

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



August 23, 2021

Chris Viscardi
KRF Idaho LLC
1509 York Street, Suite 201
Denver, CO 80206

Re: Initial Submission Review – King Soopers Fuel + Wells Fargo Drive-Thru ATM - Conditional Uses and Site Plan

Application Number: **DA-2279-00**

Case Numbers: **2021-6031-00; 2021-6031-01; 2021-6031-02**

Dear Mr. Viscardi:

Thank you for your initial submission, which we started to process on Thursday, July 29, 2021. We have reviewed your plans 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 remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Friday, September 10, 2021. Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. 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 and Zoning Commission public hearing date is tentatively set for Wednesday, October 27, 2021. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7259 or amuca@auroragov.org.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ariana Muca".

Ariana Muca, PLA
Planner I

cc: Jessica Greenough - Galloway & Company, Inc. 6162 S Willow Drive Ste 320 Greenwood Village, CO 80111
Ariana Muca, Case Manager
Scott Campbell, Neighborhood Services
Daunte Rushton, ODA
Filed: K:\\$DA\2279-00rev1.rtf



First Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Extensive Tree Mitigation is required for this site and must be identified on plans (Forestry).
- Must complete the application and gain approval from Xcel Energy (See letter attached).
- Please incorporate fire lane min. requirements (Fire and Life Safety).
- Traffic letter has several in regards to data and diagrams used (Traffic).

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No neighborhood comment received at this time.

2. Completeness and Clarity of the Application

2A. Adjustment must be stated clearly on the cover page. See example:

ADJUSTMENTS

MURPHY CREEK PA 9C, 13 AND 14 SITE PLAN WITH ADJUSTMENTS		
MURPHY CREEK GENERAL DEVELOPMENT PLAN Standard	PROPOSED STANDARD	JUSTIFICATION
Sec. 2.2 Architecture Chart – Garage Doors		
Max. % of garage door width to full width of elevation for two car garages: 45%	45.7% up for to a maximum of 60% of the homes.	<ul style="list-style-type: none">• An adjustment is needed to allow for 35-foot-wide homes on the lots.• A 35-foot-wide homes provide for additional side yard setbacks on the typical 52-foot-wide lot thereby creating more outdoor living space for the residents.• The proposed standard, although .7% greater than permitted, is in compliance with the Aurora Unified Development Ordinance Section 146-4.6-C.9 which states the garage door shall not occupy more than 47% of the total width of the front elevation.• The 35-foot-wide home provides for another home alternative while maintaining quality of design and compliance with the Murphy Creek GDP Architectural Design Standards

2B. In the Galloway Title block please make sure there is no color.

2C. Data Table needs to be labeled and number of stories add to the table. Planning recommends breaking the data table into required vs provided sections when warranted. See Example:

	REQUIRED	PROVIDED
MIN. FLOOR AREA PER DWELLING UNIT	1,100 SF	VARIES PER MODEL
MIN. LOT SIZE	4,000 SF	5,700 SF
MIN. LOT WIDTH	38 FEET (25' ON CUL-DE-SAC OR CURVED FRONTAGE)	50 FEET
FRONT YARD SETBACK	20 FEET	20 FEET
REAR YARD SETBACK	15 FEET	15 FEET
SIDE YARD SETBACK	5 FEET	5 FEET
CORNER SIDE SETBACK	10 FEET	
BUFFERS	25 FEET S. FLATROCK TRAIL	
	25 FEET S. JEWELL AVENUE	
PERMITTED ENCROACHMENTS	PER THE CITY OF AURORA UDO	

3. Architectural and Urban Design Issues

Site Plan

2 of 10

- 3A. The ADA point of travel has a diagonal hatch over it. Is this a proposed specialty pavement? Please add to legend or remove.
- 3B. Please add ingress and egress arrows to Fuel Station lot not just the ATM.
- 3C. Location all proposed monument signage.
- 3D. Please locate benches and waste receptacles on site.



3E. Number 14 in the legend is bike parking. I could not find it on the site plan – please add.

Elevations

7 of 10

3F. Add a key map for section cuts.

3G. Price signs are not permitted on the fuel canopy. Prices may be shown on monument signs.

