

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



June 25, 2021

Chase De La Houssaye
7-Eleven Inc
5600 S Quebec St Ste 3108
Greenwood Village, CO 80111

Re: Second Submission Review – 7-Eleven at Cross Creek - 3 Conditional Uses & Site Plan

Application Number: **DA-1594-08**

Case Numbers: **2021-6009-00, 2021-6009-01, 2021-6009-02, 2021-6009-03**

Dear Mr. De La Houssaye:

Thank you for your second submission, which we started to process on June 8, 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.

A few important issues remain, but we will not be requesting another full submission until after your hearing with the Planning and Zoning Commission. Please do note that there are two items requested prior to your hearing (see Items 4 and 5).

Your Planning Commission hearing date is set for Wednesday, July 14, 2021. Please remember that all abutter and neighborhood organization notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. Site notices will be available for pickup by Wednesday, June 30, 2021 (noticing instructions to be sent under separate cover). 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 call me at 303-739-7266 or send me an email at cdalby@auroragov.org.

Sincerely,

Claire Dalby, Planner II
City of Aurora Planning Department

cc: David Lovinelli, Entitlement & Engineering Services Inc
Scott Campbell, Neighborhood Services
Britanny Vigil, ODA
Filed: K:\\$DA\1594-08rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Review and address all formatting and correctness comments from all departments. **EES Response: All have been reviewed.**
- Include outdoor patio area detail (see Item 3) **EES Response: Table detail has been added to the site plan and patio detail has been added to the landscape plan.**
- Provide colored elevations and monument sign detail prior to Planning Commission hearing (see Items 4 and 5) **EES Response: Colored elevations have been added and supplied prior to planning commission.**
- Review all comments from Landscaping, Engineering, Traffic, Fire / Life Safety, and Aurora Water and make all requested changes to the Site Plan. **EES Response: All have been reviewed.**
- Work with Real Property on the dedication of all easements by separate document (see Item 12). **EES Response: We are not proposing any easements, all have been done by overall development.**

PLANNING DEPARTMENT COMMENTS

Planning Issues (Claire Dalby / 303-739-7266 / cdalby@auroragov.org)

1. Community Questions, Comments and Concerns

1A. Four (4) registered neighborhood organizations and sixty-six (66) adjacent property owners were notified of the Site Plan and Conditional Use applications. As of the date of this letter, no public comments have been received. **EES Response: Noted**

2. Completeness and Clarity of the Application

2A. Delete redundant “24 hour use” and just include “24 hour use adjacent to residential” under Conditional Use heading. Apologies if this request was unclear. **EES Response: Redundant text removed.**

2B. Make sure the parking summary info on the site plan sheet matches what is shown in data table. Delete "18 standard spaces", change to 2 bicycle spaces. **EES Response: Summary matches, text has been deleted and changed.**

3. Streets, Pedestrian Connectivity, and Amenities

• 3A. Responses indicate a site furniture detail was enclosed but it is not apparent. Please include a site detail and ensure it meets the design requirements of the master plan. **EES Response: Table detail has been added to the site plan and patio detail has been added to the landscape plan.**

3B. Please include a pedestrian connection (accessible route) from the east side of the C-store to the car wash. Include a cross walk between the car wash and gas canopy for this connection **EES Response: Route has been added as requested.**

4. Architectural and Urban Design Issues

4A. Thank you for the architectural updates to the elevations. Updated colored elevations for the main C-store building and car wash building were not included with this last submission. **Please be sure to submit these to me directly via email at least one week before your scheduled Planning Commission hearing.** **EES Response: Noted.**

5. Signage Issues

5A. Note that monument signage square footage is included in the total sign area calculation. Please include the note indicated on the data table. Include a monument sign elevation showing the height, material, color, and lighting method. Maximum height for secondary monumentation signage (for commercial uses) is 6 feet. Please reference the master plan for allowable monumentation materials. **Please be sure to submit this detail to me directly via email at least one week before your scheduled Planning Commission hearing.** **EES Response: The needed Sign documents were submitted for hearing, further sign design will be submitted at the appropriate time of sign approval.**

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

6A. Provide the missing plant labels where indicated.



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EES Response: added.

6B. Add the street name where requested. EES

Response: added.

6C. Dimension and label the street frontage buffers. Required is 20' along E. 2nd Place but may be reduced to 10' in accordance with the buffer reduction feature outlined in the UDO. Buffers are measured from the back of walk. A buffer reduction is not permitted adjacent to N. Gun Club Road. EES Response: Dimensions have been added.

6D. Dimension and label the easement. EES Response: Dimensions have been added.

6E. Label the buildings. EES Response: labels have been added.

