

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



Worth Discovering • auroragov.org

April 1, 2021

Jeff Wilkins
Ent Credit Union
7520 Campus Dr
Colorado Springs, CO 80920

Re: Initial Submission Review – Ent Credit Union at Seven Hills Plaza – Conditional Use & Site Plan with Adjustment
Application Number: **DA-1097-13**
Case Numbers: **1983-6087-36; 1983-6087-37**

Dear Mr. Wilkins:

Thank you for your initial submission, which we started to process on March 8th, 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 Tuesday, April 23, 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 Commission hearing date is still tentatively scheduled for Wednesday, June 9, 2021. 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 303-739-7112 or thager@auroragov.org.

Sincerely,

Todd Hager, Planner II
City of Aurora Planning Department

cc: Aaron McLean, Galloway & Company INC., 6162 S Willow Dr Ste 320, Greenwood Village, CO 80111
Scott Campbell, Neighborhood Liaison
Laura Rickhoff, ODA
Filed: K:\SDA\1097-13rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ **Provide information on Conditional Use on Cover Sheet (Planning)**
- ✓ **Remove the label “Preliminary Not for Building Not for Construction” on all sheets**
- ✓ **Add the label “Not for Construction” on the landscape sheet set**
- ✓ **Sign Square Footage (Planning)**
- ✓ **Trash Enclosure location (Planning)**
- ✓ **Remove Proposed Signs on Elevations (Planning)**
- ✓ **Street Trees and Site Landscaping (Landscaping)**
- ✓ **Remove Copyright Statement (Public Works)**
- ✓ **Provide a knox box at main entrance (Fire & Life Safety)**
- ✓ **Provide preliminary drainage report (Water and Real Property)**
- ✓ **Show a tree mitigation chart (Forestry)**

PLANNING DEPARTMENT COMMENTS

1. Zoning and Land Use Comments (Todd Hager / 303-739-7112 / thager@auroragov.org / Comments in teal)

- 1A. All the site plan illustrations need to be enlarged for legibility. For instance, on the grading plan it is very hard to read the contours.
- 1B. North arrow and scale bar should be at the bottom right of each sheet.
- 1C. Photometric plan is difficult to read. Please increase the size of the site plan graphic.
- 1D. Provide information on the Conditional Use on C. Drive-through facility is a conditional use accessory to a permitted use according to Sections 146-3.2 and 146-3.3. Approval criteria per Section 146-5.4.3.A.
- 1E. Per section 146-4.7.8.B.2.b. trash facilities must have a setback of 12 feet adjacent to commercial uses. Shall be large enough to accommodate both a dumpster and a recycling bin and shall be completely screened from view of public streets and adjacent properties using one of the techniques listed in Subsection 2.a. By reducing the parking provided closer to the required could provide alternative locations for the trash enclosure.
- 1F. Maximum permitted sign area = 155.5 square feet. Maximum number of signs = 5.
- 1G. The sidewalk to the north should connect to adjacent commercial properties.
- 1H. Remove adjacent property owner names. Add subdivision name, typical.
- 1I. Remove any signage. You may choose to include a dashed outline of proposed sign location. Signs are by separate permit.
- 1J. Suggestion about reducing the visual impact of the parking area at the street. A denser landscape buffer as well as potential landscape islands that would break up the spaces. A low masonry wall can assist with screening as well. Refer to landscaping comment regarding the street frontage species not be enough. Staff would like to see more justification or additional landscape/screening for the second submittal in regard to the requested adjustment section 146-4.6.5.A.3.a. no more than 60 % of the lot frontage on arterial and collector streets to a depth of 60 feet shall be occupied by surface parking.
- 1K. If there is a monument sign, make sure the base is illustrated on the Site Plan. Will need license agreement if within a utility easement. Monument sign detail needs to be on the details page. Only an outline of the text area and illustration of the base.

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

Landscape Plan

- 2A. The entrance into the shopping center is essentially being treated like a street with sidewalks etc., make these deciduous trees canopy trees and not upright/columnar species.
- 2B. Add a tree where indicated. All parking rows are required to terminate with a deciduous canopy tree.
- 2C. Plant material along here for the buffer should be selected to meet a minimum height of between 4'-5'.
- 2D. This area must comply with both the street frontage buffer requirements as well as the parking lot screening



- 2E. requirements. While the plant quantities are fine, the majority of the plant species are too short to meet either the street frontage buffer requirement of 4' minimum or the parking lot screening requirement of between 3-4' tall. Consider a more simplified layout with a double row of two different height shrubs and some accent plants in the very front.
- 2F. Update the ornamental tree size in the plant schedule.
- 2G. Make the landscape tables more legible by increasing the font size and the darkness.
- 2H. Update the tables as noted.
- 2I. Be advised if a landscape requirement is not being met, than an adjustment must be requested and a hardship expressed. This would be applicable only to the building perimeter landscaping that is deficient. See additional commentary on the plan.

3. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

3A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <http://tinyurl.com/AuroraCAD> or by contacting CADGIS@auroragov.org

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 4A. Please remove the copyright statement.
- 4B. Show/label proposed and existing stop signs.
- 4C. A drainage easement is required for the water quality swale.
- 4D. Include easement label, typical all existing and proposed easements.
- 4E. Label curb opening.
- 4F. Directional ramps are standard with the intent of keeping pedestrians outside of the cross pan. Please refer to COA standard detail for ramps in ROW. Additional draft ramp details and information can be provided if needed
- 4G. Label existing cross pan.
- 4H. Please do not include standard details in the plans. Reference the detail number where needed.
- 4I. Show roof drain locations.
- 4J. Show/label drainage easement.
- 4K. Provide additional slope labels in landscape areas. Minimum 2% slope.
- 4L. Provide additional slope labels away from the building or add a note stating the minimum requirements (5% for 10' for landscape areas and 2% for impervious areas).
- 4M. Add a note the water quality swale is to be maintained by the owner.
- 4N. Show/label swale with underdrain and sidewalk chase/concrete flume.
- 4O. A drainage easement is required for the water quality swale in this area. No trees may be planted to interfere with the water quality swale.

5. Forestry (Becky Lamphear / 720-739-777 / rlamphea@auroragov.org)

- 5A. Please Trees will be impacted by this development. Due to the location, size and condition of trees on the site, relocation is not an option. The use of tree equivalents is not permitted to mitigate for tree loss. Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.



Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

The caliper inches that will be lost are 81", but only 31" would be required for planting back onto the site. The mitigation value is \$4,220.00.

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Green Ash	9	\$168.30		2
2	Juniper	6	\$185.40		2
3	Juniper	14	\$1,008.75		6
4	Honeylocust	14	\$975.90		6
5	Juniper	8	\$329.49		3
6	Juniper	10	\$514.74		4
7	Juniper	9	\$416.97		4
8	Juniper	11	\$622.81		4
Total		81	\$4,222.35		31

NOTE: Mitigation values based on International Society of Arboriculture's Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

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

- 6A. Add stop sign to the NW (double post on this pole with Do Not Enter sign).
- 6B. Entrance only needs painted arrow (18), & entrance only signage (NE).
- 6C. Modify shaded area to not include fill/color Outline only is acceptable.
- 6D. Include all sight triangles.
- 6E. Add dimension for parking.
- 6F. Add Traffic Signal Easement.
- 6G. Add sight triangle (use 50mph as design speed for Hampden Ave).
- 6H. Stop sign detail or reference to R1-1 will be required with Civil Plan Sign & striping set.
- 6I. No dimensions on these are needed in Site Plan but will be required in Civil Plan Sign and Striping details.
- 6J. City Standard Striping is applicable in Sign & Striping set in Civil Plans. Can include them without the signatures on bottom, but preference to include reference to standard instead.
- 6K. Page 8. Two sight triangles are missing (see added lines). Review plantings when all 3 sight triangles are included. JUSA, RHAR, SPAL are ok in sight triangles, Trees are ok, but may be required to be limbed up.
- 6L. One POFR, 2-3' tall is too large in sight triangles.
- 6M. Trip Generation Letter - No City Comments, please PE stamp and resubmit.

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

- 7A. Notes 7 & 19 can be removed.
- 7B. Please revise the existing fire lane sign orientation. See note #3 of updated fire lane notes for fire lane sign orientation.
- 7C. Please verify if, the landscaping in front of main entrance is accurate.
- 7D. Provide a knox box at main entrance. Show symbol and label for knox box. (Show knox box on Site, Utility, Landscape and Photometric Plans)
- 7E. Replace Handicap with Accessible.
- 7F. Updated fire lane signage and notes.



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

- 8A. Note that water service to commercial site will require backflow preventer.
- 8B. Show existing or proposed water meter in landscaped area. Show in pocket utility easement. Piping downstream of WM should be listed as private.
- 8C. Provide preliminary drainage report.
- 8D. How will stormwater flows be conveyed? Roof drain to inlet?
- 8E. Show all utility easements on landscape plan

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

- 9A. Add, Filing No.1., after Firestone Subdivision on all sheets.

10. Engineering Services, Arapahoe County (Sarah White / 720-874-6500)

- 10A. See attached letter.

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

- 11A. See attached letter.



Engineering Services Division Referral Comments

March 26, 2021

City of Aurora Planning & Development Services
15151 E Alameda Parkway, Ste 2300
Aurora, CO 80012
Attn: Planning Case Manager

RE: ENT CREDIT UNION AT SEVEN HILLS PLAZA
DA-1097-13

Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity to review the outside referral for the proposed project located in the City of Aurora. The Engineering Division has no comments regarding the referral at this time based on the information submitted.

Please know that other Divisions in the Arapahoe County Public Works Department may submit comments as well.

If you have any questions, please feel free to contact our offices at 720-874-6500.

Thank you,

Sarah L White, PE, CFM
Arapahoe County Public Works & Development
Engineering Services Division
cc Arapahoe County Case No. O21-051



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

March 26, 2021

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Todd Hager

Re: ENT Credit Union at Seven Hills Plaza, Case # DA-1097-13

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan and CUP documentation for **ENT Credit Union at Seven Hills Plaza**. Please be aware PSCo owns and operates existing natural gas and electric distribution and service facilities including a transformer within the subject property. 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. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Be sure to ask the Designer to contact a Right-of-Way & Permits Agent should any additional easements need to be acquired by separate document.

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.

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

F:\PROJECTS\2020\2020-02\SMOKY HILL - E70\HUBACAD - DWG\311 PLANNING\02 SECOND SUBMITTAL\TBLK EES-24X36 - STANDARD\TBLK EES-24X36.DWG