Site Details

8 of 10

3H. Add monument signage details

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

Landscape Plan

Sheet 4 of 10

4A. Landscape comments will be forwarded to you upon receipt from our Landscape Architect. When you resubmit, please incorporate your revisions into the revised plans and include comment responses in the “comment response letter” required.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

5A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

Site Plan

2 of 10

5B. Permission from easement holder is required for any work and improvements within the easement.

5C. All permanent bmps require easements. Identify and label easement boundaries. Connection from the public right-of-way to drainage easement is required; identify on plans. Easement shall be able to accommodate future maintenance personnel and vehicle transit. - Typical for all existing/proposed bmps.

5D. Show all appropriate dimensions on site plan; including, but not limited to, drive aisles in the fueling area, setbacks and distances from pumps to curbs, so for.

5E. Site plan shall show connection from streets to building entrance.

5F. Show dimension. Provide smooth transition from the proposed to the existing infrastructure; proposed bottle neck transition seems odd.

5G. Identify what happens at the end for vegetated swale, is there a curb opening?

5H. Show and label all stop signs at ATM exit.

5I. Is flow coming from the pavement into the landscape area?

5J. Upgrades to existing curb ramp may be required to meet current ADA standards.

5K. Upgrades to existing curb ramp will be required to meet current ADA standards.

5L. Label all existing and proposed curb openings.

5M. Show and label cross pan.

5N. Consider alignment of ramps at driveway access point. There is an existing cross pan at this access point, how does this affect pedestrian accessibility path crossing the driveway?

5O. Curb ramp details will be required at final civil plans. Detail shown

Grading and Utility

3 of 10

5P. How is this pattern being created? Provide additional information on drainage, label all landscape grades.

5Q. Identify cross slope at swales (2% minimum).

5R. Show drainage pattern on drive aisles and all surfaces. Provide additional flow arrows to show typical drainage path and conveyance.

5S. What happens in this area drainage wise? How is drainage being conveyed to the detention pond?

5T. 2% minimum required.

5U. Clearly identify slopes on surfaces - reference minimum/maximum slope standards.

5V. Show grades on pavement - (1% max.).



- 5W. Identify and label slopes at flow line.
- 5X. Identify cross slope at swale (2% minimum).
- 5Y. Need detail for this area. Clearly identify how drainage is convey across the ramp.
- 5Z. Label landscape grades.
- 5AA. Show drainage pattern on drive aisles and all surfaces. Provide additional flow arrows to show typical drainage path and conveyance.
- 5BB. Show grade change across proposed driveways - shall be consistent with street grade.
- 5CC. Label slopes at access points.

Landscape Plan

4 of 10

- 5DD. All trees shall be minimum 10-feet away from manholes.

Site Details

8 of 10

- 5EE. Complete ramp detail will be required at final Civil Plan submittal. Include grade, elevations, curb radii, so for.

6. Traffic Engineering (Steven Gomez / 303-739-7336 / sgomez@auroragov.org / Comments in amber)

Cover Sheet

1 of 10

- 6A. Replace note with below: 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.

Landscape Details

2 of 10

- 6B. Show sight triangles per COA STD TE-13.1.
- 6C. Extend sidewalk and move ped ramp/add ped ramp and crosswalk markings.
- 6D. Based on TIS, vehicles would queue past the ATM exit lanes during the 2023/2040 PM peak hours.
- 6E. Show and label all stop signs at exit.
- 6F. Call out pavement markings.
- 6G. Add do not enter signs.
- 6H. Is this for pavement marking?
- 6I. Label Access type/movements.

Site Plan

5 of 10

- 6J. Show sight triangles per COA STD TE-13.1 - Applies to all driveways. Any proposed plants in the triangle must comply with City required vertical requirements. Up size / revise plants as necessary. Replace note: 'All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'.

Traffic Impact

- 6K. Check DRCOG forecasts for developing background traffic volumes. Use most conservative forecast to develop background traffic volumes
- 6L. Update 2023 and 2040 traffic volumes resulting from background traffic volume update and update 2023 and 2040 analyses
- 6M. See comments throughout report
- 6N. Label as full movement access
- 6O. SB vehicle queuing is shown to extend through ATM exit lanes.
- 6P. Remove sign if not shown on figure. All figures.
- 6Q. Need to show only one LOS and one lane for these movements.
- 6R. Remove LOS
- 6S. Remove, no delay for uncontrolled movements.



