



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

Worth Discovering • auroragov.org

May 21, 2021

Tuck Betten
Cobblestone
8900 E Bahia Drive Suite 200
Scottsdale, AZ 85260

Re: Development Application DA-1377-08

Big Kahuna Car Wash at Country Square Plaza - Conditional Use, Site Plan Amendment and Replat
Location: QS:14J – Southeast Corner of Iliff Avenue and Chambers Road
Case Number(s): 1978-6038-30; 1978-6038-31; 2021-3023-00

Dear Mr. Betten:

Thank you for your initial submission, which we started to process on Monday, April 29, 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.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Friday, June 11, 2021.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item marked with an asterisk. 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 date is *tentatively* set for Wednesday, July 28, 2021.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7259.

Sincerely


Ariana Muca,
Planner I
City of Aurora, Planning Department

cc: Phil Walz - Hover Architecture 385 Inverness Pkwy Ste 190 Englewood, CO 80112
Rachid Rabbaa, Case Manager
Scott Campbell, Neighborhood Services
Laura Rickhoff, ODA
Filed: K:\\$DA\1377-08rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Add dark bold arrows showing the proposed circulation to and from the site 
- The invoice for \$21,998 has not been paid. A second submission will not be accepted until the payment has been made.
- Traffic Signal Escrow will be required, please add the note indicated in Traffic Engineering comments. Try to preserve trees on site; if not possible, tree mitigation fees are due

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Neighborhood organizations and adjacent property owners were notified of the Site Plan application. No community comments have been received at this time.

2. Completeness and Clarity of the Application

2A. The invoice for \$21,998.00 has not been paid. These fees are due prior to the second submission, which is scheduled for Friday, June 11, 2021.

3. Zoning and Land Use Comments

3A. Label and locate site furnishing such as benches and waste receptacles.

3B. Please clarify on the site plan with bold dark arrows, the route for ingress/egress and circulation through the site.

3C. If any monument signs are proposed their footprint must be shown on the Site Plan and Landscape Plan, with details provided on materials, colors, proposed lighting, etc. on Architectural Details page. All monument signs must match the design aspects of the building. If there will not be monument signage please disregard.

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

4A. Site Plan

Sheet 6 of 11

- Follow the street tree measurement as shown and add one more street tree where indicated.
- Show the property line as a traditional line type with a long dash and two short dashes.
- Label the items as requested.
- Ornamental grasses cannot be used to screen parking lots. Provide a different plan.

Sheet 7 of 11

- Update the landscape tables as noted.
- Street trees along Chambers are required to be 2.5" caliper.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

5A. Drainage report has been provided. A preliminary drainage report and not a drainage letter was required in the pre-application notes. Please review the Storm Drainage Criteria Manual for preliminary drainage report requirements.

Site Plan

Sheet 2 of 11

5B. Dimension proposed and existing sidewalk.

5C. Label slopes in landscape areas. 2% min slope for all non-paved areas.

**6. Traffic Engineering** (Kyle Morris / 720-587-2668 / kdmorris@auroragov.org / Comments in orange)Traffic Letter

- 6A. Provide analysis for site access points.
- 6B. LOS Analysis of Chambers & Yale, and Chambers & Iliff was not scoped in the Pre-App meeting for this project. This analysis may be removed from future submittal. The scope included analysis of both site accesses and the intersection of Chambers & E Wesley only.
- 6C. Provide internal queuing discussion. Conducting your own analysis is not required. However, please reference findings from Drive-Through Queue Generation, 1st Edition by Mike Spack, P.E., PTOE (For car washes, this is 140 feet or 7 vehicles (total on-site prior to payment)).
- 6D. Provide discussion of the application of elements from the Traffic Calming Toolbox and countermeasures applicable from the FHA Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations (July 2018) to address any concerns for speeding, pedestrian crossings, etc. Techniques in the Traffic Calming Toolbox include: Advanced Yield Lines, Enhanced Crosswalk, High-Visibility Signs and Markings, In-Street Pedestrian Crossing Signs, Enhanced Pedestrian Crossing Sign Devices (HAWK or RFB), Mid-Block Lane Narrowing, Curb Extension, Angled Parking, Pedestrian Safety Island, Staggered Pedestrian Safety Island, Lane Narrowing, Mini Roundabout, Speed Cushions and Chicane. Details of Enhanced Crosswalk, compact roundabout, speed cushions and chicane may be made available if requested.
- 6E. Current traffic counts must be taken at all study intersections. The 2018 counts are too old to be used in a detailed TIS. Instead the provided 2018 counts should be grown to year 2021, and used to compare to the current counts in order to establish a COVID adjustment rate. Then apply the COVID adjustment rate to the current counts for use in your analysis.
- 6F. Provide CDOT State Highway Access Code auxiliary lane analysis.
- 6G. Provide queuing summary table for analysis and show existing storage lengths.
- 6H. Provide internal site circulation plan.
- 6I. See comments throughout the report.

Cover SheetSheet 1 of 11

- 6J. Add the following note: The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards and shown on the signing and striping plan for the development.
- 6K. (Applicant/owner name, address, phone) shall be responsible for payment of ____% of the traffic signalization costs for the intersection of _____ and _____, if and when traffic signal warrants are satisfied. Traffic signal warrants to consider shall be as described in the most recently adopted version of Manual on Uniform Traffic Control Devices, as of the date or dates of any such warrant studies. For warrant purposes, the minor street approach traffic shall typically be comprised of all through and left-turn movement and 50% of right turn movements unless otherwise determined by the traffic engineer. Pursuant to 147-37.5 of city code, the percentage of the traffic signalization costs identified above shall be paid to the city by the applicant / owner, to be held in escrow for such purpose, prior to the issuance of a building permit for the related development or as otherwise required by city code. The percentage above will be applied to the entire traffic signalization cost as estimated at the time of the escrow deposit to calculate specific dollar funding requirement.