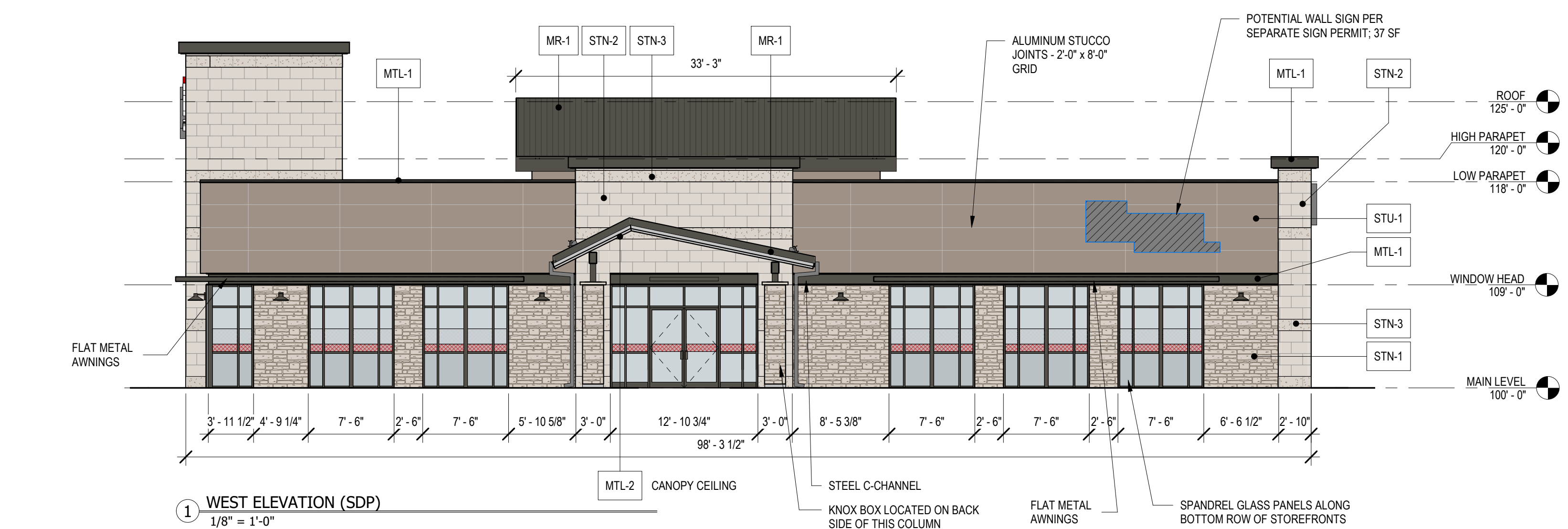
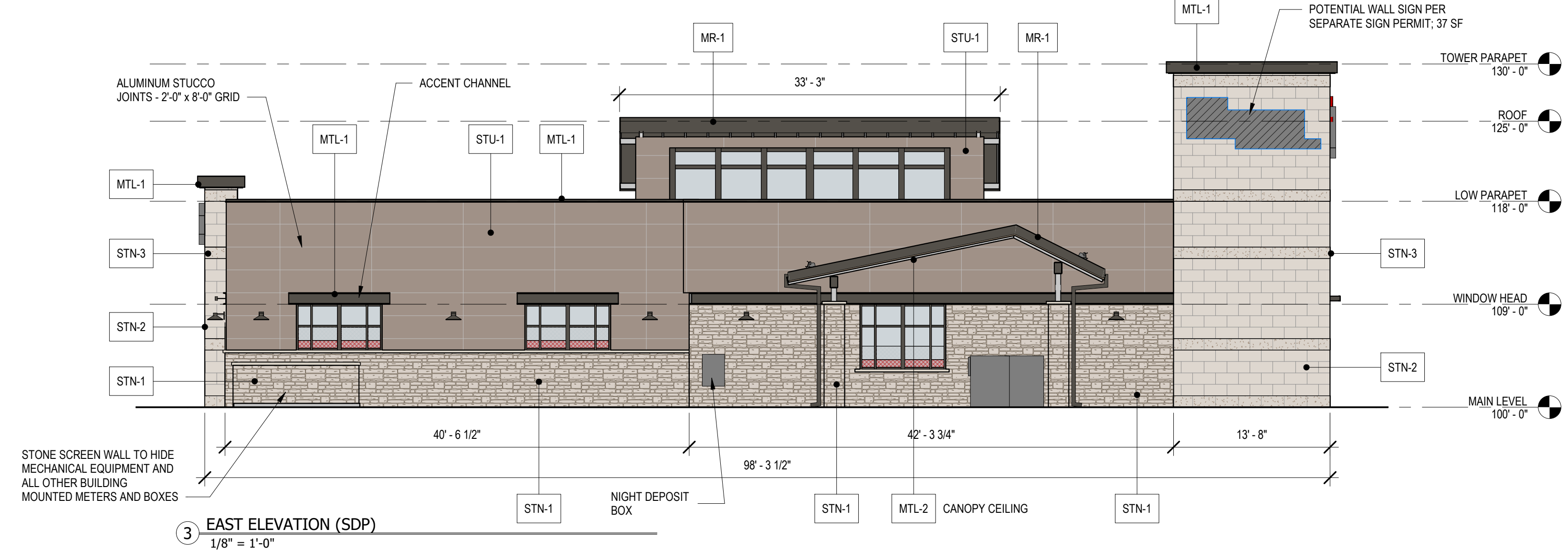
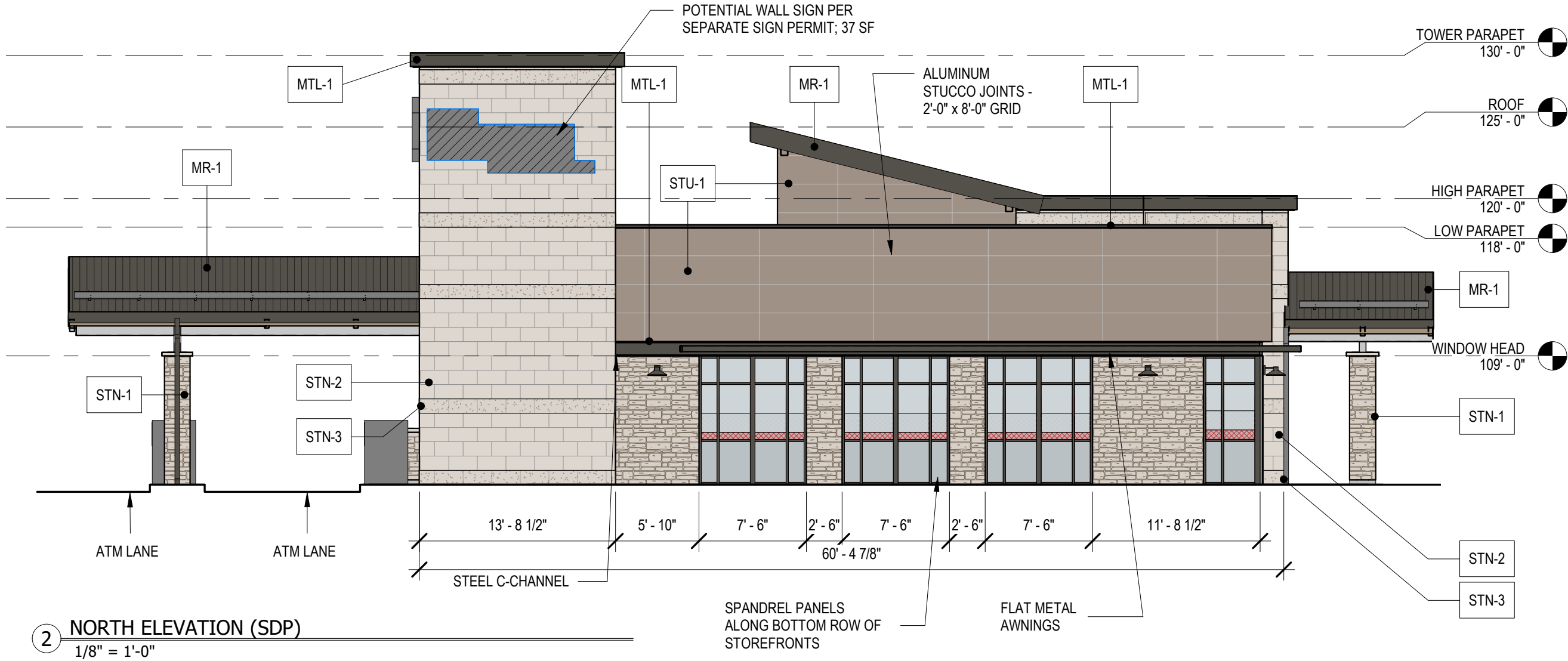
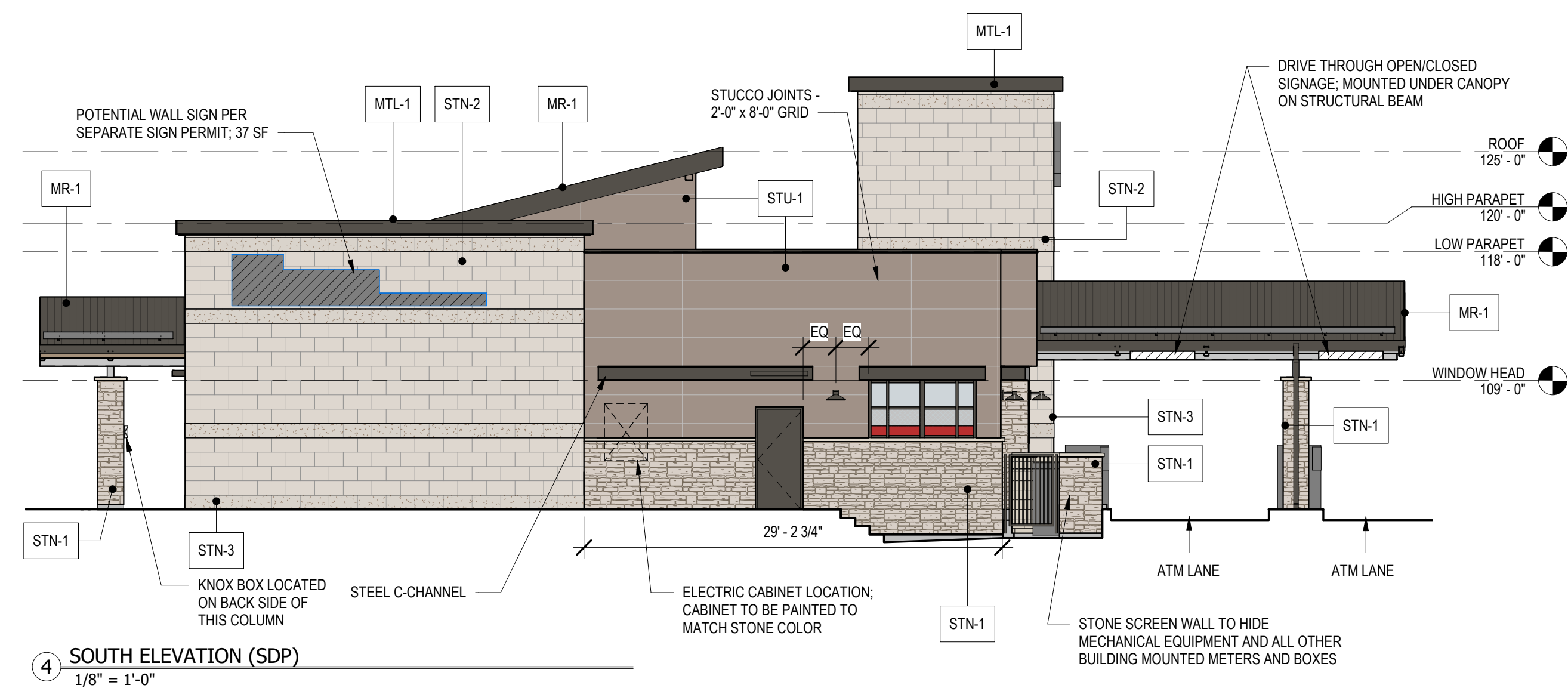
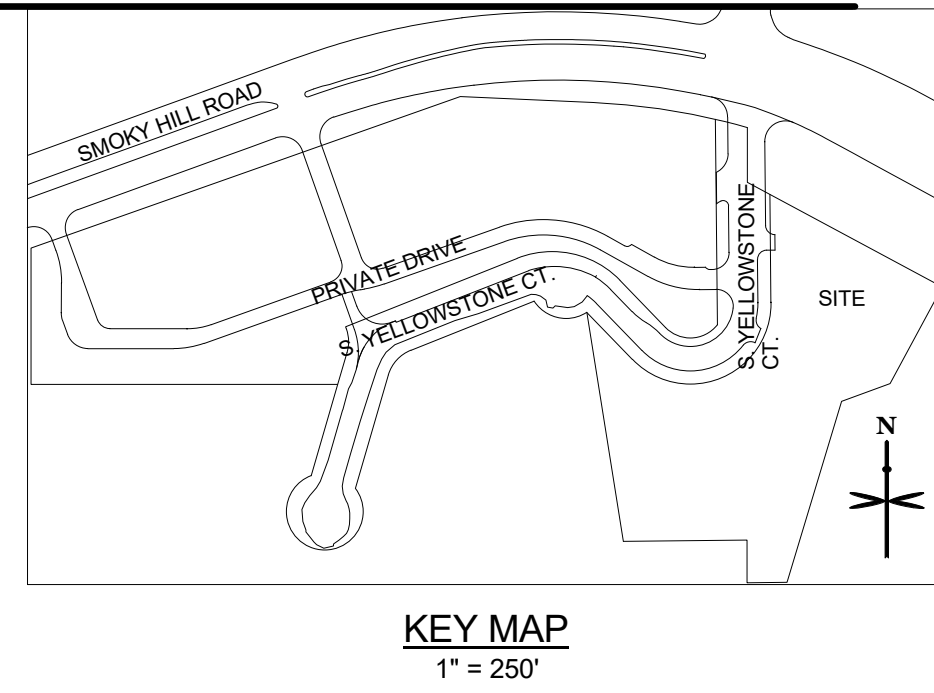


