

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



March 2, 2022

Robert Fiebeg
Kum & Go LLC
1549 Grand avenue
Des Moines, IA 50309

Re: Initial Submission Review – Kum & Go at Aurora One – Conditional Uses, Site Plan and Plat
Application Number: **DA-2241-02**
Case Numbers: **2022-6005-02;2022-6005-00; 2022-3011-00; 2022-6005-01**

Dear Mr. Fiebeg:

Thank you for your initial submission, which we started to process on February 7, 2022. 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 March 25, 2022.

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 set for May 11, 2022. 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 303.739.7450 or efuselie@auroragov.org.

Sincerely,

Liz Fuselier, Planner I
City of Aurora Planning Department

cc: David Iovinelli - Entitlement And Engineering Services Inc 501 S Cherry Street Glendale, CO 80246
Scott Campbell, Neighborhood Services
Brit Vigil, ODA
Filed: K:\SDA\2241-02rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Development Fees (Planning)
- Cover Sheet Comments (Planning)
- Conditional Uses Justification Language (Planning)
- Elevations (Planning)
- Four-sided Architecture (Planning)
- ISP and Civil Plans (Public Works)
- Label Slope and Swales (Public Works)
- Plat Comments (Real Property)
- Sight Triangles and Crosswalk Designation (Traffic)
- Traffic Signalization Easement (Traffic)
- Knox Box Location (Fire/Life Safety)
- Redlined Comments (Aurora Water)
- Trail System Connections (PROS)
- Easement Dedication and Tract Designation (Real Property)
- Storm Drainage Fees (Water)
- Fueling Station Design Guidelines (Planning)
- Traffic Impact Study (Traffic)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. See Public Service letter attached. Provide a response with your next submission.
- 1B. See Tri-County Health Department letter attached. Provide a response with your next submission.
- 1C. See Public Service of CO letter attached. Provide a response with your next submission.

2. Completeness and Clarity of the Application

- 2A. Fees are due prior to the second submission.
- 2B. Enlarge location area of vicinity map.
- 2C. The title block should read: Kum and Go Fueling Station and Convenience Store at Aurora One - Site Plan with Conditional Uses. Adjust on all sheets.
- 2D. Add a line item for Proposed Use. Indicate Motor Vehicle Fuel Dispensing Station (Conditional Use) and Convenience Store.
- 2E. Add "Proposed" in front of parking spaces.
- 2F. Please review sign code in the UDO for permitted amount of signage. "TBD"
- 2G. Label Valdai Street on all sheets.
- 2H. Show elevation for Bike parking bollards.
- 2I. Please elaborate further in your Letter of Introduction regarding conditional uses justification language.

3. Parking Issues

- 3A. Sheet 2: What are these spaces to be used for?

4. Architectural and Urban Design Issues

- 4A. Provide elevation for fencing.
- 4B. Provide detail sheet for outdoor area furniture.
- 4C. Provide full pole and fixture elevation with next submittal; Please provide a cut sheet for each lighting fixture.
- 4D. Sheet 9: Indicate sign allowance per code in this chart.



- 4E. Label widths on all elevations. Label widths of canopy columns.
- 4F. Add banding or another architectural feature to break up the east facing wall. Consider horizontal and/or vertical articulation. Carry architectural elements on all four sides of building per the code.
- 4G. Sheet 11: Provide widths as well as height for this enclosure.
- 4H. For trash enclosure: Material and look should be compatible with what the main building is using.
- 4I. Please provide elevations showing the truck canopies. What do the initial on the top of the truck canopy stand for? MSF/MMF?
- 4J. Fueling Station Design Guidelines. (Attached)

5. Signage Issues

- 5A. Delete text from all proposed signage on elevations
- 5B. Show signage placement on the site plan by using dashed lines.

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

- 6A. Landscape comments will be forwarded to you by your case manager upon receipt from our Landscape Architect. When you resubmit, please incorporate your revisions into the revised plans and include comment responses in the "comment response letter" as required.

7. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 7A. 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.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. Civil Engineering (Julie Bingham / JBingham@auroragov.org / Comments in green)

- 8A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.
- 8B. Sheet 2: Label fire lane radii, typical. Dimension the drive aisles, typical.
- 8C. Provide a sidewalk easement set 0.5' behind the back of walk for the sidewalk outside of the ROW.
- 8D. Revise "53" leader location to point at curb. Label curb return radii, typical.
- 8E. Add note: "The ISP and civil plans for the associated infrastructure must be approved prior to issuance of building permits. Construction shown on ISP and civil plans for the associated infrastructure must be initially accepted by the City prior to issuance of TCO/CO per the PIP."
- 8F. Sheet 3: 2% minimum slope in swale. Label slopes in landscaped areas, minimum 2%. Label all easements.
- 8G. Sheet 5: Ensure trees a minimum of 10' from storm sewer, typical. Ensure LS sheet matches the utility/grading plans. The landscaping should not interfere with the function of the swale.
- 8H. Include sidewalk easement and traffic signal easement on the plat.

9. Traffic Engineering (Kyle Morris / 303-739-7336 / KDMorris@auroragov.org / Comments in amber)

- 9A. Add the following note and fill in applicable information (25% of intersection of 6th Pkwy and Valdai Street): (Applicant/owner name, address, phone) shall be responsible for payment of 25%/50%/100% of the traffic signalization costs for the intersection of _____ and _____, if and when traffic signal warrants are satisfied. Traffic signal warrants to consider shall be as described in the most recently adopted version of Manual on Uniform Traffic Control Devices, as of the date or dates of any such warrant studies.



For warrant purposes, the minor street approach traffic shall typically be comprised of all through and left-turn movement and 50% of right turn movements unless otherwise determined by the traffic engineer. Pursuant to 147- 37.5 of city code, the percentage of the traffic signalization costs identified above shall be paid to the city by the applicant / owner, to be held in escrow for such purpose, prior to the issuance of a building permit for the related development or as otherwise required by city code. The percentage above will be applied to the entire traffic signalization cost as estimated at the time of the escrow deposit to calculate specific dollar funding requirement.

- 9B. A detailed TIS is required for this site. Please provide with next submittal.
- 9C. Add right turn only sign.
- 9D. Move sight triangle back to stop location.
- 9E. Provide crosswalk striping at this access.
- 9F. Modify curb return radii and pork chop island to provide more restrictiveness of left turns in and out of the site. Make the access symmetrical, I only drew half for visibility of other comments.
- 9G. Provide typical parking stall dimension (19'x9').
- 9H. Provide traffic signalization easement.
- 9I. Modify sidewalk to provide perpendicular connection.
- 9J. Per the approved MTIS, the SB Right Turn lane at the intersection of E-470 Frontage Road & Stephen D. Hogan Pkwy is proposed to have 275' of storage and will conflict with this access. Restrict this access to RI/RO due to conflict.
- 9K. HESE does now comply with maximum height restrictions within sight triangles. Please revise this species within sight triangles.
- 9L. Show sight triangle for EB right turns. Update landscaping as applicable within sight triangles.

10. Fire / Life Safety (Ted Caviness / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

- 10A. Provide a wheel-stop in each accessible parking stall.
- 10B. Elevation shall show Knox box location, please use an "X" within a box.
- 10C. Fire lane turning radii shall be minimum 29' inside and 52' outside for a 23' fire lane.

