



Planning Division  
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May 13, 2021

Sue Baldwin  
Kinsale Properties Inc  
6600 W 20th Street, Unit 17  
Greeley, CO 80634

**Re: Development Application DA-1301-24**  
Parker Car Wash at Pioneer Hills - Site Plan Amendment  
Location: QS:21H – Northwest Corner of S Parker Road and Chamber Road  
Case Number(s): 2000-6052-24

Dear Ms. Baldwin:

Thank you for your initial submission, which we started to process on Monday, April 19, 2021. We reviewed it 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 still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Friday, June 4, 2021.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item marked with an asterisk. 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 administrative decision date is *tentatively* set for Wednesday, July 14, 2021.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7541.

Sincerely

Rachid Rabbaa,  
Planner I  
City of Aurora, Planning Department

cc: Phil Walz - Hover Architecture 385 Inverness Pkwy Ste 190 Englewood, CO 80112  
Rachid Rabbaa, Case Manager  
Scott Campbell, Neighborhood Services  
Laura Rickhoff, ODA  
Filed: K:\SDA\1301-24rev1.rtf



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Coordinate with CDOT to obtain the required access permit. (See Item 1)
- Add dark bold arrows showing the proposed circulation to and from the site (See Item 2)
- Adjust the accessible route per Traffic redlines (See Item 2)
- See the various comment redlines from Landscaping (See Item 4)
- See the comment from Traffic regarding adding a traffic note (See Item 5)
- See the various comments from Life Safety (See item 6)
- See the various redlines and comments on the site plan from Real Property (See Item 7)
- See the comment from Forestry regarding the maintenance and ownership of trees. (See Item 8)
- Respond to all additional redline comments

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

1A. Neighborhood organizations and adjacent property owners were notified of the Site Plan application. No community comments have been received at this time.

1B. Comments were received from outside registered neighborhood organizations. (Please see the attached pdf's) Mile High Flood District

Xcel Energy

CODOT - Please see the email below from David Dixon david.dixon@state.co.us

"I have reviewed project number 1533410 for Parker Car Wash at Pioneer Hills and have the following comments:

- There is a current access permit for the retail shopping center at the Right-in/Right-out access written for 800 ADT. The provided Parker Car Wash traffic analysis shows an ADT of 1059; this is over a 20% increase in ADT, which warrants a new access permit for that RIRO access.

-Please submit an access permit application for a Change in Use for the Right-in/Right-out access to SH 83 (Parker Rd):

<https://www.codot.gov/business/permits/accesspermits/forms/cdot0137>

-Please provide a traffic analysis for the Right-in/Right-out access, showing total ADT, not just Parker Car Wash ADT."

**Respond to the comments in your resubmission.**

#### **2. Zoning and Land Use Comments**

2A. Move the accessible route as directed by Traffic Engineering redlines.

2B. The proposed access point to the project is problematic. See Traffic Engineering redlines.

2C. Please clarify on the site plan with bold dark arrows, the route for ingress/egress and circulation through the site.

#### **3. Signage Issues**

3A. If any monument signs are proposed their footprint must be shown on the Site Plan and Landscape Plan, with details provided on materials, colors, proposed lighting, etc. on Architectural Details page. All monument signs must match the design aspects of the building.



**4. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal w/ red lettering)

**4A. Site Plan**

**Sheet 6 of 12**

- Add a tree to the designated parking lot island.
- Label all the items indicated.
- Any existing trees to remain, just show grayed back and do not include in the actual plant schedule. Show them in the legend as to remain. Any new vegetation should be darker on the plan and included in the actual plant schedule.

