

June 2, 2021

City of Aurora
Zoning and Plan Review
15151 E Alameda Parkway
Aurora, CO 80012

Attn: Brit Vigil – Project Manager

Re: Bellco Credit Union -Comment Responses

Key Issues:

Master Plan: The Bellco Credit Union project falls within a Site Plan that works as a Master Plan; East Creek Commercial. Any Site Plan Amendment submitted must comply with the standards established by the original Site Plan.

Response: Acknowledged, we plan to amend the original East Creek Commercial Site plan

Conditional Use: The proposal is considered a Conditional Use by the Unified Development Ordinance (UDO). Submit a letter of Introduction with an Operations Plan that introduces the project and justifies the Conditional Use request by specifically responding to the Criteria of Approval. The Planning and Zoning Commission will consider the ability of the proposal to meet these criteria in their evaluation of the proposal.

Response: Acknowledged

Access and Connectivity: Ensure that the vehicle circulation provides safe access to and throughout the site and minimizes vehicle and pedestrian conflict points to the greatest extent possible. Safe circulation of pedestrians from the parking areas, to the building, throughout the site, and to adjacent right of way and neighboring parcels is required.

Response: Acknowledged

Streetscape: Street trees are required along South Airport Boulevard and East Virginia Avenue at a ratio of one (1) tree per 40 linear feet of curbside landscaping. The East Creek Contextual Site Plan (CSP) specifically states that the “future Commercial Developer of Lot 1 shall be responsible for the installation of the streetscape improvements along their frontage for South Airport Boulevard.”

Response: Acknowledged

Street Frontages and Special Landscape Buffers: Provide a 20’ wide street frontage landscape buffer along South Airport Boulevard and East Virginia Avenue. The previous Site Plan had an approved adjustment for a 0’ Street Frontage Landscape Buffer along East Virginia Avenue however, this adjustment is no longer valid with a major Site Plan revision.

Response: We are asking for an adjustment to decrease the required landscape Buffer from 20’, and 10’ with a landscape screen, to 7.5’. We will still provide all of the landscaping required by the UDO with a 10’ buffer. We ask for this adjustment in order to get the two drive-thru lanes on the north to service the amount of customers this branch plans to have, but also having a workable width of the building, while also working within the constraints of the existing site plan.

Traffic: The western access point on the site is a limited movement based on the offset to the south. The current geometry conflicts with an outbound left turn from this access. Allowable movements with the current geometry include right-in, left-in and right-out. If the development would like a full movement access point for this western access, an access point would need to shift to avoid

turning movement conflicts. See page 15 for further information.

Response: The western access point on the site is to remain as is.

Public Improvements: Adjacent public improvements on East Virginia Avenue must be completed and accepted prior to issuance of a Certificate of Occupancy for this project. This includes sidewalk, curb ramps and streetlights.

Acknowledged

Planning and Development Services Department

Key Issues:

Four-sided building design and required patio space at front entrance.

Response: acknowledged

Assure impacts to residential uses of onsite lighting and headlights are minimized.

Response: We intend to screen headlights with a low continuous headge that is 3-4' tall in a double row at 3'-0" on center. Onsite lighting will be provided per UDO Standards and the existing Master Site Plan.

Pedestrian and vehicle safety and connectivity between surrounding neighborhood and commercial pads.

Response: Acknowledged

1. Zoning and Placetype

1A. Zoning Mixed Use Corridor

Response: Acknowledged

1B. Overlay Districts

Avigation Easements

Response: Acknowledged

1C. Placetype

Response: Acknowledged. We feel that our proposed Site Plan is ideal for the described placetype for this Development.

1D. Master Plan

Response: Acknowledged

2. Land Use

2A. Conditional Use

Response: Acknowledged, please see our Letter of Introduction which responds to the Criteria for Approval

3. Development Standards

3A. Neighborhood Protection Standards.

Response: Acknowledged. The tallest part of our building is 23'-0" tall. We do not anticipate any activity on the site that would exceed the limit of 55 decibels from 7:00 a.m. until 9 p.m. or 45 dBA between 9p.m. and 7 a.m.

3B. Access and Connectivity

Response: Acknowledged. We have created sidewalk connectivity on the south between S. Ouray Street and S. Airport Boulevard, as well as a cross walk between our site and the car wash on the North.

3C. Parking, Loading, and Stacking

Response: Acknowledged. Due to the nature of the business, we are proposing 19 parking spaces. This is to accommodate both the employees of the credit union and their customers. We are providing 1 accessible parking space and 2 bicycle spaces in one inverted "U" rack.

3D. Landscape, Water Conservation, Stormwater Management

- General Landscape Plan comments

Response: Acknowledged.

- Landscape Plan Preparation

Response: Acknowledged.

- Site Triangles

Response: Acknowledged.

- Section 146-4.7 (Landscape, Water Conservation, Stormwater Management)

Response: Acknowledged.

- Section 146-4.7.5 (Required Landscaping (C) Curbside Landscaping 2a)

Response: Acknowledged.

- Section 146-4.7.5 D. (Street Frontage Landscape Buffers.)

