



Planning Division
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July 14, 2021

Sue Baldwin
Kinsale Properties Inc
6600 W 20th Street, Unit 17
Greeley, CO 80634

Re: Development Application DA-1301-24
Parker Car Wash at Pioneer Hills - Site Plan Amendment
Location: QS:21H – Northwest Corner of S Parker Road and Chamber Road
Case Number(s): 2000-6052-24

Dear Ms. Baldwin:

Thank you for your initial submission, which we started to process on Monday, June 25, 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, August 4, 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.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7541.

Sincerely

Rachid Rabbaa,
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:\SDA\1301-24rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please add in the **site plan** a dark bold arrow showing the proposed vehicular circulation to and from the site (See Item 1)
- Please contact Kristin Tanabe for Civil Engineering comments. (See Item 3)
- The traffic letter shows a different layout that is preferable. Please coordinate (See Item 3)
- See the comment from Traffic regarding modifying ram layout (See Item 4)
- See the comment from Life Safety (See item 5)
- See the various redlines and comments on the site plan from Real Property (See Item 6)

PLANNING DEPARTMENT COMMENTS

1. Zoning and Land Use Comments

1A. Please clarify on the **site plan** with bold dark arrows, the route for ingress/egress and vehicular circulation through the site.

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

2A. Approved, no comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

3A. This will be a public document and must be able to be reproduced. Please remove the copyright statement.

3B. Provide existing max height or height range. Railing or barrier is required for walls over 30"

3C. This leader is off.

3D. **This Site Plan will not be approved by public works until the preliminary drainage letter/report is approved**

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

Site Plan

4A. Bail out lane location is not ideal. Conflicts will be created by vehicles attempting to bail out of the eastern lane. The traffic letter shows a different layout that is preferable. Please coordinate.

If this layout is the only viable option, please shift edge of bail out lane to 10' north of the southern property line

4B. Add "Full-Movement" to access callout.

4C. Modify ramp layout to provide better orientation of the north south crossing. Consider using a shared dropped landing. Edge-to-edge alignment is required at a minimum.

Traffic Report

Comments: 07/07/21 By: Kyle Morris (BHI) Checked by: Brianna Medema

4D. Site plan in traffic letter does not match the submitted site plan. Particularly, the bailout lane has changed locations. The bail out lane shown in the traffic letter is preferable due to potential conflicts from the eastern payment lane. Ensure configuration matches.

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

Site Plan

Sheet 9

5A. Please revise the depth of the bollard to meet or exceed the 2015 IFC minimum depth requirement of 3'.



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

Site Plan

6A. See the red line comments on the site plan. Dedicate the easement needed by separate document. Contact Andy Niquette at dedicationproperty@auroragov.org to start the easement dedication process.

6B. Add what (M) and (R) represents on this sheet (2/12).

7. Forestry (Rebecca Lamphear / rlamphea@auroragov.org / 303-739-7139)

7A. Approved, no comments.

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

8A. Approved, no comments.