

June 4, 2021

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

**Re: Comment Response - Initial Submission Review – 7-Eleven at Cross Creek - 3**

Conditional Uses & Site Plan Application Number:

**DA-1594-08**

Case Numbers: **2021-6009-00, 2021-6009-01, 2021-6009-02, 2021-6009-03**

**Please see below for responses to the comments from the initial submittal of our 7-Eleven at Cross Creek.**

**PLANNING DEPARTMENT COMMENTS**

**Planning Issues (Claire Dalby / 303-739-7266 / [cdalby@auroragov.org](mailto:cdalby@auroragov.org))**

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

1A. Four (4) registered neighborhood organizations and sixty-six (66) adjacent property owners were notified of the Site Plan and Conditional Use applications. As of the date of this letter, no public comments have been received.

**RESPONSE: Acknowledged.**

**2. Conditional Use Request**

2A. Thank you for your response to the Conditional Use approval criteria for all three requests as well as the detailed operations plan. No additional information is needed at this time.

**RESPONSE: Acknowledged.**

**3. Completeness and Clarity of the Application**

3A. Update title to read “Conditional Uses”

**RESPONSE: Text has been included on cover sheet.**

3B. Remove Fire Protection, Sanitary Sewer, Water, Storm Sewer, Electric/Natural Gas contacts.

**RESPONSE: Text has been removed from cover sheet.**

3C. Include “and 24 hour use adjacent to residential”

**RESPONSE: Text has been included on cover sheet.**

3D. Make vicinity map larger to show the nearest major intersection and all surrounding local streets and change to black and white for better readability

**RESPONSE: Vicinity Map has been revised.**

3E. Ensure the sheet numbering is consistent (remove “P0.0, P1.0, etc. and replace with 1, 2, etc.)

**RESPONSE: Sheet numbering has been revised.**

3F. Ensure all required site plan notes are included on the cover sheet (to be included in a separate email with Word file)

**RESPONSE: Site plan notes have been included.**

3G. Label the zone district on the site plan sheet.

**RESPONSE: Zone district has been included on the site plan under general note 5.**

3H. Dimension the c-store and car wash buildings.

**RESPONSE: Dimensions have been added to C-Store and car wash.**

3I. Revise required parking spaces (12 required – 3 spaces per 1,000 gfa)

**RESPONSE: Required parking space count revised on cover sheet and site plan.**

3J. Include bicycle parking in the data block (at least 5% of required automobile parking spaces – minimum of 2 U-racks)

**RESPONSE: Bike parking data have been included.**

#### **4. Streets, Pedestrian Connectivity, and Amenities**

4A. Dimension outdoor patio area.

**RESPONSE: Dimensions have been added to the patio area.**

4B. Include planned seating/tables in patio area on site plan and landscape plan. Include a detail showing proposed site furniture and ensure it meets the design requirements of the master plan.

**RESPONSE: patio seating has been shown. A detail has been included in the plan set.**

4C. Include bicycle rack detail – ensure the racks meet the design requirements of the master plan.

**RESPONSE: Bike parking data have been included.**

4D. Please include a pedestrian connection from the east side of the C-store to the car wash.

**RESPONSE: Pedestrian connection has been included to the car wash.**

#### **Architectural and Urban Design Issues**

5A. Please provide additional architectural/design variation to the west, south, and north elevations of the C-store building and to the east elevation of the car wash building. The UDO prohibits a “back of house” appearance and require similar degrees of architectural interest along all building facades. Changes in color, material, pattern, parapet height, and/or articulation are recommended. These elevations must also meet Master Plan architectural requirements for “In line retail stores 2,000 square feet plus or minus”. Please reach out to staff to discuss if needed.

**RESPONSE: Additional architectural information has been provided.**

5B. Table 4-8.8 below includes three categories for façade character elements. Each category includes a minimum number of required elements for each building face. Please complete and include in your plan set on the sheet that has building elevations to show compliance with four-sided design standards.

**RESPONSE: Table has been included.**

5C. Please include black and white elevations with materials called out in the main site plan document and submit the colored elevations separately.

**RESPONSE: Black and white elevations have been provided. Separate color elevations also provided in this submittal.**

5D. Ensure façade lighting conforms to master plan specifications.

**RESPONSE: Photometric plan has been updated accordingly.**

#### **5. Signage Issues**

6A. Ensure correct permitted signage maximums are included on the Data Block. The sign standards can be found in Code Section 146-4.10. Signage maximums are calculated from the longest building frontage with a public entrance, making the total permitted signage area for this project approximately 160 square feet (approximate without building dimensions), not 200 square feet.

**RESPONSE: Signage requirement has been revised.**

6B. Note that monument signage square footage is included in the total sign area calculation. Please confirm proposed

monument signage is included in the (new) calculation. Include a monument sign elevation showing the height, material, color, and lighting method. Maximum height for secondary monumentation signage (for commercial uses) is 6 feet. Please reference the master plan for allowable monumentation materials.

**RESPONSE:** Proposed square footage has been included.

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

Full landscape comments will be provided with the second review of the submittal.

**RESPONSE:** Acknowledged.

**7. Addressing** (Phil Turner / 303-739-7271 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

8A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing, and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (if available)

Please ensure that the digital files are provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <http://tinyurl.com/AuroraCAD> or by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org).

