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February 18, 2021

Mr. Jacob Cox
Office of Development Assistance
15151 E. Alameda Parkway
Aurora, Colorado 80012

SUBJECT: Submittal of Site Plan Application – Block 1, Lot 1, 7-Eleven
North Gun Club Road & E. 6th Parkway
Aurora, Colorado 80016
Pre-Application Meeting #1447442

Dear Mr. Cox:

On behalf of 7/11, EES is pleased to submit our Site Plan and CUP application and required documents to your office for consideration as we continue the process of seeking City of Aurora approvals of our intended development. The intent of this project is to develop the 1.28-acre parcel known as Block 1, Lot 1, Cross Creek Filing No. 1. The project site was previously an undeveloped lot adjacent to East 6th Parkway. This application constitutes the first submittal of the Site Plan and Conditional Use submittals specific to Block 1, Lot 1 and includes the development of a proposed 7-Eleven Gas Station with Convenience Store and Car Wash (6,100 sf – 0.11 FAR) and associated parking, drives and landscaping.

A pre-application meeting held via. conference call due to COVID-19, was held on April 23, 2020, and the feedback from the City of Aurora received by EES May 7, 2020 was utilized in the development of these documents. Modifications per that call are included in this application. A formal response to planning comments will accompany this submittal, which guided the development of this application.

As part of this submittal, Conditional Use criteria must be met in order for the motor vehicle wash use, fueling station use and 24-hour operation to be approved. The project site falls within the Cross Creek PA-C1 Master Plan and the lot is being platted with the Cross Creek 1st Avenue Plat currently under review. As part of the preliminary plat and master plan process a traffic study was conducted in order to ensure the surrounding roadways can handle the anticipated traffic. As part of this submittal, a traffic compliance letter was provided to show compliance with the full traffic impact study. Further, the proposed uses will not change the predominant character of the surrounding area. Measures will be taken in order to ensure noise and light generated from the site will not adversely affect the surrounding community.

For the conditional use of the motor vehicle wash use component all standards within the UDO were met in order to prepare the plan set. It is consistent with the Comprehensive Plan, which designates this property as a Commercial Hub and supports Commercial/Retail uses along primary streets and serve the daily needs of the residents. This use will provide a needed service to the surrounding community. The size, scale, height, density, and traffic impacts of the proposed use are compatible with the existing and planned uses. The large setback relative to E. 6th Parkway also reduces the impact of each of these factors from the surrounding



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community. The proposed use will not change the predominant character of the surrounding area. A traffic impact study was conducted as part of the master plan and preliminary plat in order to ensure the proposed use will not adversely affect the surrounding area. A traffic compliance letter has been provided as part of this submittal. There will be no request to change the zoning of the proposed lot. The application mitigates any adverse impacts to the surrounding area to the highest degree by complying to various site restraints. The site is graded to be ADA compliant and site runoff conforms with the Master Drainage Study and will not impact the surrounding area. The design team worked with the underlying developer to establish utility tap locations to minimize the need to cut service lines into a new road; further reducing adverse impacts to the surrounding areas.

For the conditional use of the fueling station component all standards within the UDO were met in order to prepare the plan set. It is consistent with the Comprehensive Plan, which designates this property as a Commercial Hub and supports Commercial/Retail uses along primary streets and serve the daily needs of the residents. This use will provide a needed service to the surrounding community. The size, scale, height, density, and traffic impacts of the proposed use are compatible with the existing and planned uses. The large setback relative to E. 6th Parkway also reduces the impact of each of these factors from the surrounding community. The proposed use will not change the predominant character of the surrounding area. A traffic study was conducted in order to ensure the proposed use will not adversely affect the surrounding area. There will be no request to change the zoning of the proposed lot. The application mitigates any adverse impacts to the surrounding area to the highest degree by complying to various site restraints. The site is graded to be ADA compliant and site runoff conforms with the Master Drainage Study and will not impact the surrounding area. The design team worked with the underlying developer to establish utility tap locations to minimize the need to cut service lines into a new road; further reducing adverse impacts to the surrounding areas.

For the conditional use of the 24 hour use component all standards within the UDO were met in order to prepare the plan set. It is consistent with the Comprehensive Plan, which designates this property as a Commercial Hub and supports Commercial/Retail uses along primary streets and serve the daily needs of the residents. This use will provide a needed service to the surrounding community. The size, scale, height, density, and traffic impacts of the proposed use are compatible with the existing and planned uses. The large setback relative to E. 6th Parkway also reduces the impact of each of these factors from the surrounding community. The proposed use will not change the predominant character of the surrounding area. A traffic study was conducted in order to ensure the proposed use will not adversely affect the surrounding area. There will be no request to change the zoning of the proposed lot. The application mitigates any adverse impacts to the surrounding area to the highest degree by complying to various site restraints. The site is graded to be ADA compliant and site runoff conforms with the Master Drainage Study and will not impact the surrounding area. The design team worked with the underlying developer to establish utility tap locations to minimize the need to cut service lines into a new road; further reducing adverse impacts to the surrounding areas.

We look forward to seeing this project through to completion, recognizing that this application is the first step in the process towards working with the City to reach the mutually beneficial project



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goals. If there are any questions or concerns, please feel free to contact me directly via phone 303-598-8338 or email david.iovinelli@ees.us.com. Thank you in advance.

Respectfully Submitted,

David Iovinelli - Project Civil Engineer
Entitlement and Engineering Solutions