11. Aurora Water (Cliff Stephens / cstephen@auroragov.org / Comments in red)

- 11A. Why dedicate by separate document instead of by accompanying plat?
- 11B. Sheet 4: This is a dead end main from 6th Pkwy. A second connection to the main in 6th Pkwy per the Master Utility Study for Aurora One will be required prior to CO.
- 11C. What are ovals?
- 11D. This line will require a license agreement in the Public ROW.
- 11E. Redlined comments: You can meter this, but it is not required. If you do a meter, label it as private.
- 11F. See additional redlined comments.
- 11G. Max flow on 1 1/2" meter is 55 GPM.
- 11H. Sheet 5: Move trees from on top of water service line.

12. PROS (Michelle Teller / 303-739-7437 / MTeller@auroragov.org / Comments in mauve)

- 12A. Verify that this is on the west side of Valdai street. Future trail will be on the east side.
- 12B. Per the master plan on the north side of this parcel is to be a roadway connection which includes an enhanced pedestrian walk to connect the trail along E470 to the western parks. Screening needs to occur on the north side of this parcel to create a better transition between the future trail and your project. Please include trees and shrubs-1 tree and 10 shrubs per 30 linear feet.

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

- 13A. Delete preamble from the plat.
- 13B. Arapahoe County - 24" x 36" sheets with 2" margin on left, and 1/2" margins on all other sides.
- 13C. Send in the updated Title Commitment to be dated within 120 calendar days of the plat approval date.
- 13D. Send in the closure sheet for the description.
- 13E. Send in the State Monument Records for the aliquot corners used in the plat.



- 13F. Send in the closure sheet for the description.
- 13G. Update this Title Commitment to be within 120 calendar days of the plat approval date.
- 13H. Add the 10' Utility easement on the perimeter of the Lot.
- 13I. Add the 10' Utility easement on the perimeter of the Lot
- 13J. Add the pocket Utility easements for the water meters.
- 13K. Add rebar length.
- 13L. See additional redlines on Plat.
- 13M. Start the easement dedication process with Andy Niquette at dedicationproperty@auroragov.org
- 13N. Cover sheet: add "to be dedicated by separate document"; the Pork Chop island will need to be covered by a License Agreement, because of the location in the R.O.W.; these easement will need to be dedicated prior to the acceptance of this site plan - to have the full width needed; see additional redline comments.
- 13O. Contact Grace Gray at ggray@auroragov.org to start the License Agreement process.
- 13P. Match the plat name for this easement; add the 10' Utility easement on the perimeter of the Lot.
- 13Q. Add the 10' Utility easement on the perimeter of the Lot.
- 13R. The portion of the sign located in the Utility easement will need to be covered by a License Agreement - Contact Grace Gray to start.
- 13S. Dedicate this easement on the plat.
- 13T. Add the Tract designation and add the easements.

14. Transportation Planning (Tom Worker-Braddock / 303-379-7340 / tworker@auroragov.org)

- 14A. Bike rack would need to be within 100' of primary building entrance. See UDO Sec. 4.6.3(F)

15. Revenue – Aurora Water/TAPS dporter@auroragov.org Diana Porter

- 15A. DA-2241-02 Kum & GO Storm Drain Development Fees due_{1.991} x \$1,242.00 = \$ 2,472.82
Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.

16. Xcel Energy

- 16A. Please see the attached letter.



Right of Way & Permits

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

February 25, 2022

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

Attn: Elizabeth Fuselier

Re: Kum and Go at Aurora One, Case # DA-2241-02

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Kum and Go at Aurora One** and requests that for this *commercial* lot, and to ensure that adequate utility easements are available within this development and per state statute §31-23-214 (3), 10-foot-wide utility easements are granted around the perimeter of the lot.

PSCo also requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service 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.

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformer) – be sure to contact the Designer and request that they connect with a Right-of-Way Agent.

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

City of Aurora Planning Department
DESIGN STANDARDS FOR MOTOR VEHICLE FUEL DISPENSING STATION

August 3, 1998

1. GENERAL PURPOSE AND APPLICABILITY

The following design standards for motor vehicle fuel dispensing stations have been adopted by the City Council by Ordinance Number 98-73. Motor vehicle fuel dispensing stations and convenience centers selling motor vehicle fuels are among the most visible commercial uses in Aurora. They tend to be the first businesses to locate in newly developing and redeveloping areas of the city and often select prominent sites at the intersection of major arterial streets. The intent of these standards is to establish a set of design criteria for the industry, city staff, and decision makers to use in designing and reviewing these centers. The design standards contains both minimum design standards and incentive standards. Incentive standards are designed to encourage design excellence by offering dimensional bonuses for specific design up-grades.

The requirements of these design standards apply to the development or redevelopment of all sites which include retail sales of motor vehicle fuels. The standards listed are minimum standards, and applicants are encouraged to exceed them whenever feasible.

2. DEFINITIONS

An **Adjacent Property** is any property sharing all or part of a property line with the subject property. For the purpose of these design standards, properties separated by intervening public right-of-ways or public property shall not be considered adjacent.

An **Adjacent Development** is an adjacent property, under a single ownership, and surrounding a motor vehicle fuel dispensing station site on two or more sides.

Automatic Irrigation is the systematic, non-manual, and controlled watering of landscaped areas.

Building means a structure enclosed on all sides. For the purposes of these design standards, a fueling area canopy structure is not considered a building.

Drop Lens is a portion of an outdoor light fixture in which all or part of the light source or glass cover over the light source extends beyond the edge or cutoff of an opaque fixture cover.

Motor Vehicle Fuel Dispensing Station means any premises on which gasoline or other motor vehicle fuel is sold to the general public.

Motor Vehicle Fuel Dispensing Station Site means either, (1) the platted lot on which the motor vehicle fuel dispensing station is located, or (2) if the lot includes a larger area such as a shopping center with other users, the site defined by the boundaries of the area leased to or used by the motor vehicle fuel dispensing station operator, including all the parking and other areas required to support the operation such as parking spaces required by the zoning code.

Pitched roof means a roof structure that is curved, gabled, hipped, or has a mansard treatment on all sides.

Predominant Wall Material or Color means a material or color that covers 50% or more of the non-window and non-door surface of a wall.

Redevelopment means the expansion, renovation, or reconstruction of any existing motor vehicle fuel dispensing station site. The replacement of mechanical equipment, routine repairs, and the replacement or upgrading of facilities or site features, which are not covered by these design standards are not considered to be redevelopment and shall not be regulated by these design standards. Work which demolishes and rebuilds 50% or more of a motor vehicle fuel dispensing station site shall always be considered redevelopment.

3. SITE PLANNING STANDARDS

A. Landscape Buffer Strips

The perimeter of all sites shall be buffered with landscaped areas as described in these design standards and in accordance with the dimensions shown in Table 1 (see page 9). Buffer widths shall be measured from the edge of site pavement areas (including parking, circulation, and fuel dispensing paved areas) to the site's adjacent property line. Where the width of such a buffer varies, the width shall be calculated as an average dimension along each perimeter.

All buffer strips adjacent to residential areas shall include a 6 foot high decorative wooden fence; except that in the case of a redevelopment site of 18,000 square feet or less, a 6 foot decorative masonry wall or metal wrought iron style fence shall be required. The design, length, and location of the fence or wall shall be subject to Planning Department approval.

B. Set-Backs for Buildings and Fueling Area Canopies

All site buildings and fueling area canopies shall be set back from site boundary lines in accordance with the minimum dimensions shown in Table 1. (See page 9.) Buildings may intrude into required buffer strips as long as all required building set-backs requirements are met.