Table 4.8-8 Facade Character Elements for Four-Sided Building Design				
BUILDING FACE	Mixed-Use and Multifamily Residential Districts			
	PRIMARY FACADE (WEST)	SECONDARY FACADE (NORTH)	SECONDARY FACADE (EAST)	SECONDARY FACADE (SOUTH)
Massing				
Requirement	3	2	2	2
Wall off-set (min. 3 ft.)				
Wall/parapet height change (min. 3 ft.)		X	X	
Roof form change	X	X	X	X
Upper floor setback	X	X	X	X
Wall notch (min. 12 in.)	X	X	X	X
Materials				
Requirement	2	2	2	2
Change in material	X	X	X	X
Change in color	X	X	X	X
Change in texture	X	X	X	X
Use of masonry (min. 40% of facade)			X	X
Use of panelized materials (min. 40% of facade)				
Variety of window sizes	X	X	X	
Transparency and glazing (min. 70% transparent glass)				
Human Scale				
Requirement	3	2	2	2
Architectural detailing	X	X	X	X
Display cases on ground floor (for mixed-use)				
Building-mounted lighting fixtures	X	X	X	X
Awnings or shutters	X	X		
Entry definition (pronounced massing/roof form, stoop, porch, etc.)	X			
Building corner enhancements		X	X	
Wall art				
Balconies				
Landscape wall/decorative screen for vines				