**Sheet 7 of 12**

- Update the Site Data Table per the comment provide.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**5. Engineering**

- 5A. Please include a comment response with next submittal.
- 5B. Provide bench mark & basis of bearing
- 5C. Only 10 sheets in this set. Provide all 12 sheets at next submittal.
- 5D. 1st Submittal Tina York, [HRGreentyork@auroragov.org](mailto:HRGreentyork@auroragov.org)
- 5E. Show and call out existing utility and drainage easement
- 5F. Clarify what is existing vs. proposed and where connecting to existing.
- 5G. Label proposed curb and gutter. Typical.
- 5H. Show proposed curb opening. How does drainage get into existing drain pan?
- 5I. Dimension curb ramps. Typical.
- 5J. Specify pavement material type.
- 5K. Connect to existing
- 5L. Call out to match existing. Typical.
- 5M. NOTE: On final civil plans, all curb ramps will need to be detailed.
- 5N. Label proposed curb radii. Typical.
- 5O. Dimension existing sidewalks.
- 5P. Provide signage stating no vehicular traffic will not enter bail out lane from adjacent property.
- 5Q. Show drainage easement, show existing drainage facilities.
- 5R. Proposed curb and gutter? If so, how does drainage get to existing opening?
- 5S. Proposed curb? If so, specify size. Typical
- 5T. Trash enclosure design will need to protect wetlands.
- 5U. Label floodplain/floodway limits.
- 5V. Fix Spelling

**6. Traffic Engineering** (Kyle Morris / 720-587-2668 / [kdmorris@auroragov.org](mailto:kdmorris@auroragov.org) / Comments in orange)  
**Traffic Letter**

- 6A. Please provide comparison to trip generation for existing site conditions.
- 6B. In the queuing section, reference *Drive-Through Queue Generation, 1st Edition* by Mike Spack, P.E., PTOE (For car washes, this is 140 feet or 7 vehicles (total on-site prior to payment)). Also provide client data from other Denver-Metro area locations, if available.
- 6C. Provide analysis of pedestrian connectivity/trail system/crossing locations. Particularly it is undesirable for the on-site ADA crossing to be located within the vehicle queue, as shown in the current site plan.
- 6D. Provide site circulation plan including turning template review.
- 6E. Provide discussion on the currently proposed bail-out lane. It is blocked by existing parking. Provide recommendations on how to mitigate this issue.



6F. Provide updated site plan.

6G. See comments throughout the letter.

See the red line comments on the site plan. Dedicate the Fire Lane easement needed for the site by separate document. Contact Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) to start the process. Match the plat for the dimensions and labels for the boundary of the Lot.

Site Plan

6H. Move ADA route outside of vehicle queue. If in queue storage, additional signage would be required to dictate vehicles to not block crossing.

6I. Label access as Full-Movement.

6J. Provide Do Not Enter sign.

6K. Consider shifting bail-out lane further west. At a minimum it needs to be centered in the existing drive aisle.

6L. Provide Do Not Enter Signs

6M. Provide parking dimensions. 19'x9' typical.

6N. Label access as egress only

6O. Existing parking appears to block bail-out lane. Parking would need to be restricted to allow for one lane of travel out of the site. Striping modification in this area is required.

6P. Is a dog wash or other pedestrian-focused element included in this site?

6Q. Traffic should not be going into the site at this location.

**7. Fire / Life Safety** (Will Polk / 303-739-7371/ [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

Site Plan

**Sheet 1**

7A. Please indicate within the data block if this structure is sprinklered or non-sprinklered.

7B. Please show the Photometric plan sheets.

**Sheet 2**

7C. A rolled or mountable curb shall be installed at this portion of the fire lane easement. The fire lane to include the curb must be designed to support a minimum imposed live load of 85,000 pounds. This note must also be shown on the civil plans.

7D. Continue the exterior accessible route throughout site to required transportation stops (or to edge of site near public transportation stops).

7E. Provide and show a fire lane sign at this location.

7F. Show and label the accessible van parking sign.

7G. Encroachment is prohibited within a fire lane easement.

Revise this fire lane.

7H. Please identify and provide the Knox Box location at the front main entrance. Identify the Knox Box with an "X" inside a box.

7I. Please show the curb stop on the accessible stall.

**Sheet 3**

7J. The transverse slope shall generally have a minimum of 2%, but not exceeding 4%.

7K. Show and label fire lane sign.

**Sheet 8**

7L. Please identify and provide the Knox Box location at the front main entrance. Identify the Knox Box with an "X" inside a box.

