

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



October 20, 2021

Casey McKeon
Heslin Holdings
23421 S Pointe Dr
Laguna Hills, CA 92653

Re: Initial Submission Review – King Soopers Fuel @ Arapahoe Crossing - Conditional Uses and Site Plan
Application Number: **DA-1024-25**
Case Numbers: **2021 6041 01; 2021 6041 00**

Mr. McKeon:

Thank you for your submission, which we started to process on September 30, 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. 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 and Zoning Commission public hearing date is tentatively set for January 12, 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 thager@auroragov.org.

Sincerely,

Todd Hager, Planner II
City of Aurora Planning Department

cc: Nate Abbott & Jessica Greenough - Galloway & Company, Inc. 6162 S Willow Drive Ste 320 Greenwood Village, CO 80111
Todd Hager, Case Manager
Scott Campbell, Neighborhood Services
Daunte Rushton, ODA
Filed: K:\\$DA\1024-25rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please coordinate with CDOT regarding potential impacts to Parker Road.
- Once you determine which trees will need to be removed please show a tree mitigation chart on the landscape plan (Forestry).
- The site plan will not be approved by public works until the preliminary drainage letter/report is approved (Public Works).
- Adjust ADA parking and crosswalk to align with kiosk walkway (Traffic).
- HOA Comments, Check with Scott Campbell in regard to a potential Neighborhood Meeting.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

Valley Club Acres HOA

- Valley Club Acres HOA is opposed to the proposed gas station at King Soopers Arapahoe Crossing for the following reasons:
- Light intrusion from bright lights on the site of the building, the canopy and new light poles with site line into our neighborhood.
- Light intrusions into our neighborhood from vehicles using facility unless a screening wall is installed on the proposed site.
- Light intrusions into our neighborhood from delivery vehicles accessing the site.
- Drainage from this facility into Valley Club Acres neighborhood.
- Drainage of a potential gas or oil spill from this site.
- 24 Hours of operation. If the proposal is accepted the building and site should be designed so that:
- Rear of building should face Parker Road so as to screen the Valley Club Acres neighborhood from this facility.
- All exterior signage facing the neighborhood should be kept at a minimum and low in brightness.
- No afterhours deliveries.

2. Completeness and Clarity of the Application

- There are over 2,000 AutoCad SHX text comments on the site plan file. This file needs to be flattened for next submittal. Having floating text makes it harder for reviewers to give comment. The next application will not be accepted if this is not done.
- Data Table needs to be labeled and number of stories add to the table. Planning recommends breaking the data table into required vs provided sections when warranted. See Example:

	REQUIRED	PROVIDED
MIN. FLOOR AREA PER DWELLING UNIT	1,100 SF	VARIES PER MODEL
MIN. LOT SIZE	4,000 SF	5,700 SF
MIN. LOT WIDTH	38 FEET (25' ON CUL-DE-SAC OR CURVED FRONTAGE)	50 FEET
FRONT YARD SETBACK	20 FEET	20 FEET
REAR YARD SETBACK	15 FEET	15 FEET
SIDE YARD SETBACK	5 FEET	5 FEET
CORNER SIDE SETBACK	10 FEET	
BUFFERS	25 FEET S. FLATROCK TRAIL	
	25 FEET S. JEWELL AVENUE	
PERMITTED ENCROACHMENTS	PER THE CITY OF AURORA UDO	



3. Architectural and Urban Design Issues

Site Plan

Sheet 2

- 3A. Please add ingress and egress arrows to Fuel Station lot.
- 3B. Illustrate the location all proposed monument signage.
- 3C. Please locate benches and waste receptacles on site.

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

Landscape Plan

Sheet 6

- 4A. Update the notes per the comments provided.
- 4B. Sheet is out of order in the plan set.

Sheet 5

- 4C. If trees are to remain, just include the symbology on the plan and in the legend. Do not label. Trees to be removed include ONLY on a separate tree mitigation plan and not on the landscape plan.
- 4D. Label the retaining wall.
- 4E. The existing trees will likely be impacted by the construction of the retaining wall and should be replaced esp. given Forestry assessment of their current condition. There do not appear to be easements precluding installation.
- 4F. The trash enclosure should have more evergreen trees around it.
- 4G. Flatten this file so that there are no SHX items.
- 4H. Show the property line as a traditional line type. A long dash and two short dashes.
- 4I. Update the landscape table per the comments provided.
- 4J. The plant labels are too small. Increase the font size for better legibility.
- 4K. Label and dimension the easement
- 4L. Label the monument sign.
- 4M. Replace the identified plants with something that will provide screening.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Julie Bingham/ 303-739-7403 / jbingham@auroragov.org / Comments in green)

Sheet 1:

- 5A. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.
- 5B. Please remove AutoCAD SHX items in the comment section. Please flatten to reduce select-ability of the items.
- 5C. Remove the copyright statement from all sheets.