C. Bicycle and Pedestrian Access

All sites are required to provide inverted "U" bike racks for at least four bicycles. There shall be at least one clearly marked walkway connecting each perimeter sidewalk with the site's main building entry.

D. Exterior displays and trash and storage.

No displays or storage of merchandise, automobiles, parts or refuse shall be located closer than 20 feet from the street right-of-way line, and all trash and refuse shall be stored in a building or within an area enclosed by a wall at least six feet high.

4. BUILDING DESIGN STANDARDS

In addition to the minimum standards which follow, Tables 1 & 2, pages 9-10, define incentives for buildings with pitched roofs, and extensive areas of brick or stone.

A. Building Design

1. Building form. The design of all site buildings shall employ textured surfaces, projections, recesses, shadow lines, color, window patterns, overhangs, reveals, changes in parapet heights, and similar

architectural devices to avoid monolithic shapes and to emphasize building entries. Designs should avoid long, flat walls with unbroken surfaces.

2. **Four-Sided Treatment.** All sides of a building open to view by the public, whether viewed from public or private property, shall incorporate the architectural features used in the "front" or major elevation of the building. Windows and doors are not required on every building elevation, but windows should be provided wherever feasible.

B. Building Materials

1. **Wall Materials.** All buildings shall use high quality wall surface materials such as face brick, stone, stucco, or decorative concrete masonry units, as the predominant wall material. Other materials which convincingly duplicate the appearance of these surfaces may be used as a substitute, but only with the approval of the Planning Department. Corrugated metal or unfinished metal surfaces shall not be permitted.
2. **Use of Stucco or Synthetic Stucco.** When stucco or synthetic stucco is used as a predominant wall surface material, it shall be used in conjunction with brick, stone, or decorative concrete masonry material. When used with brick or stone, stucco may not constitute more than 80% of the non-window/door wall surface area. When used with decorative concrete masonry units, it may not constitute more than 70% of the non-window/door area surface. Except for accent areas, the stucco color shall be limited to neutral tones such as off-white, earth-tone, gray-tone, or stone colors.
3. **Use of Decorative Concrete Masonry Units and Panels.** Painted decorative concrete masonry units or panels may be used as an exterior wall surface, but they shall not be the predominant wall material. Such materials shall be combined with stucco, brick, or stone of a contrasting color. Integrally colored decorative concrete masonry units may be used as the predominant material. Such walls shall contain decorative bandings, columns, or patterns of contrasting color and texture so as to avoid a monotonous appearance.
4. **High Quality Roofing Materials.** Materials such as seamed architectural metals and concrete, clay, or slate tiles, shall be used on all sloped roof surfaces open to public view. Other materials which convincingly duplicate the appearance of these surfaces may be used as a substitute, but only with the approval of the Planning Department.

C. Building Color

Black, dark gray, and intense, bright, or fluorescent colors shall not be used as the predominant wall color on buildings. These colors may be used as building accent colors, but shall not constitute more than 10% of the area of each elevation of a building. All sign areas shall be excluded from this calculation. The calculation shall include the exterior surface area (as projected on a vertical plane) of any awnings attached to a building's elevations.

D. Building Compatibility

1. **Accessory Buildings and Fence Walls.** The design of all accessory buildings such as car washes, and all fences and screen walls included on a motor vehicle fuel dispensing station site shall be consistent in terms of architectural style, materials, finish, and color.
2. **Adjacent Development.** Where such an Adjacent Development (as defined in these design standards) contains existing buildings which exhibit a specific architectural theme or unity of materials, the design of buildings on the motor vehicle fuel dispensing station site shall also incorporate such themes and materials. If an architectural theme exists but, in the determination of the Planning

Commission, is of low quality or otherwise inappropriate, no such compatibility requirement shall be imposed.

5. FUELING AREA CANOPY DESIGN

A. Canopy Compatibility

The materials, colors and forms on the fueling area canopy shall repeat those used on other structures on the site. This standard shall not be interpreted to require that fueling area canopy fascias be surfaced in brick or masonry.

B. Canopy Columns

The cross section of canopy columns shall have a minimum width of 24" and depth of 16", except that round columns shall have a minimum diameter of 24". All columns shall be faced with brick, metal panels, stucco, or decorative masonry block to match the wall materials of the main building. Columns may be any shape, as long as they meet the minimum dimensional standard listed above for at least 3/4 of their height.

C. Canopy Fascia Colors

Intense, bright, or florescent colors shall not be used as the predominant canopy fascia color. Strong accent colors may be used as decorative elements on the fascia, but they shall be limited to horizontal bands of a total area not to exceed 40% of the area of the canopy fascia. Additional fascia color bands or designs in excess of 40% are permitted but only if considered as logos, and counted toward the total allowable sign code area for the site.

The sign code incentives listed in Table 2 (on page 10) may be used to increase the maximum allowable area of decorative banding and logo features.

6. LANDSCAPING STANDARDS

In general, landscape designs shall include a wide variety of plant species including deciduous and evergreen trees, shrubs, ground cover, turf grasses, and mulches. Landscape materials should provide visual interest, and buffer between different uses. All landscape areas shall incorporate automatic irrigation. Mulch shall consist of either organic materials such as bark mulch, or crushed rock or stone. Total mulch areas for each landscape area or buffer may not exceed 50% of each area. Mulch areas shall be landscaped with living plant material covering 50% of the mulch area at installation, and 75% at the time of maturity. Shrubs, perennials, and evergreen trees may be counted as coverage of mulch areas; deciduous tree canopies may not be counted.

A. Minimum Plant Sizes

All plant material shall be installed in the following minimum sizes:

Shade trees:	2 1/2 inch caliper
Ornamental trees:	2 inch caliper
Evergreen trees:	6 foot minimum height
All shrubs:	5 gallon container
Ground cover, annuals, and perennials:	No minimum

B. Standard Streetscape Landscape Features

1. Plant a total number of street trees equal to one tree for each 30 lineal feet of public or private street frontage. Where available planting frontage is reduced because of curb cuts or incentive features, ten shrubs may be substituted for a required tree. (Fractional requirements shall be rounded up to the next whole number.)
2. Each street frontage shall contain a mixture of shade and evergreen trees. The number of evergreen trees shall equal at least 50% of the total number of trees required. (Fractional requirements shall be rounded down.)
3. Plant a mixture of shrubs, ornamental trees, flowers, and/or ground cover around sign bases, and at curb returns near site entrances. Such plantings shall be installed in plant beds consisting of edging and mulch.
4. At the intersection of buffer strips fronting on public and private streets, provide a distinctive landscaped area, larger in size than the area that would otherwise be formed by the intersection of the required buffer strips. Landscaping in this intersection area shall consist of plant specimens having a high degree of visual interest during all times of the year. The area may also contain one sign of a size and area as permitted by these design standards. (See sketch 4 following page 10.)

C. Standard Buffer Strip Landscape Features at Non-street Frontages

1. Buffers adjacent to non-residential areas. Provide a total number of trees equal to one tree for each 45 lineal feet of buffer. (Fractional requirements to be rounded up.)
2. Buffers adjacent to residential areas. Provide a total number of trees equal to one tree for each 25 lineal feet of buffer. (Fractional requirements to be rounded up.) Buffers shall include a mixture of shade and evergreen trees, with evergreens constituting at least 50% of the total number of trees.

