounding the building or on the site. Mechanical equipment shall be screened from view.

Comment noted and completed.

3F. Revise the Vicinity Map to be a black and white line drawing.

Comment noted and completed.

3G. Add an Amendment Block.

Comment noted and completed.

3H. Make sure all symbols used are included in the Legend.

Comment noted and completed.

3I. Add the subdivision plat for adjacent property or label “unplatted.”

Comment noted and completed.

3J. Review the building dimensions and referenced areas for consistency.

Comment noted and completed.

3K. Revise the Data Block to a table format and increase the font size.

Comment noted and completed.

4. Streets and Pedestrian

4A. Show the ultimate improvements for Tower and Smith Roads, and Andes Way. Continue improvements, including sidewalks, to the property lines.

As requested by Public Works staff, the ultimate improvements for both Tower Road and Smith Road have been presented in an exhibit to show coordination between the site plan for this Project and future projects that the City may undertake to address regional traffic growth.

4B. The access easement along the southern property line will be used as a traffic cut-through. Incorporate mitigation that will discourage cut-through traffic.

The client does not feel that this access drive will be used as a “short cut”, so no traffic mitigation strategies have been employed. If Staff has some design measures that are required per adopted City rules or regulations, please advise accordingly.

4C. The accessible route needs to extend to the public sidewalk. Please revise as necessary.

Comment noted and completed.

4D. Add the street classification to each adjacent street.

Comment noted and completed.

4E. Add the width dimension for surrounding sidewalks.

Comment noted and completed.

5. Parking

5A. Add dimensions for standard and accessible parking spaces.

Comment noted and completed.

5B. Terminal islands with landscape are required at the end of parking areas. Please revise the plans to provide the islands.

Comment noted and completed.

6. Architectural and Urban Design

6A. Provide a materials board with actual samples with the next submittal.

The building elevations provided with this resubmittal have been completely revised. A material board will be provided after Staff review of this rendition.

6B. Replace the proposed EIFS. It is not a permitted building material.

All EIFS has been removed from the building.

6C. Add variations in the building façade, roofline, and/or materials to enhance the building elevations. See Table 4.8-8 for methods of enhancement.

The building elevations provided with this resubmittal have been completely revised. Any comments will be addressed after Staff review of this rendition.

6D. Label the material of the fueling canopies, add the color and clarify if it is opaque.

Comment noted and completed.

6E. Add a note to Sheet 9 stating: "Accent colors may be used as decorative elements on the canopy fascia, but they shall be limited to horizontal bands of a total area not to exceed 40 percent of the area of the canopy fascia."

The requested note has been added. The building elevations provided with this resubmittal have been completely revised. A material board will be provided after Staff review of this rendition.

6F. Provide black and white elevations with the next submittal and upload the color elevations separately. The colored elevations are too dark to read well when printed to mylar.

The Site Plan includes the black and white version of the building elevations, and a separate document has been included with the color elevations.

7. Signage

7A. The maximum sign area permitted can be calculated by the length of the canopy. The calculation for frontage on an arterial street is two square feet of sign area for each linear foot of longest side of the canopy for the first 100 feet, then one-half square feet of sign area for each linear foot of building frontage thereafter as measured along the building frontage. The canopy is 121 feet long, therefore, $100' \times 2$ plus $21' \times 0.5$ would give you a total of 210.5 square feet of signage for the site. The maximum number of signs is 5.

Comment noted. These calculations will be used when developing the sign plan and applying for the required sign permits.

7B. Show and label all proposed monument signage on the plans. All signage shall require a separate permit.

Comment noted and completed. Separate sign permits will be submitted as directed.

7C. The fueling canopy can include color accents up to 40% of the fascia area. Additional color/logos will be counted as signage.

Comment noted.

8. Landscaping Issues

8A. All landscape requirements can be found in the UDO. Table 14.5 is no longer applicable. Please reference Section 146-4.7 for buffer requirements.

Comment noted.

8B. Buffers adjacent to an arterial cannot be reduced to 10-feet unless a short wall is provided. Please review Table 4.7-2 for applicable incentives.

Comment noted.

8B. Add the quantity of plants, size of plants, and water use columns to the Plant Schedule.

Comment noted and completed.

8C. Only show the buffer width that is to be provided. Landscape should be distributed in planting beds throughout the buffer.

Comment noted and completed.

8D. Show the 100-year water elevation in the detention area. Open space landscape should be provided for the area outside the 100-year elevation at 1 tree and 10 shrubs per 4,000 square feet. Landscape requirements can be shared if they overlap.

Comment noted and completed.

8E. Provide landscape around the trash enclosure and behind the convenience store. Mechanical equipment should be screened with landscape or some other material.

Comment noted and completed.