Response: We are providing the 20' landscape buffer at Airport Boulevard. We are proposing an adjustment for 7.5' at East Virginia Avenue. Please see the Introduction Letter and landscaping buffer proposed on sheet 4.

- Section 146-4.7.5 E.2.b. (Non-Street Perimeter Buffers)

Response: A little more than half of the northern landscape curb is owned by the northern car wash. This only gives our site about 1'-0" of landscape area at this property line. The original Development Plan was proposing rock cobble at this location and we are proposing to match.

- Section 146-4.7.5 J. (Building Perimeter Landscaping)

Response: Acknowledged.

- Section 146-4.7.5 L. (Site Entryways and Intersections)

Response: Acknowledged.

- Section 146-4.7.5 K. (Parking Lot Landscaping)

Response: Acknowledged.

- Section 146-4.7.8 B. 2.b. (Service, Loading, Storage and Trash Area Screening)

Response: Acknowledged.

- Section 146-4.7.3 M. (Detention and Water Quality Ponds)

Response: Acknowledged.

- Section 146-4.8.3. C. (Irrigation)

Response: Acknowledged.

3E. Building Design Standards

Response: Acknowledged. The design represented in the Credit Union provide all the elements that are required in the UDO.

3F. Exterior Lighting

Response: Acknowledged. Lighting is shown on the Site Plan and Photometrics plan per the standards in Section 146-4.4.4.

3G. Signs

Response: Acknowledged.

4. Adjustments

Response: We are asking for an adjustment to but the ROW buffer at East Virginia Ave and the off street parking requirement. Please reference the Introduction letter for our Criteria for approval.

5. Submittal Reminders

5A. CAD Data Submittal Standards

Response: Acknowledged

5B. PDF Requirements

Response: Acknowledged

5C. Mineral Rights Notification

Response: Acknowledged. The Mineral Rights Affidavit is included as part of this submittal.

Pre-Submittal Meeting

Response: Acknowledged

Community Participation

Response: Acknowledged

Neighborhood Services Liaison:

Response: Acknowledged

Oil and Gas Development

Response: Acknowledged

Parks, Recreation & Open Space Department (PROS)

Response: Acknowledged

Aurora Water

Key Issues:

- SWMP Plan and Permit Required
- Water meters must be in pocket utility easements in landscaped areas
- Irrigation services fees will apply
- Water, sewer, and private storm services are being built via the Car Wash Phase (CP 220075)
- All water, fire and irrigation lines require backflow preventers
- A [domestic allocation agreement](#) will be required for connections 2" and larger

Response: Acknowledged

Utility Services Available

Response: Acknowledged

Utility Service Requirements:

Response: Acknowledged, a site plan showing existing and proposed utilities will be provided

Utility Development fees

Response: Acknowledged

Public Works Department

Key Issues

- A Traffic Letter of Conformance to the Master Traffic Impact Study will be required.

Response: The Traffic Impact Study has been updated and is being submitted to the City.

- Western access point is limited movement based on the offset to the south. Existing turning templates show that the current geometry conflicts with an outbound left turn from this access. Allowable movements with the current geometry include right-in, left-in and right-out. If the development would like a full movement access point for this western access, then access point would need to shift to avoid turning movement conflicts.

Response: We do not plan to change this existing access point.

- Provide South Bound public access to the bail-out lane for the north parcel. Based on the Site Plan and the Master Plan documents, this is a requirement.

Response: This access is to remain.

All other comments are acknowledged.

Engineering Division

Key Issues

- Adjacent public improvements on Virginia Avenue shall be completed and accepted prior to issuance of a Certificate of Occupancy. This includes sidewalk, curb ramps and streetlights.
- A Preliminary Drainage Letter shall be submitted with the Site Plan. Detention and water quality shall be in conformance with the previously approved Drainage Reports/Letter.
- Previously approved plans and reports can be found on the City's website. Instructions can be found here: [Getting to Engineering Documents Online](#). Older documents can be provided upon request.

Response: Acknowledged

Improvements

Response: All comments are acknowledged.

ROW/Easements/Plat

Response: All comments are acknowledged.

Drainage

Response: All comments are acknowledged.

Fire/Life Safety Comments – Building Division

Addressing Requirements:

Response: Acknowledged

Adopted Codes by the City of Aurora – Setbacks:

Response: Acknowledged

Civil Plans:

Response: Acknowledged

Emergency Responder Radio Coverage:

Response: Acknowledged

Fire Department Access:

Fire Lane Easement

Response: Acknowledged

Fire Hydrants:

Response: Acknowledged

Fire Sprinklered Structures:

Response: Acknowledged

Knox Hardware:

Response: Acknowledged

Legend

Response: Acknowledged

Photometric Plan:

Response: Acknowledged

Site Plan, Civil Plan, Framework and General Development Plan, and Plat Notes:

Response: Acknowledged

Site Plan Data Block:

Response: Acknowledged

Special Design Considerations:

Response: All comments are acknowledged.

Real Property Division

Site Plans

Response: The sheets have been formatted to match the Development Plans we are amending

Separate Documents

Response: Acknowledged

END OF RESPONSE