D. Sight Distance Triangles

All sight distance triangles as required by the Traffic Division shall be maintained. Plant material located within these triangles shall not exceed twenty-six inches in height at maturity. If a berm is present, the height of the berm plus the mature height of the plant shall not exceed twenty-six inches.

E. Parking Lot Islands

Provide one landscaped island for each ten (or portion of ten) on-site parking spaces provided. Each island shall be a minimum of 170 square feet, be protected by concrete curbs, and consist of one shade or ornamental tree, and understory shrubs. Plant shrubs to provide 100% coverage for each island. Shrub spacing shall not exceed 3 feet on center.

F. Incentive Landscape Features

Incentive Landscape Features are to be applied in addition to the standard landscape features required of all developments. The number of trees provided by the Tall Landscape Screen feature listed below, may also be counted as fulfilling the standard requirement for minimum tree counts.

1. Landscape Berms. Where landscape berms are provided, their slopes shall not exceed a ratio of one foot of rise for every three feet of run. Where fences or walls are combined with berms, such features shall be placed at the top of the berm. (See table 1, row 2 on page 9.)
2. Low Landscape Hedge. Incentive feature hedges shall be composed of evergreen or deciduous shrubs which will reach a minimum mature height of 3 feet and are planted a minimum of 36 inches on center. (Table 1, row 3 on page 9.)

3. **Tall Landscape Screens.** Incentive feature landscape screens shall consist of: (a) a row of upright junipers planted 8 feet on center; or (b) a row of evergreen trees not to exceed 15 feet on center planted in a minimum 15 feet wide buffer strip, or (c) a mixture of evergreen shrubs planted 36 inches on center and deciduous tree planted 40 feet on center or evergreen trees planted 25 feet on center. (Table 1, row 6 on page 9.)
4. **Low Masonry Walls.** Incentive low walls shall consist of walls 2 1/2 to 3 feet in height, faced with stucco, brick, or integrally colored decorative masonry block, to match or blend with the materials used on other site buildings. (Table 1, row 5 on page 9.)
5. **Upgraded Minimum Plant Sizes.** Incentive size upgrades shall consist of the following minimum sizes: (Table 1, row 4 on page 9.)
 - (a) Shade trees at 3 1/2 caliper; (b) Ornamental trees at 2 1/2 caliper; and (c) Evergreen trees at 10 foot height.

G. Building Landscaping
(See sketch 6 following page 10.)

All buildings shall have landscaped areas of a minimum size and number as listed below, and within the following areas:

- One landscaped area within 15 feet of a building's main customer pedestrian entrance. (A special decorative sidewalk area of ceramic, stone, concrete, or brick unit pavers marking the entrance may be substituted for the required landscape area. The area shall be at least 100 square feet in size.)
- Two landscaped areas within 15 feet of a building's perimeter along building elevations facing public streets.
- At least two trees located in the space between any building elevation and an adjacent residential area.

Building landscaping shall be installed in plant beds, raised planters, or in tree grates. Tree grates shall be used whenever trees are planted in paved areas susceptible to pedestrian activity. Plant beds and tree grates shall be a minimum of 4 feet x 4 feet; planters a minimum of 4 feet wide and 18 inches high.

Plantings used to meet buffer strip and parking island landscape requirements, may also be used to meet this building landscaping requirement, as long as they are within the locations listed above.

7. LIGHTING STANDARDS

A. General Lighting

All lighting mounted on buildings or poles shall be downcast and without drop lenses, and shall not spill light in excess of 2 foot candles onto the surface of adjacent parcels or rights-of way. Buildings facades may be spot-lit but only if the spot lighting bulbs and lenses are shielded and not visible from the adjacent parcels or right-of-ways.

B. Fueling Area Canopy Fixtures

Lighting on the underside of canopies shall be flush with, or recessed above the underside of the canopy surface. Lenses dropping below the surface of the canopy underside are not permitted.

C. Canopy Fascia Lighting

Canopy fascias may not be externally lit. A fascia accent band of up to 9 inches in width may be internally illuminated. Additional areas of internal illumination on the canopy fascia will be allowed but only if counted toward the total allowable sign code area for the site.

D. Maximum Area of Internally Lit Building Panels and Awnings

On buildings, the total area (as projected on a vertical plane) of internally lit panels and internally lit awnings shall not exceed 20% of the total wall area of any single elevation, nor more than 10% of the total of all of a building's wall elevations. Externally lit building areas shall not be subject to these restrictions. (See sketch 5 following page 11.)

8. SIGN STANDARDS

A. Unless modified by the incentive standards in Table 2, motor vehicle fuel dispensing station sites shall meet all the requirements of the existing City of Aurora Sign Code.

B. All informational and directional signs on a site shall be coordinated in design through the use of consistent colors, lettering style, or shape.

C. For the purpose of calculating the number of allowable signs on a motor vehicle fuel dispensing station site, a separate business operation shall be defined as one which either:

- Has a separate business license; or
- Has a separate lease within the site; or
- Has a separate space and payment area within a site.

9. REDEVELOPMENT SITES

With the exception of minimum landscaping requirements, these special provisions for redevelopment sites shall only apply to the extent of the redevelopment proposed, and only to the specific structures, site features, lighting, signs or other features that are being changed. Minimum landscape requirements shall be met whenever any redevelopment activities covered by this section of the design standards are undertaken.

A. For Redevelopment Sites 18,000 Square Feet or Less

On sites comprising 18,000 square feet or less, redevelopment designs need not conform with the full standards described in this document. However, on such smaller lots all proposed redevelopment shall be required to conform to the following minimum standards:

1. **Required Minimum Landscaping:** The principal objective of redevelopment landscaping is to make the site compatible with the surrounding area, and improve the visual quality of the neighborhood. The applicant in conjunction with staff should establish priorities that will strive to landscape at least 15% of the total site area. Sites that are restricted by existing easements, pump and canopy locations, fire lanes, and circulation requirements may include landscape areas in adjacent public or private right-of-ways in the 15% calculation. In no event shall the total area of landscaping provided be less than that existing prior to redevelopment. All landscaping shall be watered by an automatic irrigation system.

2. **Streetscapes:** A minimum six-foot wide landscape area is required adjacent to the length of each public or private street fronting the site, excluding driveways. Such a width may include landscaped areas within a public or private right-of-way. Landscaping shall consist of sod and deciduous or evergreen trees equal in number to one tree per 45 lineal feet of frontage. Shrubs and perennial and annual flowers shall be located at site entrances and at the base of site signs. For corner lots, a landscape feature in a corner triangle, is required.
3. **Buffers and Screening:** Buffers and screening shall reduce the visual impact of parking lots, outdoor storage, utility hardware, trash enclosures and service areas from adjacent sites and the public right-of-way. They shall consist of dense plantings of evergreen trees and shrubs with occasional plantings of deciduous shrubs and ornamental trees for seasonal accents.
4. **Exterior Building Requirements:** Each building is expected to comply with minimum code requirements for building maintenance, Zoning Code Section 146-1665, Exterior Maintenance. The design of new buildings shall follow all of the architectural standards in this design standards applicable to new development, with the exception of building set-back and buffer width requirements.