8F. Curbside landscape areas that are between six and 10 feet in width shall be planted with shrubs at a minimum. Ornamental grasses are optional. Water conserving (xeric) seed and/or sod varieties may be provided in between shrub and ornamental grass beds.

Comment noted and completed.

8G. Add building perimeter landscape that is located within 20' of the building.

Comment noted and completed.

8H. Show the general location(s) of all proposed monument signage.

Comment noted and completed.

8I. Provide terminal islands with landscape at the ends of parking areas.

Comment noted and completed.

8J. Vary landscape material. A continuous row of 30-45 of the shrub is not acceptable.

Comment noted and completed.

8K. Add "NOT FOR CONSTRUCTION" on landscape sheet.

Comment noted and completed.

8L. See redlines on Sheet 7 for all comments.

Comment noted. All redlines have been addressed in the revised plan set.

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

Due to the revised Site Plan layout, the requested information will be provided after completion of Staff's review and comment.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

10A. A plat is required for this application.

Comment noted. Due to the changes in the site layout, the plat will be provided after Staff comments are received on this submittal.

10B. The Site Plan will not be approved the Public Works until the Preliminary Drainage Report is approved.

Comment noted.

10C. Remove the AutoCad SHX text and flatten the drawing.

Completed.

10D. Add the notes provided on the cover sheet of the redlines.

Completed.

Sheet 2

10E. Maintenance access is required to the bottom of the pond and the top of the outlet structure. An access easement is required from the drainage easement through the site to the public right-of-way.

The maintenance access is shown in the plan set. The required access easement will be provided on the plat with the next submittal.

10F. Include the line work for the proposed accessible ramps and reference the COA standard detail.

Comment noted and completed.

10G. The ultimate roadway improvements for Smith Road and Tower Road are required to be shown on the site plan. If a deferral for improvements is agreed to, the design of the improvements is still required. Include typical sections for each street, including Andes Way.

As requested by Public Works staff, the ultimate improvements for both Tower Road and Smith Road have been presented in an exhibit to show coordination between the site plan for this project and future projects that the City may undertake to address regional traffic growth unrelated to the Project.

10H. Streetlights are required on the adjacent streets. Show/label proposed street lights

Comment noted and completed.

10I. Label the following, at a minimum:

- proposed cross pan(s)
- curb return radii
- lot corner radii
- proposed sidewalks
- proposed stop signs
- parking lane and drive aisle dimensions
- existing and proposed easements

Comment noted and completed.

Sheet 3

10H. Show maintenance access as outlined above.

The maintenance access is shown in the plan set. The required access easement will be provided on the plat with the next submittal.

10I. Show the outfall from the pond.

Comment noted and completed.

10J. Show and label the drainage easement and the 100-year water surface elevation.

Comment noted and completed.

10K. The minimum slope away from the building is 5% for 10' for landscape areas, and 2% for impervious areas.

Comment noted.

10L. Show the proposed storm sewer on the grading plan.

Comment noted and completed.

10M. Review the maximum slope for driveway sloping toward the public street. Refer to Table 4.05.4.1 of the Roadway Manual.

Comment noted complied with.

10N. Show and label the street lights on adjacent streets on the Utility Plan.

Comment noted and completed.

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

Site Plan

11A. Add the note provided on the redlines. Insert the name of entity paying (used for invoicing and refunds if full funds not used for improvements). Traffic Signal Improvements have been identified as required for the intersection of Tower Road and Smith Road per the City's Traffic Signal Escrow Ordinance. Payment for these improvements is required prior to release of building permit for this development.

Cadence has presented a site plan with the improvements necessary to address the impacts of the Project, pursuant to discussions held with Public Works and the City Attorney and the relevant legal standard for imposing requirements on a development application. This site plan allows the traffic signal to remain in place until the City undertakes certain projects related to regional traffic growth, which are unrelated to the impacts of this Project. Cadence is dedicating right of way in excess of the impacts of the Project to facilitate future City projects. As a result of this right of way dedication, the traffic signal will remain within an island that Cadence has designed to address the needs of the Project, including pedestrian safety and traffic signal maintenance access.

Sheet 2

11B. Include the north and west sides of the Smith and Tower intersection for through-lane geometry. Is the required two through-lanes provided with the proposed island?

See response to Comment 11.A above.

11C. Include a taper to the existing condition on Tower Road.

See response to Comment 11.A above.

11D. Channelization of the right-in/right-out is required. Add label indicating the limited movement.

See response to Comment 11.A above.

11E. Add/show the stop sign locations and label for right turn only sign. Sight triangles are based on stop sign location.

Comment noted and completed.

11F. Add a "porkchop" at the right-in/right-out on Smith Road access and label.