- ### BUILDING DESIGN NOTES
- SHAPES AND MATERIALS OF THE BUILDING CREATE A CONTEMPORARY MOUNTAIN DESIGN OR 'MOUNTAIN MODERN'. ALL FEATURES WRAP ALL FOUR SIDES OF THE BUILDING TO CREATE INTEREST ON EVERY SIDE.
 - MATERIALS CONSIST OF STONE AND STUCCO WITH METAL ACCENTS.
 - STACKED STONE AND STUCCO AREAS CREATE HORIZONTAL ELEMENTS WHILE SMOOTH STONE AREAS CREATE VERTICAL ELEMENTS.
 - BANDING ON SMOOTH STONE AREAS BREAK UP LARGE SURFACES AND CREATE MORE VISUAL INTEREST.
 - PARAPET HEIGHTS ARE BROKEN UP AT MATERIAL CHANGES. SOME CONSISTENT PARAPET LINES ARE USED TO KEEP SMALL, SINGLE BUILDING FROM LOOKING TOO BUSY AND CHOPPED UP.
 - BUILDING HAS A DEFINED TOP, MIDDLE, AND BASE. THE BASE IS DEFINED BY THE STACKED STONE AND IS SCALED TO A PEDESTRIAN LEVEL. THE SCONCES AT THIS LEVEL CREATE A MORE INTIMATE FEEL. THE MIDDLE IS DEFINED BY THE CHANNEL BANDING AND FLAT METAL AWNINGS. THE TOP IS DEFINED BY THE STUCCO AND PROJECTS OUT SLIGHTLY. THE LARGE SMOOTH STONE AREAS CREATE BREAKS IN THIS PATTERN AND ADD A VERTICAL ELEMENT TO THE HORIZONTAL BAND OF TOP, MIDDLE, BASE.
 - ALL EXPOSED METAL SHALL BE PREFINISHED OR PAINTED. METAL TRIM AND ACCENTS SHALL ALL BE MTL-1. ELECTRICAL EQUIPMENT, PIPES, AND OTHER BUILDING REQUIREMENTS SHALL BE PAINTED TO MATCH THE WALL BEHIND. THERE SHALL BE NO EXPOSED METAL OR STAINLESS STEEL.
 - SLOPED ROOFS ARE USED AT THE ENTRANCE, DRIVE THROUGH, AND CLEARESTORY TO CREATE MOVEMENT AND INTEREST. THESE ELEMENTS HAVE STANDING SEAM METAL ROOF AND METAL SOFFIT WITH A WOOD LOOK.
 - SIGNAGE IS SHOWN FOR REFERENCE ONLY. SIGNAGE IS NOT REVIEWED OR APPROVED IN DP AND WILL REQUIRE SEPARATE REVIEW AND APPROVAL.



DATE

BY

REVISION

No.

PRELIMINARY
NOT FOR
CONSTRUCTION

EES

ENGINEERING AND
SOLUTIONS, INC.

501 S Cherry St, Suite 300
Glendale, CO 80248
303-572-7997 www.ees.us.com

KEYS + LAUER

ARCHITECTS

ENT CREDIT UNION -
SMOKY HILL CROSSING SUBDIVISION
FILING NO. 1
CONCEPTUAL SITE PLAN

PROJECT NO: 20-02
DESIGNED BY: LC
DRAWN BY: LC
DATE: 07/24/2020

7

F:\PROJECTS\20-02H - SMOKY HILL - E7D HUBACAD - DWG\311 PLANNING\2 SECOND SUBMITTAL\TBLK EES-24X38 - STANDARD\TBLK EES-24X38.DWG