Site PlanSheet 2 of 11

- 6L. Show linework for E Wesley Ave connection to S Chambers Rd.
- 6M. Show existing linework along S Chambers Rd.
- 6N. Add callout "Full-Movement Access"6P.
- 6O. Sight triangle drawn incorrectly. Extend to center of nearest thru lane.
- 6P. Do Not Enter Signs.
- 6Q. Label drive aisle width.



- 6R. Extend sight triangle to center of WB thru lane
- 6S. What is this area, is it a proposed curb island?
- 6T. Stop sign?
- 6U. Do Not Enter Signs.
- 6V. Label drive aisle width.
- 6W. Build directional receiving ramp with detectable warning domes. Dome installation only may be adequate.
- 6X. What is this area, is it a proposed curb island?

7. Fire / Life Safety (Ted Caviness / 303-739-7628/ tcavines@auroragov.org / Comments in blue)

Site Plan

Sheet 2 of 11

- 7A. See comment related to Knox Box.

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

Site Plan

See the red line comments on the plat and site plan. Send in the updated Title Commitment for the review process. Start the easement by separate document process with Andy Niquette. Make sure the easements shown on the plat match the easements on the site plan. There are some easements that are different of both documents.

Cover Sheet

Sheet 1 of 11

- 8A. Check filing and block data to make sure information is correct.
- 8B. Add "CITY OF AURORA" BEFORE COUNTY OF ARAPAHOE, STATE OF COLORADO
- 8C. Add new plat information to legal description.

Site Plan

Sheet 2 of 11

- 8D. This portion of the parking stall is not allowed to encroach into the proposed Fire Lane easement. Either eliminate the stall or revise the Fire Lane easement to not encroach into the stall.
- 8E. Add and label all the existing easement in this location.
- 8D. Make sure all the easements shown hereon are represented in the plat.
- 8F. This easement is not shown on the plat - dedicate by plat or separate document see site plan notes.
- 8D. Change utility reference number.
- 8E. Add and label the existing easement in this location – see site plan notes.
- 8D. Easement is not shown on the plat - dedicate by plat or separate document.
- 8F. This easement is not shown on the plat - dedicate by plat or separate document see site plan notes.

9. Utilities (Nina Khanzad / nkhanzad@auroragov.org / Comments in red)

Site Plan

Sheet 4 of 11

- 9A. Please provide water unit and fixture unit tables on CPs to confirm size of existing meter will suffice
- 9B. Pool Drains to be connected to sanitary sewer.
- 9C. Show and label dimensions of all utility easements.

10. Aurora Water (Daniel Pershing/ ddpershi@auroragov.org / 303-739-7646.)

- 10A. There are no Storm Drainage Development Fees due.

**11. Forestry** (Rebecca Lamphear /rlamphea@auroragov.org / 303-739-7139 / comments in pink)Site PlanSheet 5 of 11

11A. Dead Crab Apple – see site plan

11B. #2, 5" Amur Maple

11C. #4, 6" Honeylocust

11D. #5, 3" Honeylocust

11E. #6, 7" Pear

11F. Please update the tree mitigation chart on the landscape plan, you can include just the trees that will be removed for the project. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation, on the landscape plan.

11G. #3, 5" Amur Maple

There will be trees affected by this development. Due to the location, size and condition of trees on the site, relocation is not an option. The use of tree equivalents is not permitted to mitigate for tree loss. Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.

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.civiclive.com/cms/One.aspx?portalId=16242704&pageId=16529352>

Please include the tree mitigation chart below and indicate how mitigation will be achieved. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

The caliper inches that will be lost are 25", but only 11" would be required for planting back onto the site. The mitigation value is \$1,110.00.

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
2	Tatarian Maple	5	\$328.31		3
3	Littleleaf Linden	4	\$126.75		2
4	Honeylocust	6	\$239.69		2
5	Honeylocust	3	\$0.00	No mitigation <4	0
6	Pear	7	\$413.19		4
Total		25	\$1,107.95		11

NOTE: Mitigation values based on International Society of Arboriculture's Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

12. Parks and Open Space Department (Curtis Bish, AICP / cbish@auroragov.org / 303-739-7131 / redlines is purple)Site PlanSheet 6

12A. Maiden Grass is invasive. To eliminate spread into the adjacent open space to the west, replace these patches with a native alternative, such as *Andropogon gerardii* or *Panicum virgatum*.

Sheet 7

12B. These two grasses, Zebra Grass and Maiden Grass, are non-desirable as they can be invasive. PROS would prefer that other plant material be used.



13. Addressing (Philip Turner/ pcturner@auroragov.org / 303-739-7271.)

13A. No additional comments.

14. Xcel (Donna George/ donna.l.george@xcelenergy / 303-571-3306.)

14A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for Big Kahuna Car Wash at Country Square Plaza. Please be aware there is a natural gas service line that runs from the gas main at South Chambers Road along the southeast area of this property leading to the buildings to the northeast. This pipeline also needs to be shown on the plans. Note that any grading changes may require the raising or lowering of underground facilities in order to maintain PSCo's minimum coverage requirements, therefore existing grading must not be diminished. However, be advised the installation depth may have changed over time, rendering this depth incorrect.

14B. PSCo also has existing natural gas and electric service and distribution facilities including two (2) transformers within the subject property. 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.

14C. Additional easements may need to be acquired by separate document – be sure to ask the Designer to contact a Right-of-Way & Permits Agent in this event.

14D. PSCo has no conflict with the property line proposed to be vacated.

14E. 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.