

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



February 21, 2023

Kieran O'Leary
Applegreen PLC
200 Brickstone Square, 404
Andover, MA 01810

Re: Fourth Submission Review: Applegreen at Aurora NB – Site Plan with Adjustments
Application Number: DA-2314-00
Case Number: 2020-6017-00

Dear Kieran O'Leary:

Thank you for your fourth submission, which began to review on February 1st, 2023. We have reviewed your plans and attached our comments along with this cover letter.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before March 3rd, 2023.

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 Commission hearing date is tentatively set for April 12th, 2022. Please remember that all abutter notices for decisions 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 303-739-7132 or egates@auroragov.org.

Sincerely,

Erik Gates, Planner 1
City of Aurora Planning Department

cc: Erik Gilbert, DCB Construction
Scott Campbell, Community Engagement Coordinator
Brit Vigil, ODA
Filed: K:\\$DA\2300-2399\2314-00rev4



Fourth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The narrative needs to specifically reference and address each of adjustment criteria found in the UDO. [Planning]
- Provide a detail that indicates the material, color and height of the proposed retaining wall. [Landscaping]
- Centerline radius for maintenance access required to be a minimum 50'. [Civil Engineering]
- The Site Plan cannot be approved until tree mitigation has been paid. [Forestry]
- Aurora Water is currently not in favor of a private wastewater treatment plant. Coordination is required on how this site will be served with wastewater. [Aurora Water]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1B. There were no community comments on this application.

2. Completeness and Clarity of the Application (Erik Gates / 303-739-7132 / egates@auroragov.org / Comments in teal)

2A. There were no more completeness or clarity comments on this review.

3. Zoning and Land Use Comments (Comments in teal)

[Site Plan Page 1]

3A. This is just the zone district. For the requirement it would be better to put "per Section 146-3.2 of the UDO" as this is our permitted use table.

[Letter of Introduction]

3B. The narrative needs to specifically reference and address each of adjustment criteria (i.e. subsections a., b., & c.) found in Section 146-5.4.4.D.3 of UDO as previously requested.

4. Streets and Pedestrian Issues (Comments in teal)

4A. There were no streets or pedestrian issues identified in this review cycle.

5. Parking Issues (Comments in teal)

5A. There were no more parking issues identified on this review.

5. Architectural and Urban Design Issues (Comments in teal)

6A. There are no additional architectural comments as part of this review cycle.

7. Signage Issues (Comments in teal)

[Site Plan Page 2]

7A. Be specific that this monument sign will be proposed as part of a future application and that details will be shown at that time.

8. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

8A. There were no more comments from Addressing on this review.

9. Landscaping Issues (Kelly Bish / 303-739-7131 / kbish@auroragov.org / Comments in bright teal)

[Site Plan Page 20]

9A. Provide a detail that indicates the material, color and height of the proposed retaining wall. Staff does not have access to the civil drawing files and hence a detail should be included here.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES



10. Civil Engineering (Kristin Tanabe / 303-739-7406 / ktanabe@auroragov.org / Comments in green)

[Site Plan Page 2]

- 10A. Centerline radius for maintenance access required to be minimum 50'. Confirm with AW if a turnaround is required for this portion of the maintenance access.
- 10B. Indicate material type and max height or a height range.

[Site Plan Page 4]

- 10C. Label curb opening

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

- 11A. Comments were not received from Traffic Engineering by the required deadline. Please contact the reviewer directly to receive comments.

12. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

- 12A. There were no more comments from Fire/Life Safety on this review.

13. Forestry (Becky Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

[Site Plan Page 1]

- 13A. The Site Plan cannot be approved until tree mitigation has been paid.

14. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

[Site Plan Page 4]

- 14A. 2% minimum required for all swales.
- 14B. Label slope away from the building. Ensure slope is 2% minimum.
- 14C. As a reminder, 2% minimum required for HC spaces.

[Site Plan Page 6]

- 14D. Aurora Water is currently not in favor of a private wastewater treatment plant. Coordination required on how this site will be served with wastewater.
- 14E. Casing pipes cannot be installed on existing lines. The waterline will need to be removed and new pipe installed.

15. Real Property (Andy Niquette / 303-739-7325 / aniquett@auroragov.org / Comments in magenta)

- 15A. Continue to work with Real property for all necessary Dedications and Releases shown with prior comments.
- 1-23' Fire lane easement
 - 2-16' Utility Easement
 - 3-10' Water Pocket Easement (3).
 - 4-Partial R/L of existing Fire lane easement.