Sheet 2:

- 5D. A request was made in the pre-app notes to coordinate with CDOT to improve drainage at this location - is there anything being proposed here to mitigate the drainage issue?
- 5E. Is this wall existing or proposed?
- 5F. Call out proposed easement. An access easement is required from drainage easement to ROW.

Sheet 3:

- 5G. Please provide max height or height range. Walls over 4' require structural calcs.
- 5H. Max 3:1 slope.
- 5I. Call out/show the proposed underground structure and proposed storm sewer.
- 5J. Call out easement.
- 5K. Indicate direction of emergency overflow for all sump inlets.
- 5L. Minimum 2% slope in unpaved areas.
- 5M. Where does flow go from here?
- 5N. Minimum pavement slopes: 1% for asphalt, 0.5% for concrete.
- 5O. Add a note indicating if the storm sewer system is public or private and who will maintain it.



Sheet 4:

- 5P. Call out proposed easement.
- 5Q. Call out proposed underground structure.
- 5R. Add a note indicating if the storm sewer system is public or private and who will maintain it.

6. Traffic Engineering (Kyle Morris / 720-587-2668 / kdmorris@auroragov.org / Comments in amber)

Sheet 2

- 6A. Move ramp to the south to provide directional crossing. Inlet location may need to shift.
- 6B. Call out "Full-Movement Access"
- 6C. Adjust ADA parking and crosswalk to align with kiosk walkway.
- 6D. Extend sidewalk and ramp to the south so that it lines up with kiosk walkway.
- 6E. Call out "Full-Movement Access"
- 6F. Provide striped island here to delineate drive aisle from head-in parking on the adjacent site.

Sheet 6

- 6G. Show sight triangles on landscaping plan sheets. IMCY and PHOP exceed maximum heights restrictions within sight triangles. Please review planting locations and revise species where they are present within sight triangles

7. Utilities (Ryan Tigera / 303-326-8867 / rtigera@auroragov.org / Comments in red)

Sheet 4

- 7A. Aurora Water GIS does not show a sanitary stub. Please verify prior to civil plan submittal.
- 7B. Turn off AutoCAD SHX files typical.
- 7C. Label underground detention system private.
- 7D. FYI fixture unit table required at time of civil plan approval to size meter.
- 7E. Show and dimension water meter pit easement. Confirm utility pole is outside easement.

8. Fire / Life Safety (John Van Essen / 303-739-7489 / jvanesse@auroragov.org / Comments in blue)

- 8A. Please see comments on the redmarked Site Plan. There is one very long comment that is too much for this document.

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

No comments

10. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple)

- 10A. The three trees on the east side of the project are all in separate medians. How will you preserve these trees when you turn this area into one large median? If the grade will be changed the trees will need to be removed.
- 10B. Tree #4 in the southwest corner will need to be removed unless you can keep grading at least 10 feet from the trunk of the tree.
- 10C. When the site plan is submitted, please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well. 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.
- 10D. Once you determine which trees will need to be removed 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.
- 10E. The caliper inches that will be lost are 41.5", but only 17" would be required for planting back onto the site. The mitigation value is \$2,460.00.



TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Honeylocust	6	\$239.69		2
2	Honeylocust	10	\$789.71		5
3	Honeylocust	9	\$644.21		5
4	Honeylocust	10	\$789.71		5
5	Honeylocust	3.5		No mitigation < 4"	
6	Honeylocust	3		No mitigation < 4"	
Total		41.5	\$2,463.31		17

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.

11.Arapahoe County (Sarah White / 720-874-6500)

11A. No Comments

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

12A. Will be in the next review letter.



Engineering Services Division Referral Comments

October 15, 2021

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

RE: KING SOOPERS FUEL AT ARAPAHOE CROSSING – CONDITIONAL USE AND SITE PLAN
DA-1024-25 (1577910)

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. Staff 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,

Emily Gonzalez, P.E.
Arapahoe County Public Works & Development
Engineering Services Division
cc Arapahoe County Case No. O21-226