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303-572-7997

December 29, 2021

Mr. Jacob Cox  
Office of Development Assistance  
15151 E. Alameda Parkway  
Aurora, Colorado 80012

SUBJECT: Submittal of Site Plan Application –Kum & Go  
E470 & 6<sup>th</sup> Parkway  
Aurora, Colorado 80016  
Pre-Application Meeting #1476218

Dear Mr. Cox:

On behalf of Kum & Go, EES is pleased to submit our Site Plan & CUP application and required documents to your office for consideration as we continue the process of seeking City of Aurora approvals of our intended development. The intent of this project is to develop the 1.99-acre parcel known as Block 1, Lot 1, Aurora One Subdivision Filing No. 1. The project site was previously an undeveloped lot on the northwest corner of Stephen D. Hogan Parkway and the E-470 frontage. This application constitutes the first submittal of the Site Plan, Conditional Use, and Replat submittals specific to Block 1, Lot 1 and includes the development of a proposed Kum & Go Gas Station with Convenience Store (5,620 sf – 0.06 FAR) and associated parking, drives and landscaping.

A pre-application meeting was held on August 13, 2020, and the feedback from the City of Aurora received by EES August 28, 2020 was utilized in the development of these documents. A formal response to planning comments will accompany this submittal, which guided the development of this application.

As part of this submittal, Conditional Use criteria must be met in order for the fueling station use and 24 hour use to be approved. To ensure this is met, a traffic study has been conducted in order to ensure the surrounding roadways can handle the anticipated traffic and is included in this submittal. Further, the proposed uses will not change the predominant character of the surrounding area. Measures will be taken in order to ensure noise and light generated from the site will not adversely affect the surrounding community.

For the conditional use of the fueling station component all standards within the UDO were met in order to prepare the plan set. It is consistent with the Comprehensive Plan, which designates this property as Established Neighborhood and supports Commercial/Retail uses along primary streets and serve the daily needs of the residents. This use and 24-hour operations will provide a needed service to the surrounding community. The size, scale, height, density, and traffic impacts of the proposed use are compatible with the existing and planned uses. The proposed use will not change the predominant character of the surrounding area. A traffic study was conducted in order to ensure the proposed use will not adversely affect the surrounding area. The application mitigates any adverse impacts to the surrounding area to the highest degree. The site is graded to be ADA compliant and site runoff will be detained and treated based on



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Aurora Water standards and will not impact the surrounding area. In order to mitigate any major road closures, all proposed utilities connecting into the E-470 Frontage will be bored; further reducing adverse impacts to the surrounding areas.

A Subdivision Plat of Lot 1, Block 1 of Aurora One Filing No. 1. It subdivides a portion of an existing lot; creating the subject parcel Lot 1.

We look forward to seeing this project through to completion, recognizing that this application is the first step in the process towards working with the City to reach the mutually beneficial project goals. If there are any questions or concerns, please feel free to contact me directly via phone 303.598.8337 or email [david.iovinelli@ees.us.com](mailto:david.iovinelli@ees.us.com). Thank you in advance.

Respectfully Submitted,

*David Iovinelli*

David Iovinelli, P.E. - Project Civil Engineer  
Entitlement and Engineering Solutions