B. For Redevelopment Sites Larger Than 18,000 Square Feet But Less Than One Acre

Projects shall meet all the same design requirements in these design standards required for sites not defined as Redevelopment, EXCEPT as modified by the following:

1. **Perimeter Landscape Buffers.** The minimum buffer width between the property line and the edge of the interior pavement shall be a minimum of:
 - 10 feet at public right-of-ways
 - 6 feet at private right-of-ways
 - 10 feet at adjacent residential property lines, but only if the buffer contains a 6 foot high decorative screen wall and dense landscape plantings. The wall shall be masonry, or stucco. A decorative wood fence may also be permitted where the design has been approved by the Planning Department. The landscaping shall be composed of a row of upright junipers planted 8 feet on center, a hedge composed of shrubs planted a minimum of 36 inches on center, or the Tall Landscape Screen feature described by these standards. The required landscape plantings shall be on the residential side of the fence.

Sites that are restricted by existing easements, pump and canopy locations, fire lanes, and circulation requirements may include landscaping in adjacent public or private right-of-ways in the buffer width requirement.

2. **Minimum Fueling Area Canopy Set-Backs.** The minimum set-back required shall not be less than:
 - 22 feet to a public or private right-of-way
 - 10 feet to an abutting non-residential property line
 - 25 feet to an abutting residential property line

C. For Redevelopment Sites an Acre or Larger

With the exception of minimum landscaping requirements, redevelopment projects shall meet all the same design requirements in these design standards as those required for sites not defined as Redevelopment, but only to the extent that reconstruction is proposed. Redevelopment sites of an acre or larger shall always meet the same minimum landscape requirements as those for non-redevelopment

sites, regardless of the extent of work proposed. For example, if proposed redevelopment only involves the replacement of a building, both the building standards and the landscaping standards shall be met.

10. ATTACHMENTS

1. Illustrative Sketches. Sketches 1 through 6 illustrate the requirements of these design standards.

Table 1 - Minimum Set Back Requirements for Various Site Components

Site Component	Design Feature	A	B	C	D	
		At public Right-of-Way lines	At private Right-of-Way lines	At adjacent non-resident'l property lines	At adjacent residential property lines	
1	Perimeter Buffer Strips	Standard Feature - Edge of pavement areas at property line buffered with standard landscaped strips with no incentive features	20 feet	12 feet	10 feet	25 feet (See note 1)
2		Incentive Feature - Standard landscaped buffer includes a berm or grade change (slope no steeper than 1 foot rise to 3 feet run)	18 feet	10 feet	8 feet	20 feet (See note 1)
3		Incentive Feature - Standard landscaped buffer includes a low hedge 2 - 3 feet high	15 feet	6 feet	6 feet	20 feet (See note 1) (Hedge installed on residential side of fence)
4		Incentive Feature - Standard landscaped buffer has all plant material installed in upgraded minimum sizes	15 feet	6 feet	6 feet	20 feet (See note 1)
5		Incentive Feature - Standard landscaped buffer includes a 2.5 to 3 foot high stucco or masonry wall	10 feet	6 feet	NA	NA
6		Incentive Feature - Standard landscaped buffer includes a tall landscape screen	NA	6 feet	5 feet	15 feet (See note 1)
7		Incentive Feature - Standard landscaped buffer includes a 6 foot high brick or decorative block wall	NA	NA	5 feet	15 feet (Wall provided in place of the required wooden fence)
8	Canopy over fuel dispensing areas (see note 2)	Standard Feature - Freestanding canopy with no incentive features	35 feet	25 feet	25 feet	45 feet
9		Incentive Feature - Canopy integrated into one or more other buildings, sharing same roof structure, roof materials and roof design	25 feet	20 feet	20 feet	35 feet
10		Incentive Feature - Canopy designed so that all non-sign portions of all faces are painted a light, neutral color (white, light gray, beige, etc.)	25 feet	20 feet	18 feet	35 feet
11		Incentive Feature - Total length of canopy as measured along property lines is less that 35 feet	25 feet	20 feet	16 feet	30 feet
12		Incentive Feature - Canopy roof design matches incentive roof design and color on convenience store	20 feet	16 feet	16 feet	25 feet
13		Incentive Feature - The pre-dominate wall materials on the main building is brick, stone, or integrally colored decorative masonry block.	20 feet	16 feet	16 feet	25 feet

Table 1 (continued) - Minimum Set Back Requirements for Various Site Components

Site Component	Design Feature	A	B	C	D	
		At public Right-of-Way lines	At private Right-of-Way lines	At adjacent non-residential property lines	At adjacent residential property lines	
14	Buildings (see note 3)	Standard Feature - All buildings without incentive design features	35 feet	25 feet	15 feet	35 feet
15		Incentive Feature - Building elevations without vehicle entry doors	25 feet	20 feet	10 feet	20 feet (35 feet for car washes)
16		Incentive Feature - Elevations without vehicle entry doors on buildings with face brick or stone on at least 90% of the non-window/door wall areas	10 feet	5 feet	5 feet	15 feet (35 feet for car washes)
17		Incentive Feature - Elevations without vehicle entry doors on buildings with pitched roofs covering at least 50% of the building's roof area	15 feet	5 feet	10 feet	15 feet (35 feet for car washes)
18		Incentive Feature - Buildings with all the features listed on lines 16 & 17 above.	8 feet	5 feet	5 feet	10 feet (35 feet for car washes)

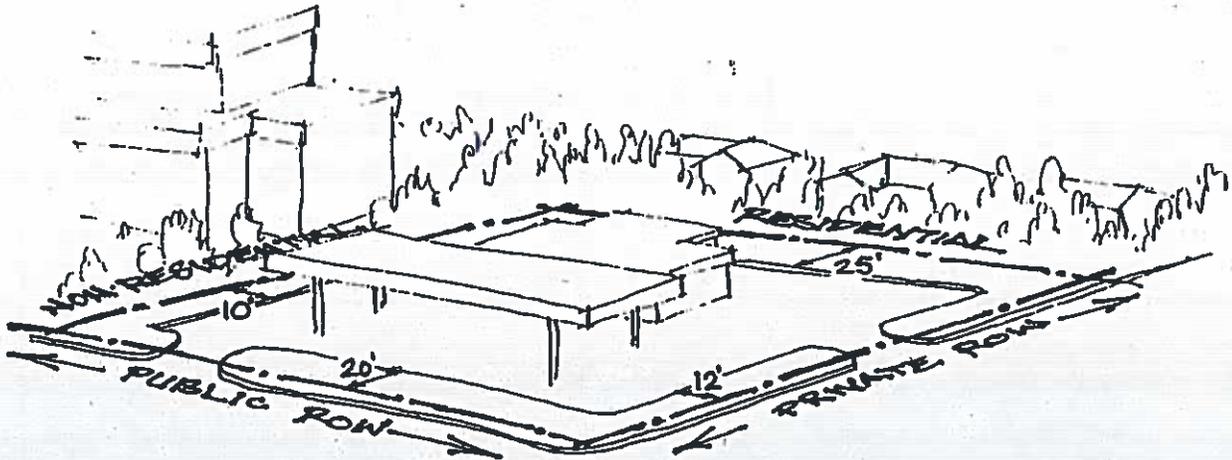
- Notes: (1) Buffer shall, at minimum, include a 6 foot high wooden fence as approved by the Planning Department.
 (2) Minimum buffer strip widths shall also be met regardless of the allowable canopy set-back.
 (3) Buildings may intrude into required buffer strips as long as all required building set-backs are maintained.

