

April 23, 2021

Aja Tibbs  
City of Aurora  
Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, CO 80012

RE: Murphy Fuel at Citadel (DA-1422-13; 2017-6017-03; 2020-3053-00)

Dear Aja,

Please find below our submittal package addressing the 1<sup>st</sup> review comments for the proposed Murphy Oil. This letter is to address comments we received from you on 12-01-2020. To facilitate your review, we have included the original comments in *italicized* font and have provided our responses in **bold**.

### Summary of Key Comments from All Departments:

- 1) *The following changes should be addressed in a plan revision prior to Planning Commission. These revisions are due back to me no later than Friday, 4/23 in order to have the packet prepared for the 5/11 meeting date.*
  - A. *Elevation modifications to the west façade of the property per comment 6A.*  
**Response: Additional architectural enhancement has been made to the south end of the west elevation. Enhancement includes glazing topped by an awning to compliment the awnings on other portions of the building.**
  - B. *Buffer requirements per comment 8F*  
**Response: Additional shrubs have been provided along frontage.**
  - C. *CDOT Comments – further definition on remaining issues following requested walk-through*  
**Response: CDOT comments have been addressed and were an on-site meeting was completed to walk through the comments.**
- 2) *Remaining comments must be addressed in the technical submittal review process following Planning Commissions review.*
  - A. *Staff would recommend beginning the easement dedication process immediately to prevent any delays in the technical review and approval process.*  
**Response: Understood. We will begin navigating through the easement dedication process.**

### Planning Department Comments

1. *Completeness and Clarity of Application*
  - A. *Add a title to each sheet – landscape plan, site plan, utility plan, etc.*  
**Response: Sheet title has been added at the top of each sheet.**
  - B. *Site furniture details should be added to the plans. Please also provide the location of trash receptacles.*  
**Response: Site furniture details have been added to the site details sheet to match the master plan.**
  - C. *Please provide more detail and explanation in your comment responses in preparation for the upcoming Planning Commission.*



**Response: Understood. We will be as thorough as we can in responding.**

2. *Adjustment Requested or Required*

- A. *There are still Citadel Design Standard requirements and UDO use specific standards which are not being met by the proposal (comments 6A & 8F). An adjustment would be required for standards within the UDO which are not being met, with justification supporting the request. If the plan cannot be revised to meet UDO requirements, then an adjustment will be required. Please contact staff immediately if you feel a waiver will be needed.*

**Response: To comply with the design standards and the UDO the exterior elevations and landscape plans have been revised per the feedback received in these comments. Additional architectural featuring has been added to the southern end of the west elevation. Additional landscaping per Kelly Bish's comments have been added to the west buffer. Please let us know if we misunderstood any of the comments or requirements as Murphy's intent is to comply.**

3. *Transportation Planning Issues*

- A. *Add a specification of the bike rack to be used.*

**Response: Bike rack detail has been included on site details sheet.**

4. *Streets and Pedestrian Issues*

- A. *The Citadel Design Standards Section 3.4 require that seating be provided for bus stops. This shall be required with the Murphy Fuel site development; revise plans to demonstrate seating in the area.*

**Response: A bench has been proposed and called out on the site plan within the existing bus stop.**

5. *Open Space and Recreational Amenities*

- A. *Site furniture details should be added to the plans. Please also provide the location of trash receptacles.*

**Response: Site furniture details have been added to the site details sheet to match the master plan. Trash receptacles have been added to the plans as well.**

6. *Architectural and Urban Design Issues*

- A. *Section 4.5 .5 of the Citadel design standards require 50% transparency for street facing facades. Additional windows would be preferred in these areas, but if that is not possible please provide some additional architectural enhancements to improve the relationship between the building and the street*

**Response: Additional architectural enhancement has been made to the south end of the west elevation. Enhancement includes glazing topped by an awning to compliment the awnings on other portions of the building.**

- B. *Screens located on the west facade should be painted to blend in with the stone building material behind them.*

**Response: The perforated metal screens have been revised to be painted to compliment/blend with the building materials on the back of the C-store.**

- C. *Label all sign areas on elevations.*

**Response: Sign areas have been labeled on elevations as requested.**

7. *Signage Issues*

- A. *Where is the proposed location for the monument sign? Please draw and label the sign location on the site and landscape plan sheets. Please also note there are Citadel*