6F. Building perimeter landscaping is required along the east building face of the 7-Eleven store. Add landscaped parking lot islands. Two trees or twenty shrubs are required. The site is over parked. EES Response: Landscape has been added to the south and west of the building and the island to the northeast side. Geotechnical has concerns with irrigation close to the building foundation. In the past 7-Eleven has experienced a significant amount of destruction to landscaping in the front.

6G. The curbside landscape along N. Gun Club Road cannot be sod unless the width is 10' or greater. EES Response: Turf has been replaced with shrubs.

6H. The shrubs provided for the buffer and/or parking lot screening along N. Gun Club Road are not meeting the minimum height requirements. Code requires parked cars if screened by shrubs to be a minimum of 3' tall at maturity. EES Response: shrubs all grow to 3'-4' high.

6I. Shift around the information being provided on this sheet so that the entire street frontage for E. 2nd Place can be shown. EES Response: labels have been pulled out.

6J. There is a monument sign labeled on the site plan but on the landscape plan a storm line is connected to it.

EES Response: updated utilities have been sent over by engineer.

6K. Is this truly a monument sign? EES Response: Yes

6L. Add a tree and shrubs in the parking lot island where indicated. EES Response: The area currently shown on the site plan as concrete with tables and benches.

6M. Update the landscape tables per the comments provided. EES Response: updated.

6N. Remove the signature and seal as the city does not review construction documents. EES Response: seal removed

6O. Update the City Landscape Notes per the comments provided. EES Response: Notes have been updated.

6P. Add plant symbology to the Planting Legend. EES Response: Plant symbols have been added.

7. Addressing (Phil Turner / 303-739-7271 / pcturner@auroragov.org)

7A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing, and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (if available)

Please ensure that the digital files is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <http://tinyurl.com/AuroraCAD> or by contacting CADGIS@auroragov.org. EES Response: Cad has been submitted per requirements.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

Sheet 1

9A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

EES Response: Preliminary has been approved.

Sheet 2

9B. Is a second parallel sidewalk necessary? EES Response: Sidewalk has been removed.

9. Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in yellow)

Site Plan

Sheet 2

9A. Is there an existing "Right Lane Must Turn Right" sign (R3-7R)? If not, please add.

EES Response: sign has been added.

9B. Fix label EES Response: label has been fixed.

9C. Label which existing signage where called out when it's adjacent to this site EES Response: existing signage has been called out.

9D. Note, "per COA Standard TE-12" for driveway crosswalks. EES Response: Note has been added.

Traffic Letter

9E. No further comments. Traffic Letter of Conformance to the Master TIS is approved.

10. Fire / Life Safety (John Van Essen / 303-739-7489 / jvanesse@auroragov.org / Comments in blue) Sheet 1 EES Response: note has been added on cover sheet.

10A. **2nd Request:** Please add a Note stating compliance to the 2015 IFC Amendment 66-33 limiting Fuel Dispensing Facilities Stations to within 500 feet of an E; I; or R-4 Occupancy.

10B. Please show the 1000 FT Diameter

EES Response: Note has been added on cover sheet.



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Sheet 2

10C. Please identify the Accessible route (6) to the Car Wash. EES Response: accessible route has been added. 10D. Please label Van Accessible Space. EES Response: Van space callout has been added.

Sheet 9

10E. **2nd Request:** Please add the Accessible Route to the Photometric Plans so we can verify the required minimum lighting of 1 FT/Candle along the entire route, See Sheet 2. EES Response: ADA route has been added.

10F. Please label: Accessible Route. 2 Places. EES Response: ADA route has been added.

10G. Please add the foot/candle values along the entire accessible route. EES Response: Foot/candle has been added along route.

11. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org and Andy Niquette / 303-739-7325 / aniquett@auroragov.org / Comments in pink)

11A. Add the additional 10' Utility easement around the perimeter of the Lot. Contact Grace Gray at ggray@auroragov.org to start the License Agreement for the portion of the monument sign in the easement. Sheet 2 EES Response: Overall developer has added this easement.

11B. This portion of the monument sign is encroaching into the easement. Contact Grace Gray (ggray@auroragov.org) to start the process EES Response: Monument sign has been adjusted.

11C. Add the 10' Utility easement around the Lot perimeter 11D. "Larger" EES Response: Easement has been adjusted.

11E. 10.01 ft (2 locations) EES Response: This has been adjusted.

11F. Label the 10' Utility easement around the Lot perimeter (3 locations) EES Response: Labels have been added.

12. Aurora Water (Ryan Tigera / 303-739-8867 / rtigera@auroragov.org / Comments in red) Sheet 3

12A. This storm line should be disconnected or capped if not in use. Monument sign seems to go over pipe. EES Response: Storm has been adjusted to the west.

12B. Confirm location of clean out here. EES Response: cleanout has been called out.

13. Arapahoe County Planning Division (Terri Maulik / 720-874-6650 / landuse@tchd.org)

Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments. However, other departments and/or divisions may submit comments.