Comment noted and completed.

11G. Add sight triangles to all access points and intersections. COA STD TE-13.2 for Smith Road and Tower Road. Use 50 mph design speed; Andes Way use 30 mph design speed.

Comment noted and completed.

11H. Extend the Andes Way striping to the intersection.

Comment noted and completed.

11I. Provide turning templates for large vehicles.

Comment noted and completed.

11J. Update crosswalk striping to meet COA standard.

Comment noted and completed.

11K. Add sight triangles on the Landscape Sheet. Review the plant material within the sight triangles to ensure plan material does not exceed 26".

Comment noted and completed.

11L. See redlines in the Site Plan for specific notations and comments.

See response to Comment 11.A above.

11M. Additional comments are forthcoming on the Traffic Study.
Comment noted.

Traffic Impact Study

11N. Full ultimate sections of Smith Road and Tower Road need to be provided. Update analysis to match City provided sections. If an interim solution is proposed, that could be analyzed and approved at the City Engineer's discretion. The 2040 analysis shall include the ultimate sections.

Cadence met with Public Works staff and the City Attorney multiple times to discuss this issue. The public improvements provided with this submittal represent the outcome of those discussions and the relevant legal standards for imposing requirements on a development application. Cadence is providing the public improvements that are needed to address the impacts of the Project. Cadence is dedicating right of way in excess of the impacts of the Project to facilitate future City projects that will address regional traffic growth unrelated to the impacts of the Project.

11O. The 2040 LOS for Smith and Tower is unacceptable as proposed. Intersection improvements are required (may only need to be addition of lanes to meet section plus channelized right turn, but analysis needs to be updated). Whole signalized intersection LOS of "LOS D or better during AM and PM peak periods" with individual movements may be allowed to fall below.

Cadence met with Public Works staff and the City Attorney multiple times to discuss this issue. The public improvements provided with this submittal represent the outcome of those discussions and the relevant legal standards for imposing requirements on a development application. Cadence is providing the public improvements that are needed to address the impacts of the Project. Cadence is dedicating right of way in excess of the impacts of the Project to facilitate future City projects that will address regional traffic growth unrelated to the impacts of the Project.

11P. Right turn lane into Tower Road access is a requirement of this development. Existing drainage facilitates to the south may need to be relocated to accommodate this improvement, but this report needs to include the analysis of need.

Cadence has provided a right turn lane into the Tower Road access to accommodate site traffic.

11Q. Heavy vehicle of 2% appears low based on roadway connectivity and uses for Smith Road. (Traffic counts in appendix do not appear to have captured this data)

In the absence of confirmed data regarding heavy vehicles, ATC uses the Highway Capacity Manual's default value.

11R. Heavy vehicle percentage for access points is not appropriate for 2% as this site has 8 diesel fueling stations (and 16 standard). Update.

The 8 diesel fueling stations have been removed from the site plan.

11S. See comments throughout the report.

Comments noted and addressed in the revised Traffic Impact Study.

12. Fire / Life Safety (Mark Apodaca / 303-739-656 / mapodaca@auroragov.org / Comments in blue)

12A. Life/Safety requests the accessible route be relocated as shown. The route must connect to the public sidewalk. The ice machine must be relocated out of the accessible route.

Comment noted and completed.

12B. Add notes provided on the redlines to the cover sheet.

Comment noted and completed.

12C. Revise "handicap" to "accessible" in the Data Block.

Comment noted and completed.

12D. Provide a detail for the accessible ramp.

Comment noted and completed.

12E. See redlines for fire hydrant placement.

Comment noted and completed.

12F. If bollards are proposed, they cannot be in the accessible route. Add a detail and show in the legend.

Comment noted and completed.

12G. Add accessible parking signs.

Comment noted and completed.

12H. Show and label the Knox Box.

Comment noted and completed.

12I. Provide a 23' wide Fire Lane with an inside turning radius of 29' and outside radius of 52'.

Comment noted and completed.

12J. Add graphic details for required signage.

Comment noted and completed.

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

Sheet 4

13A. A 10' wide utility easement needs to be dedicated for the meter extending 5' past the meter. Please show and delineate on this sheet.

Comment noted and completed.

13B. C.O. not allowed in roadways. Please revise.

Comment noted and completed.

13C. As a reminder, the elevation of the existing sewer will need to be verified on the Civil plans.

Comment noted.

13D. Please add linework to the legend. If a fence is proposed, a License agreement will be required for the portion crossing the utility easement for the water meter.

Comment noted.

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

14A. Some comments have been made on the Site Plan, however, a more comprehensive review is forthcoming after the plat is submitted. Please see the redlines.

Comment noted. Due to the changes in the site layout, the plat will be provided after Staff comments are received on this submittal.