*sign standards that address the style and location of monument signs. Please clarify how the proposed signage will interact/comply with the applicable regulations.*

**Response: Monument sign location has been added to the plans. Murphy's sign is in compliance with the City of Aurora and Citadel sign regulations.**

- B. In order to determine the allowable sign area, you must choose either the canopy or convenience store building frontage (per section 4.10.5.D.4). Please make a selection and outline the building width by each façade and the correlating proposed signage for each façade.*

**Response: Signage table has been included on site plan.**

- C. Final allowable signage will be approved via a separate sign permit. However, staff will provide a cursory review of the regulations if the above information is provided. A preliminary review is helpful to identify any potential adjustments that might be needed for the sign regulations prior to Planning Commission review.*

**Response: Understood. We will make these signage revisions for the separate sign permit.**

8. *Landscape Design Issues – Kelly Bish*

Multiple Pages

- A. Why isn't the sidewalk a consistent width?*

**Response: Sidewalk width has been updated to be consistent.**

Sheet 5

- B. Update the landscape tables as noted.*

**Response: Landscape tables have been revised as requested.**

- C. Remove the sod along the E. Colfax Avenue buffer as noted where the shrubs are being provided. Update the Water Zone Table accordingly to address the removal of the high water use sod.*

**Response: This area has been revised as requested.**

- D. Add a tree where noted as there appears to be no encumbrances preventing one in this location.*

**Response: There is a fire hydrant at this location now. Per City of Aurora standard TE-13.3, a tree is not allowed in this location.**

- E. Turn off the old curb and curb cut information since it is being modified.*

**Response: This has been revised as requested.**

- F. Review the street frontage buffer area for N. Altura. 29 shrubs have been provided. Two trees or 20 shrub equivalents are required along with the 25 shrubs i.e. 10 shrubs per 40 LF. Because no trees are being provided, a total of 45 shrubs are required. If this is not possible an adjustment should be requested, a hardship expressed, and mitigating measures offered to offset the adjustment request.*

**Response: Additional shrubs have been provided.**

- G. The grasses are only one gallon and therefore three of these equal one shrub. Grasses are technically not permitted as buffer plant material but will be permitted in this location to help screen the transformer.*

**Response: Acknowledged. Thank you for allowing us to count grasses/perennials as a shrub substitute to screen the transformer.**

Sheet 2.3

- H. *Provide a detail/elevation of the proposed screen wall trellis for the western side of the building being used to screen the building mounted utilities.*  
**Response: Details have been added to the site details sheet.**

**Referral Comments from Other Departments and Agencies**

9. *Life Safety – Jon Van Essen*

- A. *Please add a note to state compliance to the 2015 IFC Amendment 66-33 limiting Fuel Dispensing Facilities Stations to within 500 feet of an E; I; or R-4 Occupancy.*  
**Response: Note has been added to the vicinity map within the cover sheet.**

- B. *(Sheet 2.1) I believe this is currently a 26' Public Access, Fire Lane and Utility Easement. Please relabel (see redlines for exact location).*  
**Response: Label has been updated to reflect the text from this comment.**

10. *Public Works – Kristin Tanabe*

- A. *The site plan will not be approved by public works until the preliminary drainage letter/report is approved.*  
**Response: Understood. Drainage letter/report revisions are being made and will be resubmitted soon.**
- B. *How is there an existing light along Drive Lane A? This site is constructing the access road.*  
**Response: Callout has been updated.**

11. *Real Property – Maurice Brooks*

- A. *There are some easement issues. See the comments on the document(s). Contact Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) for the easement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed, and ready to record. Send in the updated Title Commitment to be dated to be within 120 calendar days of the plat approval date.*  
**Response: We are beginning to work on the easement releases. The title commitment has been updated and we understand that a new one may be required if plat approval does not happen within 120 days of the new title commitment date.**

**Site Plan (see redlines for specific locations – comments apply to all sheets)**

- B. *Check the subdivision name information.*  
**Response: Subdivision name has been updated.**
- C. *Add "Subdivision" to subdivision names listed in the site plan.*  
**Response: Text has been updated on all sheets.**
- D. *Add: by separate document for easements dedicated by separate document.*  
**Response: Text has been updated on all sheets.**
- E. *Label all easements and label them correctly for their specific use.*  
**Response: Easements should all be labeled correctly.**
- F. *Dedicate the Drive Lane A easement by separate document.*  
**Response: Text has been updated on all sheets.**
- G. *Delete extra words in easement descriptions.*  
**Response: Text has been updated on all sheets.**