Table 2 - Sign Area and Height Maximums

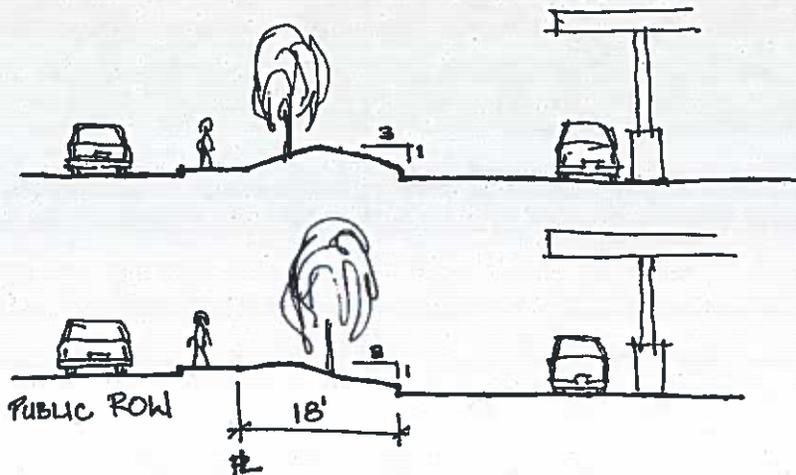
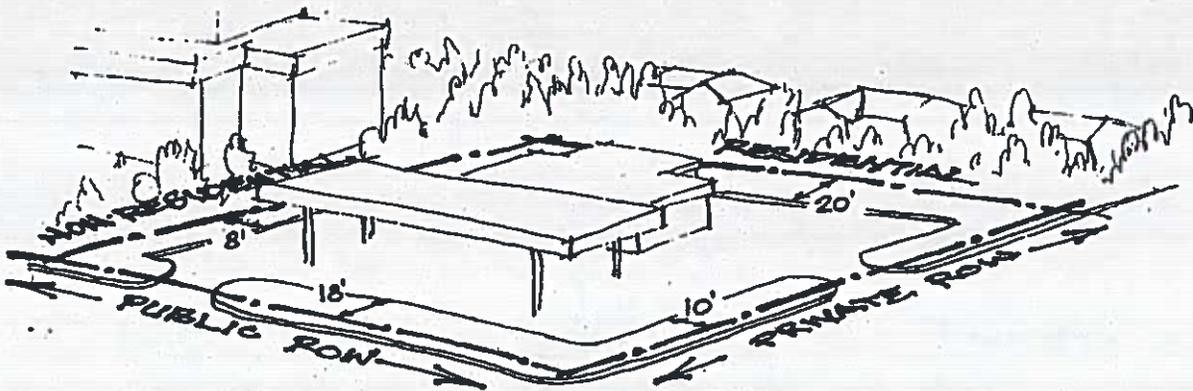
Site Component	Design Feature	A	
		Sign Requirement	
1	Building Design	Incentive Feature - Pitched roofs covering 50% - 74% of all building roof areas included on the site	15% bonus in sign area over what would otherwise be allowed by these design standards. (See note 4)
2		Incentive Feature - Pitched roofs covering 75% - 100% of all building roof areas included on the site	20% bonus in sign area over what would otherwise be allowed by the sign code. See note 4)
3		Incentive Feature - Brick or stone surface material on all canopy columns and at least 90% of all non-window/door building wall surfaces. Brick samples to be approved by Planning Department	25% bonus in sign area plus one sign over what would otherwise be allowed by the sign code. (See note 4)
4		Incentive Feature- All site buildings contain all the features listed on lines 2 & 3 above	35% bonus in sign area plus two additional signs over what would otherwise be allowed by the Sign Code. (See note 4)
5	Canopy Location	Incentive Feature - No site canopy is located less than 75 feet away from any public ROW line or residential property line	One free-standing site sign will be allowed at a height of up to 20 feet, provided that such sign is no closer than 20 feet from any of the site's boundary lines

- Notes: (4) These incentive sign bonuses are not additive. The applicant may only qualify for only one percentage bonus, either 15%, 20%, 25%, or 35%. The bonus may never exceed 35%.

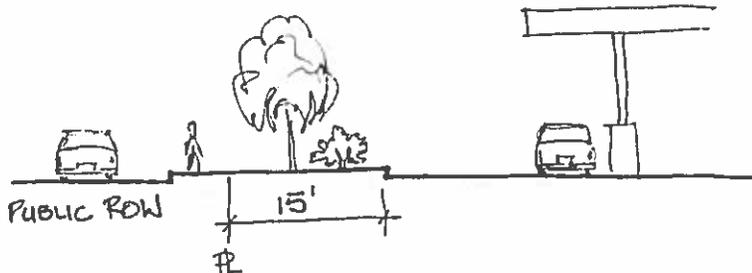
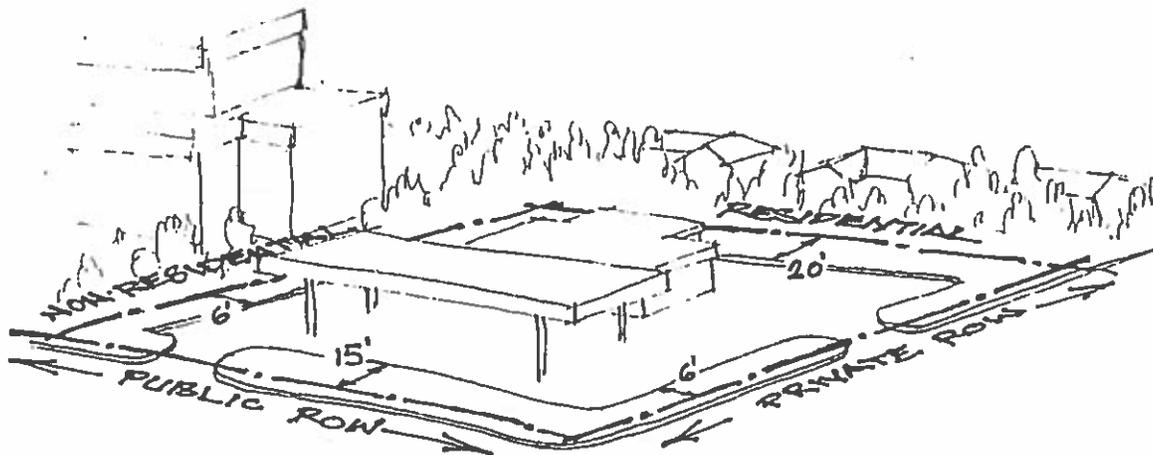
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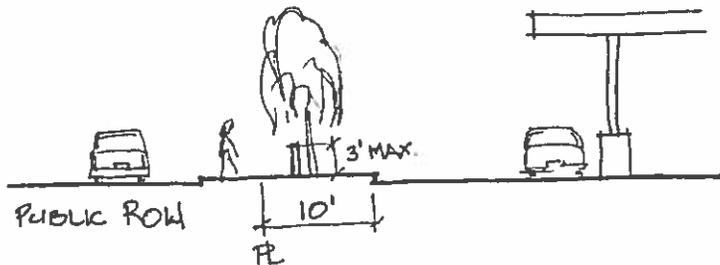
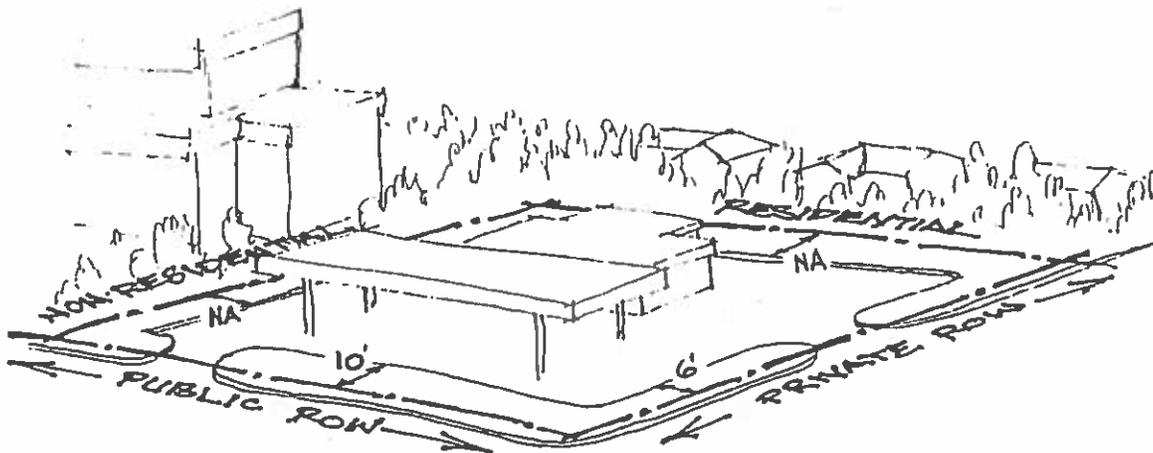
Minimum Setback for Buffer: Standard Feature - 1A, 1B, 1C, 1D