- 6T. Remove intersection, no queue for uncontrolled movements.
- 6U. What are DRCOG projections? Utilize most conservative.
- 6V. Growth over 2-years seems low.
- 6W. Delete graphic.
- 6X. See comments on figure 4-1.
- 6Y. Update traffic volumes and analyses to reflect comments.
- 6Z. Update traffic volumes and analyses to reflect comments.
- 6AA. Need to show only one LOS and one lane for these movements.
- 6BB. Need to show only one LOS and one lane for these movements.
- 6CC. Delete intersection.
- 6DD. Remove arrows and volumes for movements with no volumes.
- 6EE. Need to show only one LOS and one lane for these movements.
- 6FF. Not consistent with HCS summary sheet. Discuss LOS E movements/mitigation.
- 6GG. Label access movements/type i.e. full movement, RIRO, etc.
- 6HH. Update year to most current

7. Utilities (Ryan Tigera / 303-326-8867 / rtigera@auroragov.org / Comments in red)

Grading and Utilities Plan

3 of 10

- 7A. Sanitary sewer service lines require a double clean out.
- 7B. Label location of water quality swales and label private per drainage report. (typical).
- 7C. Confirm meter pit is located in the ROW. Please show the easement if located outside ROW.
- 7D. Line to be potholed prior to civil plan approval to determine material type and condition is adequate for public maintenance. As built do not show an additional 3/4 water service for this site.
- 7E. Show 8 inch DIP Water main in E Idaho Place.
- 7F. A fixture unit table will be required at time of civil plan submittal. If the fixture unit table states a 3/4 inch meter is adequate, this project may use the existing service. If the meter size is different, the existing service should be cut and capped at the main and a new water service shall be installed with the same diameter as the meter.

Landscape Plan

4 of 10

- 7G. Confirm no trees within the meter pit easement. If in ROW, provide 5 ft horizontal clearance from all trees.

8. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

Site Plan

2 of 10

- 8A. See comment to show accessible route to public way.
- 8B. See comment to provide fire lane signs.
- 8C. See comment to show accessible parking sign.
- 8D. See comment to revise knox box label.
- 8E. See comment to revise fire lane easement label.
- 8F. See comment for bollards in accessible isle.

Grading and Utility Plan

3 of 10

- 8G. See comment for cross slope in the accessible route.

Elevations

7 of 10

- 8H. See comment to show knox box.

Details

8 of 10

- 8I. See comment for updated fire lane and accessible parking signage.

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

9A. The only comment is adding: "City of Aurora" in the legal description on the first page of the site plan.

10. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple)

- 10A. Many trees will be affected by 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. And 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.
- 10B. 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.civicle.com/cms/One.aspx?portalId=16242704&pageId=16529352>
- 10C. Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. 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. The caliper inches that will be lost are 233", but only 71" would be required for planting back onto the site. The mitigation value is \$19,00.00.

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Austrian Pine	19	\$1,950.87		8
2	Crab Apple	7	\$390.81		3
3	Crab Apple	4	\$138.11		2
4	Austrian Pine	22	\$2,615.51		9
5	Littleleaf Linden	10	\$510.36		3
6	Austrian Pine	26	\$3,652.99		10
7	Austrian Pine	19	\$975.44		4
8	White Ash	14	\$0.00		0
9	Austrian Pine	26	\$2,739.74		8
10	Austrian Pine	19	\$1,463.16		6
11	Hawthorn	13	\$1,079.96		4
12	Austrian Pine	21	\$1,191.58		4
13	White Ash	10	\$321.93		3
14	Blue Spruce	16	\$1,639.85		6
15	Hawthorn	7	\$322.21		2
Total		233	\$18,992.53		71

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.

11. Arapahoe County (Sarah White / 720-874-6500)

11A. No Comments

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

12A. See below for comments.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.571.3306
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

August 15, 2021

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Ariana Muca

Re: King Soopers Fuel + Wells Fargo Drive-Thru ATM, Case # DA-2279-00

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **King Soopers Fuel + Wells Fargo Drive-Thru ATM**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities within the subject property. The property owner/developer/contractor must complete the application process for any new natural gas or electric service via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect), or modification to existing facilities including relocation and/or removal. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformer) – be sure to contact the Designer and request that they connect with a Right-of-Way Agent.

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.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com