



Planning Division  
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 Aurora, Colorado 80012  
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April 20, 2022

Walid Elkhoury  
 Wesnae  
 2109 S Wadsworth Blvd Ste 303  
 Lakewood, CO 80227

**Re: Initial Submission Review:** Schomp Hyundai – Site Plan Amendment  
**Application Number:** DA-1012-05  
**Case Number(s):** 1983-6023-09

Dear Mr. Elkhoury:

Thank you for your initial submission, which we started to process on Monday, March 28, 2022. We reviewed it and attached our comments along with this cover letter. The following sections contain more specific comments, including those received from other city departments, outside agencies, and neighborhood groups.

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 Friday, May 6, 2022.

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 give me a call. I may be reached [rrabbaa@auroragov.org](mailto:rrabbaa@auroragov.org) or 303-739-7541.

Sincerely,

Rachid Rabbaa, Planner I  
 City of Aurora Planning Department

cc: Troy Denning - Action Civil Engineering 9800 Mt Pyramid Ct 400 Englewood CO 80112  
 Meg Allen, Neighborhood Services  
 Brit Vigil, ODA  
 Filed: K:\\$DA\1012-05rev1.rtf



## *Initial Submission Review*

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

- See the comments from Planning. (Item 2)
- Dedicate a sidewalk easement 0.5' behind the back of walk, typical for the proposed ramps along 1st. (Item 5)
- There are four portions of the sidewalk along 1st Ave. that need to be covered by the sidewalk easement dedication. And dedicate the water meter easement for the proposed water meter (Item 9)

### **PLANNING DEPARTMENT COMMENTS**

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

1A. Comments were received from an outside agency. (Please see the attached PDF from Xcel Energy)

- Name: Scott Woodruff  
Organization: Regional Transportation District  
Phone: 303-299-2943  
Email: [Clayton.Woodruff@RTD-Denver.com](mailto:Clayton.Woodruff@RTD-Denver.com)  
Comment: There is an existing stop that will have to remain ADA compliant and at its current location.

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

- 2A. Elevations -Please provide a percentage table for material use so staff can evaluate the elevations for compliance.
- 2B. The north elevation. It says “proposed” but is not bubbled for a façade change.
- 2C. Metal siding is NOT permitted

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

3A. No comments.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **4. Civil Engineering** (Julie Bingham/ 303-739-7403/ [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

##### **Site Plan**

- 4A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved
- 4B. Dedicate a sidewalk easement 0.5' behind the back of walk, typical for the proposed ramps along 1st.
- 4C. Label the crosspans, typical.
- 4D. Label the existing curb ramps.
- 4E. The LS plan shows these as ADA parking spaces. Please clarify.
- 4F. Have the receiving ramps been verified to meet 2010 ADA standards?
- 4G. Is there missing linework for the utilities?
- 4H. Add a slope label to show a minimum of 0.5% slope is achieved in this concrete area.



**5. Traffic Engineering** (Carl Harline / 303-739-7584 / [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in amber)

5A. Please contact the reviewer directly for comments. No comments were received to date.

**6. Fire / Life Safety** (Jeremiah Willmott/ 303-739-7489/ [jwillmot@auroragov.org](mailto:jwillmot@auroragov.org) / Comments in blue)

6A. No comments.

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

7A. No comments.

**8. Real Property** (Maurice Brooks/ 720-587-2657/ [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)

See redline comments on Site Plan.

8A. There are four portions of the sidewalk along 1<sup>st</sup> Ave. that need to be covered by the sidewalk easement dedication. And dedicate the water meter easement for the proposed water meter. Go to this link for the Real Property web page document links:

<https://auroragov.org/cms/One.aspx?portalId=16242704&pageId=16509313>

Review each packet for the needs of your project. Please note that the Civil Plans cannot be approved until all the items needed are submitted, fully reviewed, and ready to record. Send in the separate documents still needed. Some of my comments are phrases or inserts, so they are not always Capitalized. This does not present any less important to the phrases or inserts. All the comments are based on the visual representations from the documents, by text or graphics.

8B. Dedicate the sidewalk easement by separate document

8C. Add the water meter easement for the proposed Water Service line (dedicate as needed)

8D. Dedicate the sidewalk easement by separate document

8E. Dedicate the sidewalk easement by separate document



**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](mailto:donna.l.george@xcelenergy.com)

April 14, 2022

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

Attn: Rachid Rabbaa

**Re: Schomp Hyundi, Case # DA-1012-05**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **Schomp Hyundi**. Please be aware PSCo owns and operates existing natural gas service on the south side of the building in the area of the repaving, and underground electric distribution facilities along East 1<sup>st</sup> Avenue. 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. Use caution and hand dig when excavating within 18-inches of each side of the marked facilities. Please be aware that all risk and responsibility for this request are unilaterally that of the Applicant/Requestor.

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](http://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](mailto:donna.l.george@xcelenergy.com)



There is an existing stop that will have to remain ADA compliant and at its current location

Thanks,



**C. Scott Woodruff**

**Engineer III**

Regional Transportation District

1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202

o 303.299.2943 | m 303-720-2025

[clayton.woodruff@rtd-denver.com](mailto:clayton.woodruff@rtd-denver.com)