7M. Please identify and provide the Knox Box location at the front main entrance. Identify the Knox Box with an "X" inside a box.

Elevations must show the location of the Knox Box.

**Sheet 10**

7N. "SIGNAGE AND STRIPING" package shall be included for approval with the Site and Civil Plans, and shall include fire lane and handicapped parking signs, sign details, handicapped parking stall details, and locations for all. Sign package shall include all signs as required by other City of Aurora departments. See example in blue.

**8. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)**Site Plan**

See the red line comments on the site plan. Dedicate the Fire Lane easement needed for the site by separate document. Contact Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) to start the process. Match the plat for the dimensions and labels for the boundary of the Lot.

8A. Contact Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) to start this easement dedication by separate document.

8B. Add: to be dedicated by separate document

8C. Add the plat B&D (typ.)

8D. Add the plat B&D (typ.)

8E. This portion of the parking stall is not allowed to encroach into the proposed Fire Lane easement. Either eliminate the stall or revise the Fire Lane easement to not encroach into the stall

7F. Add the Lot, Block, and Subdivision name (w/ area)

**9. Aurora Water** (Daniel Pershing/ [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / 303-739-7646.)

9A. Please label size of existing meter

**10. Forestry** (Rebecca Lamphear / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / 303-739-7139)**Site Plan**

10A. #3, 5" Tatarian Maple

10B. #4, Green Ash dead

10C. #5, 3" Tatarian Maple, no mitigation <4 inches

10D. #6, 5" Tatarian Maple

10E. #10, 25" Cottonwood

10F. Please update the tree mitigation chart on the landscape plan, you can include just the trees that will be removed for the project. 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, on the landscape plan.

10G. #13, 5" Tatarian Maple

10H. #15, 6" Tatarian Maple

There will be trees affected by 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. And 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 update the tree mitigation chart on the landscape plan, you can include just the trees that will be removed for the project. 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, on the landscape plan.

The caliper inches that will be lost are 57", but only 19" would be required for planting back onto the site. The mitigation value is \$2,630.00.



TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
3	Tatarian Maple	5	\$126.26		2
4	Green Ash	4	\$0.00	dead	0
5	Tatarian Maple	3	\$0.00	No mitigation 4" in diameter or less	0
6	Tatarian Maple	6	\$177.79		2
10	Cottonwood	24	\$1,881.14		10
12	Pinon	4	\$33.92		1
13	Tatarian Maple	5	\$168.35		2
15	Tatarian Maple	6	\$237.05		2
<b>Total</b>		<b>57</b>	<b>\$2,624.51</b>		<b>19</b>

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

## MAINTENANCE ELIGIBILITY PROGRAM (MEP)

### MHFD Referral Review Comments

For Internal MHFD Use Only.	
MEP ID:	106325
Submittal ID:	10006212
MEP Phase:	Referral

**Date:** May 7, 2021  
**To:** City of Aurora  
*Via email*  
**RE:** MHFD Referral Review Comments

<b>Project Name:</b>	RSN 1533410 Parker Car Wash @ Pioneer Hills
<b>Location:</b>	East of Parker East Trail
<b>Drainageway:</b>	Joplin Tributary

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- Not applicable

We have no comments on the referenced project as there are no proposed features eligible for maintenance. The site is not adjacent to a major drainageway or mapped floodplain and does not include any proposed UDFCD master plan improvements. We do not need to review future submittals.

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions.

Sincerely,



**Kurt Bauer, P.E., CFM**  
Project Manager, Watershed Services  
Mile High Flood District  
LH



**Right of Way & Permits**

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

May 8, 2021

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

Attn: Rachid Rabbaa

**Re: Parker Car Wash at Pioneer Hills, Case # DA-1301-24**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plans for **Parker Car Wash at Pioneer Hills**. Please be aware PSCo owns and operates an existing pad mount transformer, underground electric distribution lines, and an existing natural service line within the subject property and requests that they are all shown on the plans.

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.

Should the project require any new natural gas or electric service or modification to existing facilities, the property owner/developer/contractor must complete the application process via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect).

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