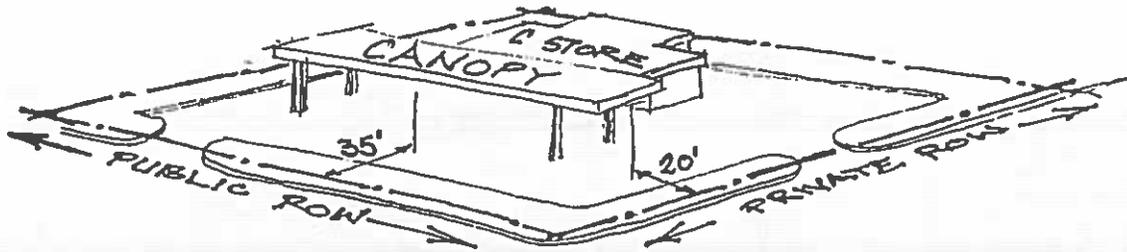
Minimum Setback for Buffer: Incentive Feature - Berm or Grade Change - 2A, 2B, 2C, 2D



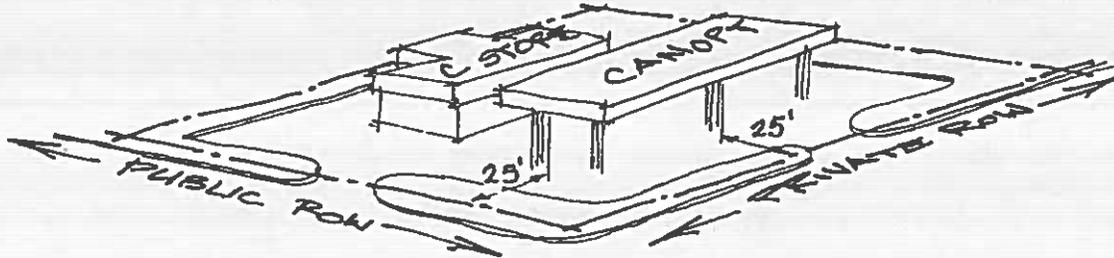
Minimum Setback for Buffer: Incentive Feature - Low Hedge or Upgraded Plant Sizes - 3A, 3B, 3C, 3D and 4A, 4B, 4C, 4D.



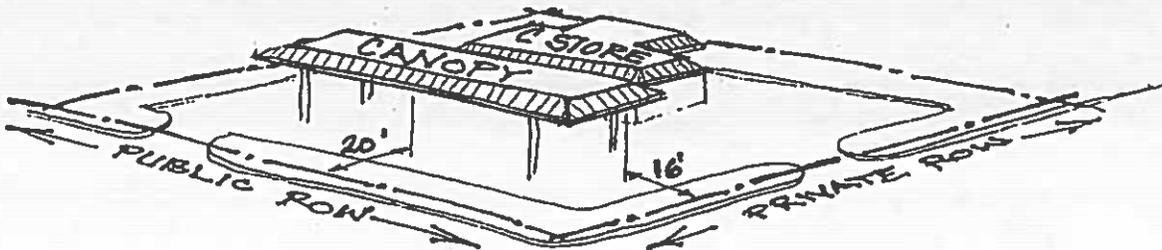
Minimum Setback for Buffer: Incentive Feature - Stucco or Masonry Wall - 5A, 5B, 5C, 35



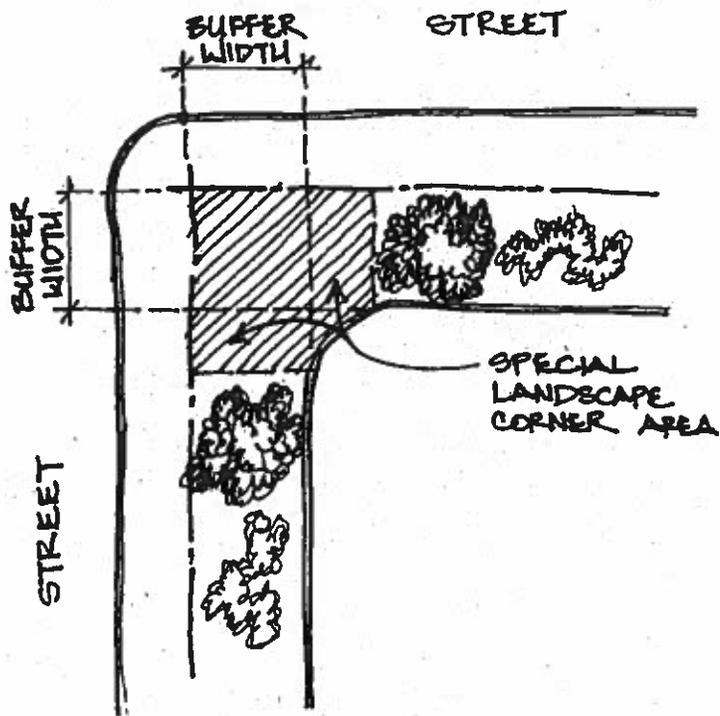
Minimum Setback for Canopy: Standard Feature Canopy Setback at Public Right of Way - 8A
 Incentive Feature Canopy Setback for Canopy width less than 35 feet at
 Private ROW - 11B



