

Planning Division
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Aurora, Colorado 80012
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November 4, 2021

Chris Viscardi
KRF Idaho LLC
1509 York Street, Suite 201
Denver, CO 80206

Re: Third Submission Review – King Soopers Fuel + Wells Fargo Drive-Thru ATM - Conditional Uses and Site Plan

Application Number: **DA-2279-00**

Case Numbers: **2021-6031-00; 2021-6031-01; 2021-6031-02**

Dear Mr. Viscardi:

Thank you for your third submission, which we started to process on Thursday, October 21, 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.

Please revise your previous work and send us a technical submission after the Planning and Zoning Commission Hearing on Wednesday, November 10, 2021. 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.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7259 or amuca@auroragov.org.

Sincerely,

Ariana Muca, PLA
Planner I

cc: Jessica Greenough - Galloway & Company, Inc. 6162 S Willow Drive Ste 320 Greenwood Village, CO 80111
Ariana Muca, Case Manager
Scott Campbell, Neighborhood Services
Daunte Rushton, ODA
Filed: K:\\$DA\2279-00rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Landscape Adjustment needs to be added (Planning)(Landscape).
- Several easements need to be dedicated remain (Real Property).
- Aurora Forestry cannot approve plan until tree mitigation has been paid. You will not receive any permits this has been paid (Forestry).
- Aurora Water GIS shows this as an existing 1-inch service line to an existing 1 inch meter. – please show on plan (Utilities).
- Landscape and Traffic comments to be forwarded from the Landscape Reviewer and Traffic Reviewer.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. There have not been any new citizen comments beyond the initial submission. Please keep in mind that citizens have a right to speak during the hearing and continually outreach is recommended. I have referenced the original citizen comment from the previous submission below.
- 1B. One neighborhood comment. From the Village East Neighborhood Association (VENA), email seamus12@comcast.net. A recommendation for a neighborhood meeting with the Village East Neighborhood Association is recommended before Planning Commission. Please work with Planning and Neighborhood Services to get a meeting scheduled.
- “The Village East Neighborhood Association requests that a lighter color be used for the structures in the fueling stations. We are also concerned about the traffic impacts of a permitted left turn out of the fueling station with the heavy volume of traffic that currently exists from eastbound traffic on Idaho coming from the nearby Costco. Traffic studies often times are too optimistic and often times result in more traffic congestion then predicted. A right in right out may be a better overall traffic pattern for the fueling station. That is what is suggested for the ATM section of the site plan. We don't see a full access to and from the fueling station working on weekends with the amount of current traffic to and from the Costco site. Thank you. Sincerely yours, Arnie Schultz”

2. Completeness and Clarity of the Application

- The adjustments that you had previously listed were not part of the UDO. You had listed state regulations regarding expansion and water quality. What you did not have listed previously and what must be listed in both your introduction and cover page is the landscape adjustment you are requesting. “An adjustment is being requested to remove the ten-foot interior landscape buffer is required along the Western property line per Section 146-4.7.5.E.2 Non-Street Perimeter Buffers of the UDO. There is an existing shared drive that will remain as the property line runs down the middle of the drive- aisle. The landscape buffer along the Westerly property line will be reduced to zero in order to accommodate the existing shared private access drive.” Please provide UDO standard, proposed standard and justification in both the cover sheet and introduction letter
- 2A. *Repeat Comment:* Requesting an operations plan to be inserted into the introduction letter. An explanation of delivery times to understand potential traffic impacts on adjacent streets and neighborhoods as the trucks circulate.

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

Landscape Plan

Sheet 5 of 12

Landscape comments will be forwarded to you upon receipt from our city Landscape Architect. When you resubmit, please incorporate your revisions into the revised plans and include comment responses in the “comment response letter” required.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Julie Bingham / 303-739-7306 / jbingham@auroragov.org / Comments in green)

- 4A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.
- 4B. Please remove AutoCAD SHX Text.

Site Plan

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- 4C. Please dimension curbside landscaping.
- 4D. Sidewalk easements are required, typical.
- 4E. The entire curb return radius should be 15'.

Grading and Utility

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- 4F. Please revise to meet minimum pavement slopes (Asphalt - 1.0%, concrete 0.5%)
- 4G. Add a slope label - max 3:1 unless it is in ROW - max 4:1.
- 4H. Where does this contour end?
- 4I. Min. slope away from the building is 5% for 10' landscape areas, min. 2% for impervious areas.

5. Traffic Engineering (Steven Gomez / 303-739-7336 / sgomez@auroragov.org / Comments in amber)

- 5A. Traffic comments will be forwarded to you upon receipt from our Traffic Department. When you resubmit, please incorporate your revisions into the revised plans and include comment responses in the "comment response letter" required.

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

Utilities Plan

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- 6A. Aurora Water GIS shows this as an existing 1 inch service line to an existing 1 inch meter. Please revise.

7. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

- 7A. No further comments.

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

- 8A. Since the plat is not going to happen. Dedicate the easements by separate document. Contact Andy Niquette at dedicationproperty@auroragov.org to start these separate documents. See the other redline changes shown.

Site Plan

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- 8B. Is this arrow pointing to something?
- 8C. Add comma as indicated on site plan.
- 8D. Contact Andy Niquette to start the easement dedications. email at dedicationproperty@auroragov.org
- 8E. Dedicate the easement for the sidewalk by separate document.
- 8F. Add the curve data and bearing and distances for the boundary of the Lot.
- 8G. Label and show the existing 6' Gas easement.
- 8H. Contact Andy Niquette to start the easement dedications. email at dedicationproperty@auroragov.org

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

- 9A. Aurora Forestry cannot approve plan until tree mitigation has been paid. Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at:
<https://auroraver2.hosted.civicle.com/cms/One.aspx?portalId=16242704&pageId=16529352>