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August 23, 2021

Mr. Daunte Rushton
Office of Development Assistance
15151 E. Alameda Parkway
Aurora, Colorado 80012

SUBJECT: Submittal of Site Plan Application – Block 1, Lot 1, Kum & Go
SEC of E. Mississippi Ave. and S. Kenton Way
Aurora, Colorado 80016
Pre-Application Meeting #1542614

Dear Mr. Rushton:

On behalf of Kum & Go, EES is pleased to submit our Site Plan, CUP, Replat, and Rezone 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 1.58-acre parcel known as Block 1, Lot 1, K&G Subdivision Filing No. 1. The project site was previously an undeveloped lot on the southwest corner of E. Mississippi Ave and S. Kenton Way. This application constitutes the first submittal of the Site Plan, Conditional Use, Replat, and Rezone 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 held via. conference call due to COVID-19, was held on May 27, 2021, and the feedback from the City of Aurora received by EES June 10th, 2021 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 operation 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 proposed use will require a zoning map amendment to be made from the R-2 zone to the MU-C zone. The staff reviewed the potential change to MU-C and the request was labeled as



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

For the conditional use of the 24-hour service 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. It is important that employees and residents within the community are served by a 24-hour operation to provide for varying work schedules and habits. The size, scale, height, density, and traffic impacts of the proposed use are compatible with the existing and planned uses. The atypically large setback required due to site constraints reduces the impact of each of these factors from what the surrounding community would typically see for a similar project/use. The proposed 24-hour operations will not change the predominant character of the surrounding area and is vital to supporting the community given the diverse uses and times that local businesses operate. A traffic study was conducted in order to ensure the proposed use will not adversely affect the surrounding area. The proposed use will require a zoning map amendment to be made from the R-2 zone to the MU-C zone. The staff reviewed the potential change to MU-C and the request was labeled as “neutral”. The application mitigates any adverse impacts to the surrounding area to the highest degree by complying to various site restraints as identified above.

A Subdivision Plat of Lot 1, Block 1 of K&G Subdivision Filing No. 1. It subdivides one lot into two; 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 610.547.2267 or email michael.drago@ees.us.com. Thank you in advance.

Respectfully Submitted,

Michael Drago

Michael Drago, P.E. - Project Civil Engineer
Entitlement and Engineering Solutions