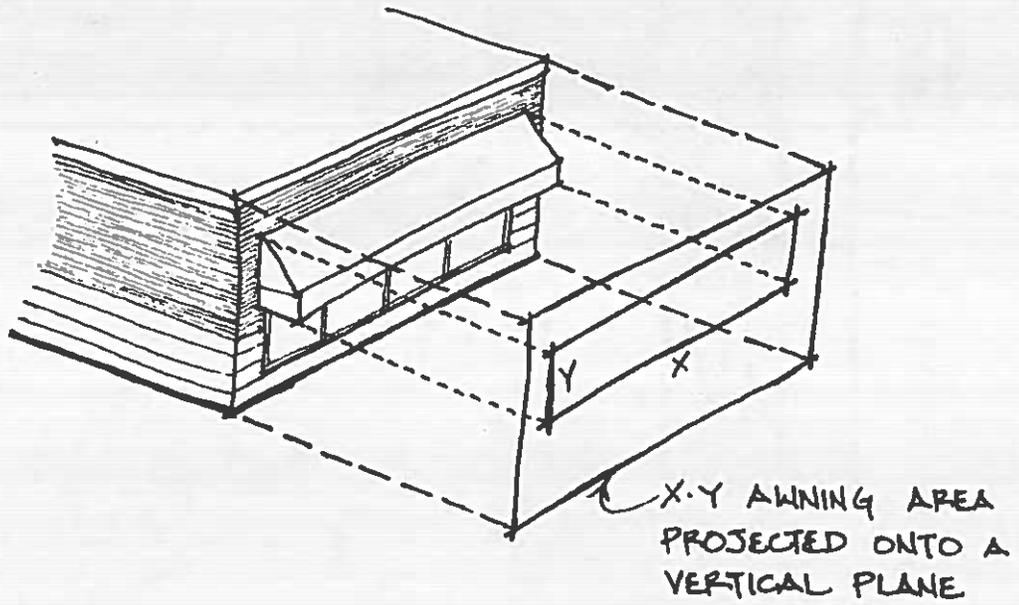
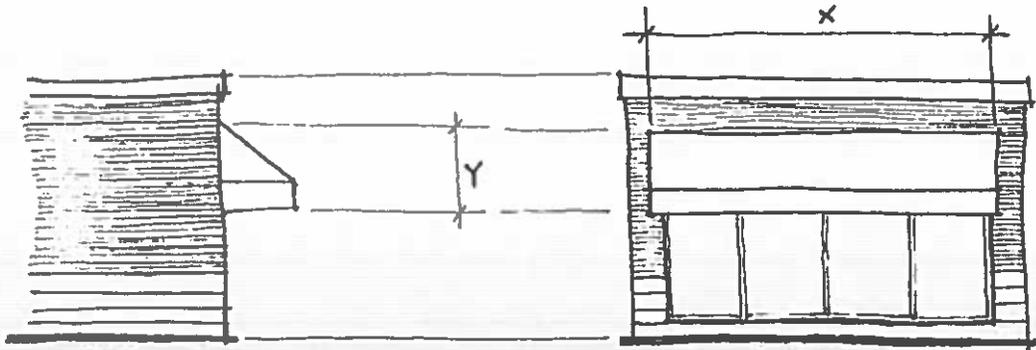
Minimum Setback for Canopy: Incentive Feature Canopy Setback for Canopy width less than 35 feet at
 Public Right of Way - 11A
 Standard Feature Canopy Setback at Private Right of Way - 8B



Minimum Setback for Canopy: Incentive Feature Canopy Setback for Canopy Design matching C-store at
 Public Right of Way - 12A
 Incentive Feature Canopy Setback for Canopy Design matching C-store at
 Private Right of Way - 12B

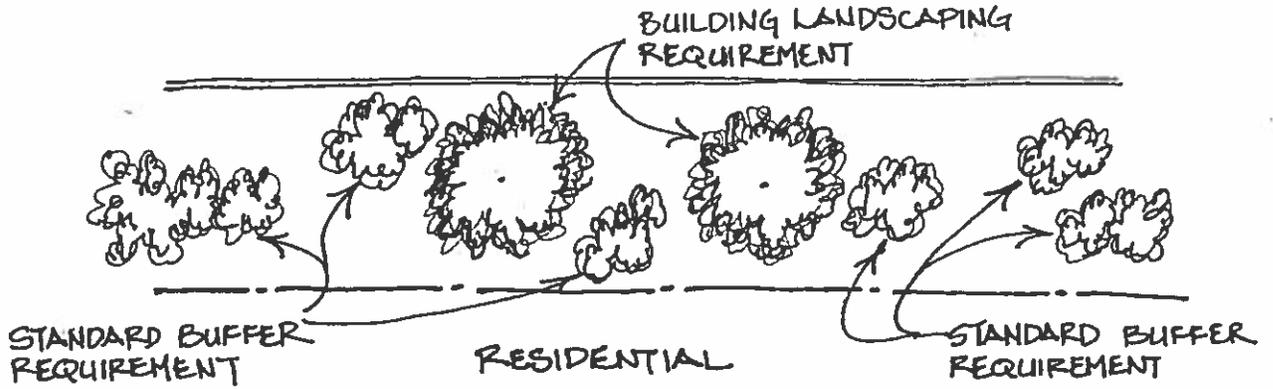
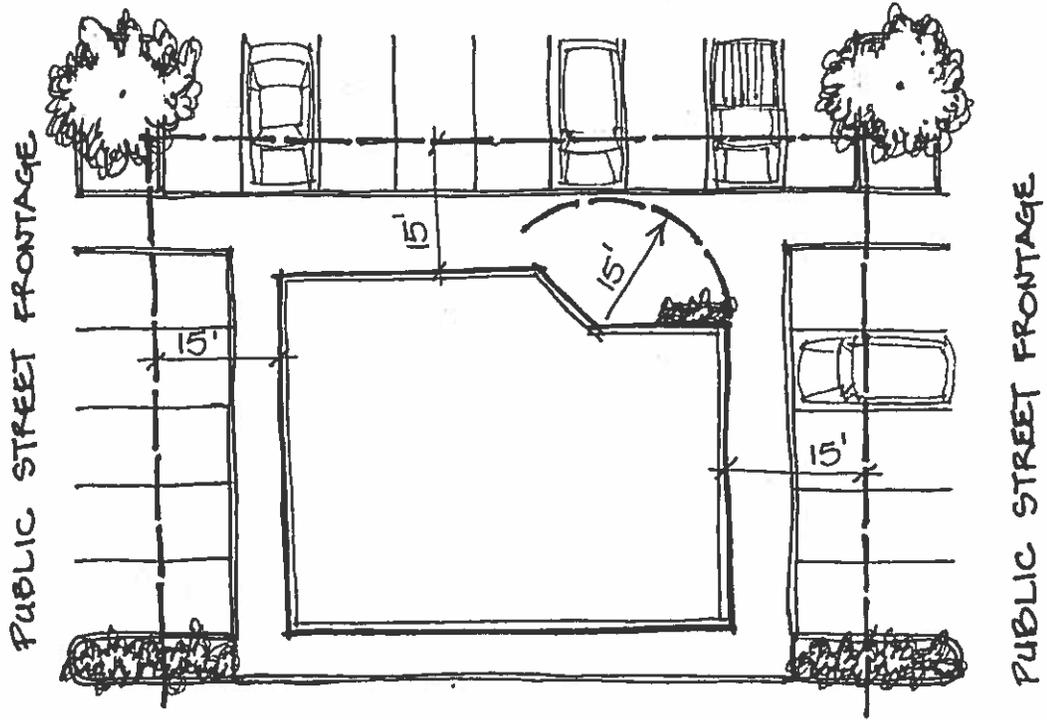


Section 6. B. 4. - Distinctive Landscape Feature at the Intersection of Streets



Section 7. D. - Maximum Area of Internally Lit Building Panels and Awnings

PUBLIC STREET FRONTAGE



Section 6.8 - Building Landscaping

