



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

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December 9, 2021

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

Re: Technical 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 technical submission, which we started to process on Wednesday, November 24, 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.

Several issues remain and another technical review will be required. The Landscape Reviewer has two major comments that were not addressed and could have negative implications. It is important to have these items sorted to continue onto permitting. Please revise your previous work and upload the documents to the Development Review website at www.aurora4biz.org before or on Friday, December 31, 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\2279-00tech1.rtf



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please edit planting for site triangles (Traffic).
- Aurora Forestry cannot approve plan until tree mitigation has been paid. You will not receive any permits this has been paid (Forestry).
- REPEAT COMMENT: Aurora Water GIS shows this as an existing 1-inch service line to an existing 1 inch meter. – please show on plan (Utilities).
- Major Landscape Concerns that is a repeat comment. By not having the correct adjustments or modifying to have no landscape buffer adjustment. The site plan will need to be modified or go through another Hearing (Landscape).

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No new comments.

2. Completeness and Clarity of the Application

2A. No further comment.

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

1 of 12

3A. Update the adjustment request to include the section number.

4 of 12

3B. **Repeat comment:** Add Adjustment being requested.

3C. **Repeat comment and major concern:** Include an adjustment for the street frontage buffer along E. Idaho Place. It is too shallow at 8.21'. This would be an adjustment from the requirements of the Havana Overlay District. This adjustment should also appear on the Cover Sheet. List the UDO Section as follows: 146-2.6.7.C.2. Havana Street Edge Treatment. This was mentioned during the previous review. **As you did not add this to your Planning Commission Application you will either need to go back to Planning Commission or bring your site plan into conformance.**

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.

Site Plan

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4B. Show existing curb/gutter and connection to proposed, typical all sheets

4C. A sidewalk easement is required for this ramp.

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

Site Plan

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5A. Show STOP sign symbol.

Landscape Plan

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5B. This plant can exceed sight triangle height requirement – Replace.



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

Utilities Plan

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6A. *Per previous comment*, existing water meter is a 1-inch meter. The service line diameter must match the meter size per Aurora Water criteria. Is this project planning on using a new meter? Furthermore the 3/4 inch service line downstream of the meter is less than the 1 inch service line. Please reach out to rtigera@auroragov.org with any questions on this comment to avoid future submittals.

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. The easement dedications need to be started or continued with Andy Niquette at dedicationproperty@auroragov.org. Apologies if you have already begun the dedication processes.

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.