H. *Property lines in the site plan must match the property line distance in the plat.*  
**Response: Property line dimensions match the plat.**

I. *Add the Lot 2 and Lot 3 distances.*  
**Response: Lot 2 and Lot 3 bearings and distances have been added.**

Plat (see redlines for specific locations and additional editing requirements)

Sheet 1

J. *Lots, 1, 3, and 4, Block 8, Citadel on Colfax Subdivision Filing No. 1, according to the plat thereof recorded 11/7/2018 at Reception No. D8109331, Arapahoe County records and located in.*

**Response: Dedication statement has been revised.**

K. *Demonstrate an approximate ½ mile radius within the vicinity map.*  
**Response: Vicinity map has been updated to about ½ mile radius around the Murphy site.**

L. *Add the street names within ½ mile of the site on the vicinity map.*  
**Response: Street names have been added to vicinity map.**

M. *Add City, County, and State designations in the legal description.*  
**Response: Legal description has been updated.**

N. *Update note 5 to be within 120 calendar days of the plat approval date.*  
**Response: Title commitment has been updated and the plat has been revised. If the plat is not approved within 120 days of the new title, we'll work with Murphy and the city to get this updated.**

O. *Add the name, match the Deed of Trust information to the mortgage holder.*  
**Response: Name has been added to match the Deed of Trust information.**

Sheet 2

P. *Add "Subdivision" to subdivision names listed in the plat.*  
**Response: Labels have been revised.**

Q. *Be consistent with the naming of the easements in the plat document.*  
**Response: Easement names have been updated to be consistent.**

R. *Begin the off-site easement process soon – Contact Andy Niquette ([aniquette@auroragov.org](mailto:aniquette@auroragov.org)) to start*  
**Response: Understood. We will begin looking into the off-site easement process.**

S. *Begin the easement release process. Contact Andy Niquette ([aniquette@auroragov.org](mailto:aniquette@auroragov.org)) for the easement concerns.*  
**Response: Understood. We will begin looking into the easement release process.**

T. *Send in the recorded copy of the release of this private easement.*  
**Response: A recorded copy of the release of private easement will be sent after recordation.**

12. *Traffic Engineering – Briana Medema/Kyle Morris*

A. *Minor comments on TIS. Please resubmit.*  
**Response: TIS will be submitted within this resubmittal.**

Sheet 2

- B. *Move stop signs closer to ADA ramps.*

**Response: Western stop sign has been placed before the crosswalk to provide a safe path for pedestrians to cross. The eastern stop sign cannot be moved any further south due to the proposed storm curb inlet.**

- C. *Provide Do Not Block Intersection striping per MUTCD Figure 3B-18, Option C, single x striping.*

**Response: Striping has been added and called out per MUTCD standard figures and details.**

- D. *Provide crosswalk striping.*

**Response: Crosswalk striping has been added within Drive Lane A.**

Sheet 5

- E. *PEAT, PIMU, CACL, HESE, and PAVI will not be permitted within sight triangles due to COA sight triangle height restrictions.*

**Response: Understood. Visibility triangles are shown on landscape plan.**

- F. *Tree at this location does not meet COA STD TE-13.3.*

**Response: There is a fire hydrant at this location now. As well as COA STD TE-13.3 does not allow a tree in this location.**

- G. *Show additional sight triangles per COA STD TE-13. Show these sight triangles on the site plan as well.*

**Response: Sight triangles have been shown.**

13. *Utilities Department/Aurora Water – Steve Dekoskie*

Sheet 4

- A. *A backflow prevention device is required for the water line serving the hose bib.*

**Response: Internal backflow preventor device has been shown.**

- B. *Grease interceptors must be included on the plumbing pages of the building plans.*

**Response: Grease interceptors must be included on the plumbing pages of the building plans.**

- C. *Water meters are required to be in a landscaped area, 2' from the edge of any concrete. A water fixture unit table will be required with the civil plans to verify the meter size.*

**Response: Water meter has been placed 2' off the top back of the curb. The water fixture unit table is included within our drainage report and CD set.**

14. *Colorado Department of Transportation – David Dixon*

- A. *See attached letter.*

**Response: Responses have been provided directly on CDOT letter.**

Sincerely,  
**GALLOWAY**



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