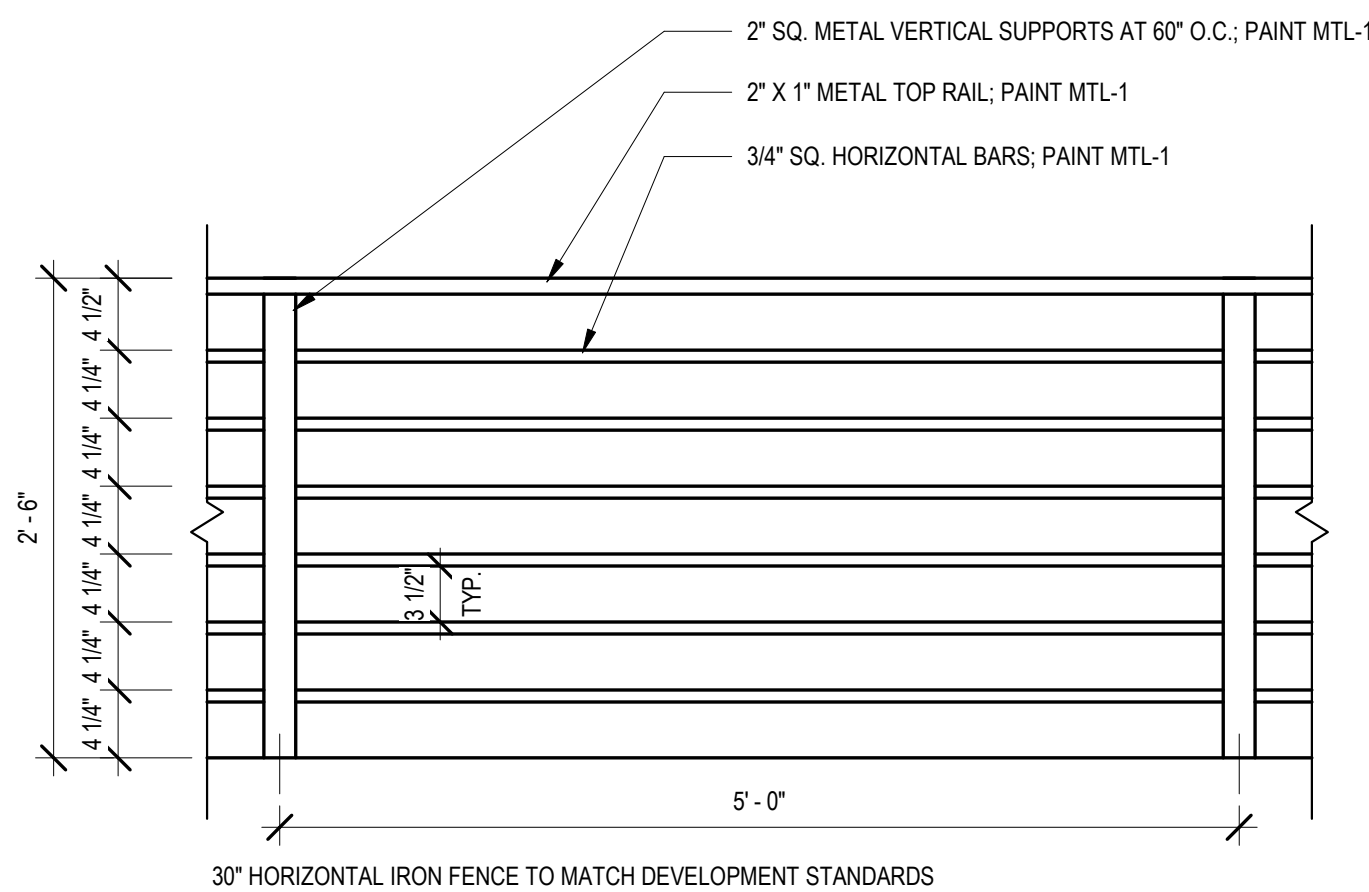
PLANTER BOX - TOURNESOL SITEWORKS
BOULEVARD THERMALLY-MODIFIED WOOD PLANTER
60 x 24 x 24