14B. Dedicate any easements and/or right-of-way in the plat.

Comment noted. Due to the changes in the site layout, the plat will be provided after Staff comments are received on this submittal.

14C. Any encroachments into easements will require a License Agreement. Please contact Grace Gray (ggray@auroragov.org) to start the process. The License Agreement has to be complete prior to approval of the Site Plan.

Comment noted. We will work closely with the City to obtain any License Agreements that may be required.

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

15A. See attached comment letter.

Please refer to comments included in the following pages.

16. **Adams County** (Layla Bajelan / LBajelan@adcogov.org)

16A. Thank you for including Adams County in this review. It does not appear that any Adams County roads will be affected as a result of this development, therefore the County has no comment on this proposal.

Comment noted.

17. **RTD** (Clayton Woodruff / Clayton.Woodruff@RTD-Denver.com)

17A. The RTD has an existing Stop that is not shown on the plan sheet. The bus stop will need to be reinstated. Please see the attached guidelines and the developer will need to install the bus stop.

18. **Tri-County Health** (Pang Moua / pmoua@tchd.org)

18A. See attached comment letter.

Please refer to comments included in the following pages.

Xcel Energy

Responses to comments are provided in **blue**.

Re: 7-Eleven at Smith and Tower, Case # DA-2208-00

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed site plans for **7-Eleven at Smith and Tower**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities in the area of the proposed project. 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](https://www.xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

Comment noted. The proper applications will be submitted, and any easements that may be required will be provided.

A plat was not found on the website in order to be reviewed.

Due to the changes in the site layout, the plat will be provided after Staff comments are received on this submittal.

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.

Comment noted.

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

Tri-County Health

Responses to comments are provided in **blue**

RE: 7-Eleven at Smith and Tower, DA-2208-00
TCHD Case No. 6654

Thank you for the opportunity to review and comment on the Site Plan and Plat for the 7-Eleven convenience store and gas station located on the Southeast corner of Smith Road and Tower Road. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

Food Service Plan Review

TCHD reviews plans for new and remodeled retail food establishments to reduce the risk of food borne illnesses. Plans for all new and remodeled retail food establishments must be reviewed by TCHD for compliance with Colorado Food Code and approved by the Department before the start of construction. The applicant shall submit plans for the proposed food establishment to our Administration Office at 6162 S Willow Drive, Suite 100, Greenwood Village, along with the Plan Review Specification Packet found at <http://www.tchd.org/DocumentCenter/View/2094>. More information can be found at <http://www.tchd.org/246/Restaurants-Grocery>. We recommend a review of the plans by TCHD be completed before the City issues a building permit for the construction.

The applicant may call TCHD's Plan Review Hotline, at our Administrative Office at (303) 846-6230, regarding requirements for, and scheduling a plan review. Instructions for opening a retail food establishment can be found on line at TCHD's web site at <http://www.tchd.org/DocumentCenter/View/315>.

Comment noted. The proper application and plans will be submitted as required. Typically, this process runs concurrent with the submittal of the Building Permit drawings.

Underground Storage Tanks

Leaking underground storage tanks have the potential to contaminate the soil and groundwater around the tank. The underground fuel storage tanks and piping shall comply with the regulations of the Environmental Protection Agency (EPA) and the Oil Inspections Section of the Colorado Department of Labor and Employment's Division of Oil and Public Safety. Compliance with these regulations will reduce the likelihood of a tank or piping leak and release of fuel, and provide for detection if a leak occurs. The Oil Inspections Section (OIS) can be reached at (303) 318-8547, or information can be obtained from the web site <https://www.colorado.gov/ops>.

Although regulations reduce the possibility of a leak, some potential exists for fuel released from a leaking underground tank or piping to contaminate nearby wells. TCHD recommends that the applicant contact the Colorado Department of Natural Resources determine if there are any permitted wells within 500 feet of the facility location. This investigation should determine the location, depth and any other available information on those wells.

Comment noted. The proper application and plans will be submitted as required. Typically, this process runs concurrent with the submittal of the Building Permit drawings.

Community design to support walking and bicycling

Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, TCHD strongly supports community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network.

Comment noted.

Connection to nearby bus stop or transit station:

It appears that the subject property is within a ¼ mile to the RTD bus stop Smith and Tower. Since research has shown that people who use transit regularly gain tremendous health benefits, TCHD encourages the applicant to consider providing a safe and direct connection to the transit stop. This could include designing the onsite pedestrian facilities to easily facilitate walking from the site to the nearby transit stop.

A pedestrian connection is provided from the bus stop to the proposed convenience store.

Please feel free to contact me at 720-200-1537 or pmoua@tchd.org if you have any questions on TCHD's comments.