**RESPONSE:** Acknowledged. CAD will be provided.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**8. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)

**Sheet 1**

**RESPONSE:** Please refer to the site plan comment response for detailed responses.

**2.**

9A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

**RESPONSE:** Acknowledged.

**Sheet 2**

9B. The sidewalk is detached here. Adjust leader to "existing" sidewalk and provide dimension

**RESPONSE:** Sidewalk linework has been updated, leader location has been revised.

9C. Add a note that the adjacent public improvements must be completed and accepted prior to the issuance of a Certificate of Occupancy

**RESPONSE:** Note has been added under general note 4 on the site plan.

9D. Label cross pan

**RESPONSE:** Cross pan has been labelled.

9E. Dimension "existing" sidewalk

**RESPONSE:** Existing sidewalk along Gun Club and 2<sup>nd</sup> Ave have been dimensioned.

**Sheet 3**

9F. Min. slope away from the building is 5% for 10' for landscape areas, min. 2% for impervious areas (2 locations)

**RESPONSE:** Grading has been revised accordingly.

9G. Label slopes in landscape areas, typical. Min 2% slope

**RESPONSE:** Slopes in landscape area have been steepened to 2% minimum and labelled.

9H. Min 1% slope for asphalt pavement

**RESPONSE:** Grading has been revised accordingly.

Sheet 4

9I. Ensure trees are a minimum 10' away from storm sewer

**RESPONSE:** Trees have been relocated to 10' minimum.

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

Traffic comments are forthcoming and will be submitted under separate cover.

**RESPONSE:** Acknowledged.

11. Fire / Life Safety (John Van Essen / 303-739-7489 / [jvanesse@auroragov.org](mailto:jvanesse@auroragov.org) / Comments in blue)

Sheet 2

11A. Please add curb stop to protect accessible sign.

**RESPONSE:** Curb Stop has been added and labelled on site plan.

11B. Please label the underground Fuel Tanks with the contents and Gallonage; for example, 20,000 Gallon Split Tank 10,000 RUL/10,000 Diesel.

**RESPONSE:** Fuel tanks have been revised to be labelled accordingly.

12. Real Property (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) and Andy Niquette / 303-739-7325 / [aniquett@auroragov.org](mailto:aniquett@auroragov.org) / Comments in pink)

**RESPONSE:** Acknowledged.

12A. See the red line comments on the site plan. Dedicate the Utility easements needed for the water meters by separate document. Contact Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) to start the process. Match the plat for the dimensions and labels for the boundary of the Lot.

**RESPONSE:** Acknowledged. The plans have been revised to match the current plat.

Various Sheets

12B. Use the proposed plat info here (3 locations)

**RESPONSE:** Acknowledged. The plans have been revised to match the current plat.

12C. Match the plat info/area (11 locations)

**RESPONSE:** Acknowledged. The plans have been revised to match the current plat.

12D. This portion of the monument sign is encroaching into the easement. Contact Grace Gray ([ggray@auroragov.org](mailto:ggray@auroragov.org)) to start the process

**RESPONSE:** Monument sign has been relocated to be outside of easement.

12E. Label the easement (2 locations)

**RESPONSE:** Easements has been labelled per the current plat.

12F. Add Lot, Block, Tract and Subdivision name (2 locations)

**RESPONSE:** Information has been added to sheets per plat.

12G. Cover this water meter with a Utility easement. Confirm size with Aurora Water (2 locations)

**RESPONSE:** Water meter has been relocated to ROW.

13. Aurora Water (Ryan Tigera / 303-739-8867 / [rtigera@auroragov.org](mailto:rtigera@auroragov.org) / Comments in red)

Sheet 1

13A. This changes per project. Please remove.

**RESPONSE:** Contact has been removed.

Sheet 2

13B. Can meter be relocated in tree lawn with 10 ft horizontal from hydrant? If in ROW, this removes the easement requirement.

**RESPONSE:** Water meter has been relocated to treelawn ROW and pushed to 10' from hydrant.

13C. Confirm water, storm and sanitary stub locations with master developer to avoid a street cut in newly paved public road. (typ)

**RESPONSE:** Coordination with Overall developer is occurring for utility connections.

13D. Does car wash require a sanitary service line for domestic wastewater flows?

**RESPONSE:** We confirmed with the plumbing engineer and architect that the car wash does require its own sanitary service line.

13E. Can meter be located in tree lawn in ROW?

**RESPONSE:** Water meter has been relocated to tree lawn ROW.

13F. Fixture unit table will be required at civil plans to confirm meter size.

**RESPONSE:** Acknowledged. Fixture unit table will be provided at the CD level.

13G. 2-inch water meter requires a domestic service allocation agreement prior to generating meter fees.

**RESPONSE:** Acknowledged. Agreement will be made.

**14. Tri-County Health** (Kathy Boyer / 720-2001575 / [landuse@tchd.org](mailto:landuse@tchd.org))

Please see attached comment letter.

**RESPONSE:** Acknowledged.

**15. Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

Please see attached comment letter.

**RESPONSE:** Acknowledged. Fixture unit table will be provided at the CD level.

**16. E-470 Public Highway Authority** (Peggy Davenport / 303-537-3727 / [pdavenp@e-470.com](mailto:pdavenp@e-470.com))

At this time E-470 Public Highway Authority has no comments.

**RESPONSE:** Acknowledged.

**15. Xcel Energy** Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

Please see attached comment letter.

**RESPONSE:** Acknowledged.

Please let me know of any questions as you review the 2<sup>nd</sup> submittal documents.

Thanks,

David Iovinelli, PE  
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