7 SITE PLANTER
NOT TO SCALE

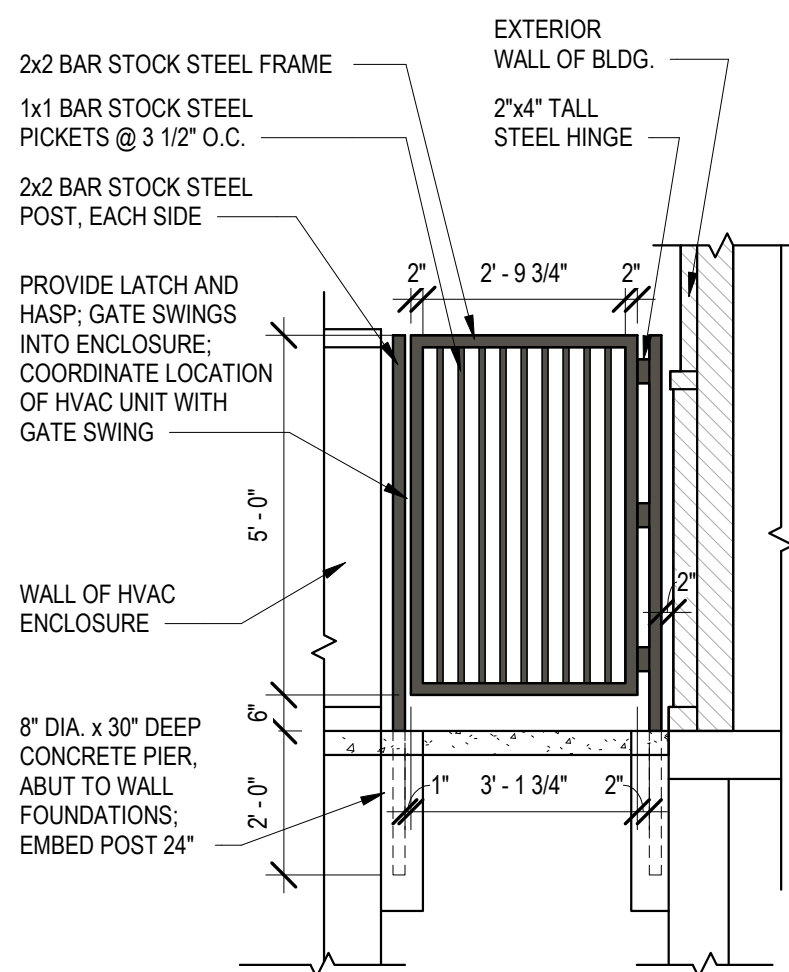


SITE FURNITURE - BENCH
DUMOR 500-60HS - 6 FT. BLACK - SURFACE MOUNTED

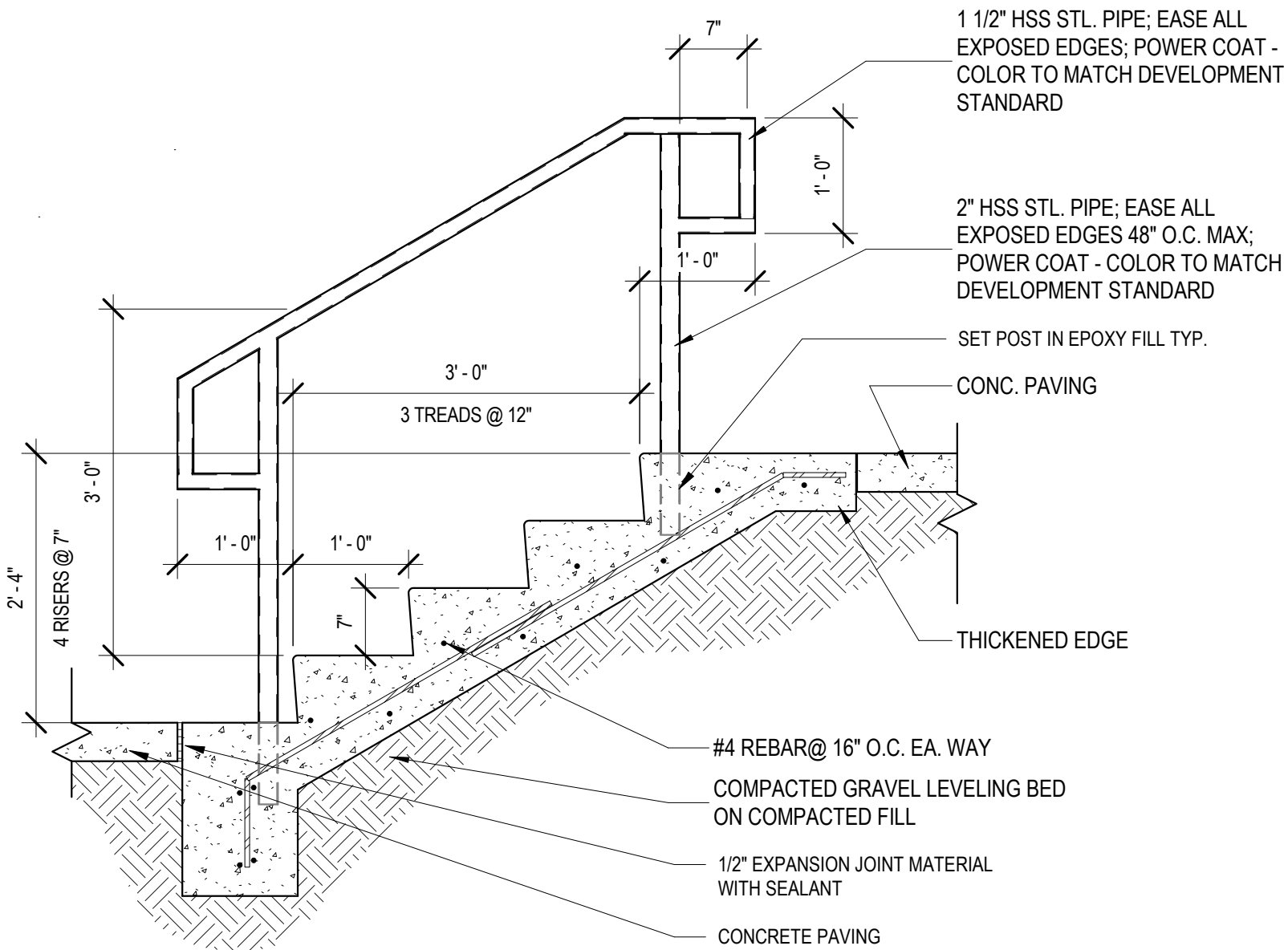
6 SITE SEATING
NOT TO SCALE



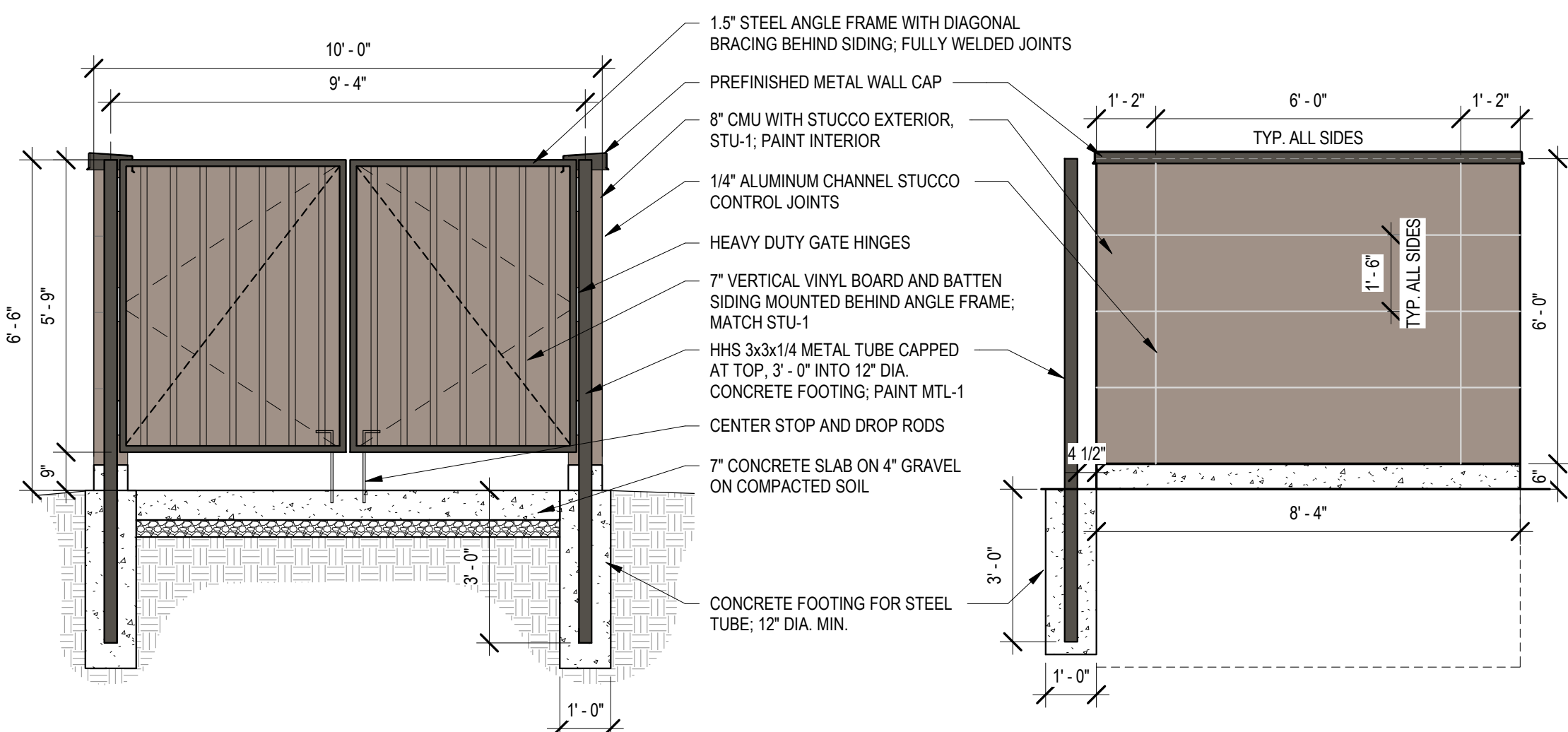
4 IRON RAILING DETAIL
1" = 1'-0"



3 HVAC GATE ENCLOSURE
3/8" = 1'-0"

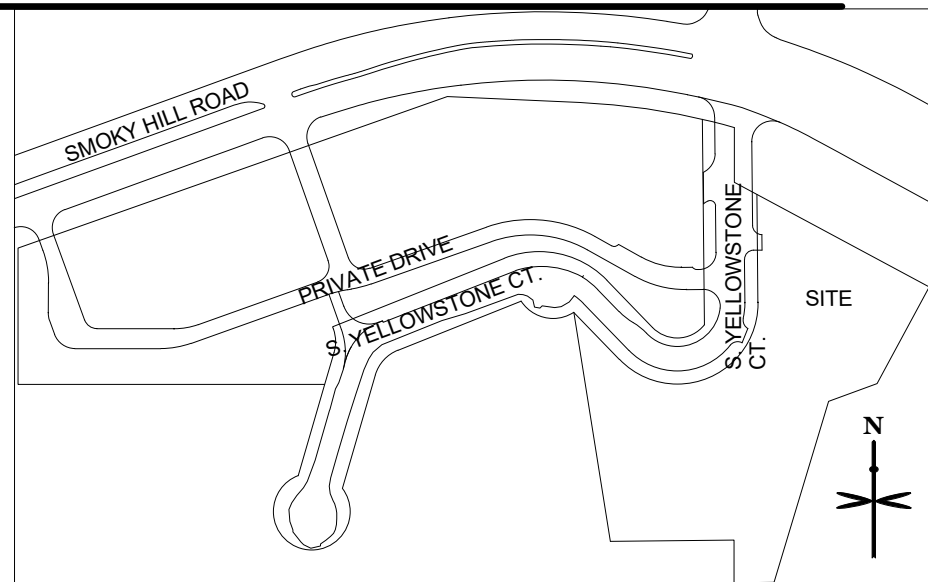


5 SITE STAIR DETAIL
3/4" = 1'-0"



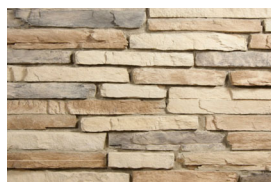
2 DUMPSTER ENCLOSURE FRONT ELEVATION (SDP)
3/8" = 1'-0"

1 DUMPSTER ENCLOSURE SIDE ELEVATION (SDP)
3/8" = 1'-0"

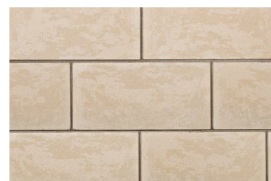


KEY MAP
1" = 250'

EXTERIOR MATERIAL LEGEND



STN-1: STONE VENEER
SUNSET STONE - LEDGE STONE
COLOR: COUNTRY LEDGE
(TO MATCH DEVELOPMENT GUIDELINES FOR
BASE MASONRY)



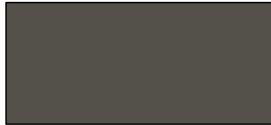
STN-2: STONE VENEER
ARRISCRAFT THIN CLAD RENAISSANCE STONE,
SMOOTH FACE
COLOR: OAK RIDGE (LIGHT TAN)
(ACCENT STONE TO COORDINATE AND
COMPLEMENT BASE STONE)



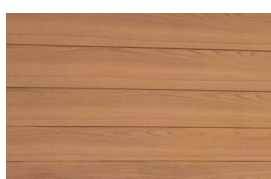
STN-3: STONE VENEER
ARRISCRAFT THIN CLAD RENAISSANCE STONE,
ROUGH FACE
COLOR: OAK RIDGE (LIGHT TAN)
(ROUGH STONE BREAKS UP LARGE STONE
WALLS AND ADDS VISUAL INTEREST)



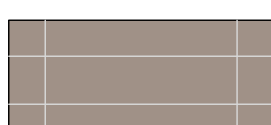
MR-1: STANDING SEAM METAL ROOF
DARK BRONZE
(TO MATCH DEVELOPMENT GUIDELINES)



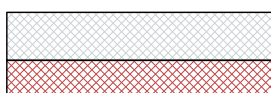
MTL-1: METAL ACCENTS AND TRIM
COLOR: SW 7048 URBANE BRONZE
(TO MATCH DEVELOPMENT GUIDELINES)



MTL-2: METAL SOFFIT
HUNTER DOUGLAS 150F LINEAR
COLOR: 8475 LIGHT PECAN, DECORATIVE
WOOD-LOOK FINISH
(WOOD ACCENT AT FRONT ENTRANCE CANOPY
AND DRIVE THROUGH CANOPY)



STU-1: STANDARD STUCCO
STUCCO WITH ALUMINUM CHANNELS
COLOR: SW 9169 CHATURA GRAY
(COLOR IS ONE SHADE DARKER THAN PERFECT
GREIGE. WILL COORDINATE WITH THE DEVELOPMENT
AND BE A GOOD CONTRAST WITH ALL THE STONE)



AG: APPLIED WINDOW GRAPHICS
TRANSPARENT WHITE AND RED

STOREFRONT COLOR: DARK BRONZE
GLASS: CLEAR LOW-E
SPANDREL PANELS: SOLAR GRAY

ENT CREDIT UNION AT SMOKY HILL CROSSING SITE PLAN WITH
ADJUSTMENT AND CONDITIONAL USE
SMOKY HILL CROSSING SUBDIVISION
FILING NO. 1
23350 E. SMOKY HILL ROAD, AURORA, CO
ENT CREDIT UNION -
CONCEPTUAL SITE PLAN

PROJECT NO: 20-02
DESIGNED BY: Author
DRAWN BY: Author
DATE: 07/24/2020

2 3D VIEW AND LIGHTING INFORMATION - FRONT CORNER

☐ APET COMPLETELY

PROJECT NO:	20-02
DESIGNED BY:	LC
DRAWN BY:	LC
DATE:	07/24/2020