

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



May 13, 2021

Chase De La Houssaye
7-Eleven Inc
5600 S Quebec St Ste 3108
Greenwood Village, CO 80111

Re: 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**

Dear Mr. De La Houssaye:

Thank you for your initial submission, which we started to process on April 19, 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 June 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. Please note that fees in the amount of \$20,118.00 are due in full before the second review of the application can start.

Your estimated Planning Commission hearing date is still set for Wednesday, July 14, 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, to include checking with adjacent builders if development activity and/or sales are taking place on properties adjacent to your site.

As always, if you have any comments or concerns, please call me at 303-739-7266 or send me an email at cdalby@auroragov.org.

Sincerely,

Claire Dalby, Planner II
City of Aurora Planning Department

cc: David Lovinelli, Entitlement & Engineering Services Inc
Scott Campbell, Neighborhood Services
Britanny Vigil, ODA
Filed: K:\SDA\1594-08rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- **Fees in the amount of \$20,118.00 are due in full before the second review can occur.**
- Review and address all formatting and correctness comments from all departments.
- Include additional detail on outdoor patio area (see Item 4)
- Provide additional architectural interest to the submitted elevations to comply with both UDO and Master Plan requirements (see item 5)
- Clarify signage area allowance (see Item 6).
- Review all comments from Landscaping, Engineering, Traffic, Fire / Life Safety, Forestry, and Aurora Water and make all requested changes to the Site Plan.
- Work with Real Property on the dedication of all easements by separate document (see Item 12).

PLANNING DEPARTMENT COMMENTS

Planning Issues (Claire Dalby / 303-739-7266 / 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.

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.

3. Completeness and Clarity of the Application

- 3A. Update title to read “Conditional Uses”
- 3B. Remove Fire Protection, Sanitary Sewer, Water, Storm Sewer, Electric/Natural Gas contacts.
- 3C. Include “and 24 hour use adjacent to residential”
- 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
- 3E. Ensure the sheet numbering is consistent (remove “P0.0, P1.0, etc. and replace with 1, 2, etc.)
- 3F. Ensure all required site plan notes are included on the cover sheet (to be included in a separate email with Word file)
- 3G. Label the zone district on the site plan sheet.
- 3H. Dimension the c-store and car wash buildings.
- 3I. Revise required parking spaces (12 required – 3 spaces per 1,000 gfa)
- 3J. Include bicycle parking in the data block (at least 5% of required automobile parking spaces – minimum of 2 U-racks)

4. Streets, Pedestrian Connectivity, and Amenities

- 4A. Dimension outdoor 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.
- 4C. Include bicycle rack detail – ensure the racks meet the design requirements of the master plan.
- 4D. Please include a pedestrian connection from the east side of the C-store to the car wash.



5. 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.

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.

Table 4.8-8				
Façade Character Elements for Four-Sided Building Design				
		Mixed-Use and Multifamily Residential Districts		
	BUILDING FACE	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE
Massing				
	General	3	2	1
Wall off-set (min. 3 ft.)				
Wall/parapet height change (min. 3 ft.)				
Roof form change				
Upper floor setback				
Wall notch (min. 12 in.)				
Materials				
	General	2	2	1
Change in material				
Change in color				
Change in texture				
Use of masonry (min. 40% of façade)				
Use of panelized materials (min. 40% of façade)				
Variety of window sizes				
Transparency and glazing (min 70% transparent glass)				
Human Scale				
	General	3	2	1
Architectural detailing				
Display cases on ground floor (for mixed-use)				
Building-mounted lighting fixtures				
Awnings or shutters				
Entry definition (pronounced massing/roof form, stoop, porch, etc.)				
Building corner enhancements				
Wall art				
Balconies				
Landscape wall/decorative screen for vines				

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

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

6. 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.

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.

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

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



8. Addressing (Phil Turner / 303-739-7271 / pturner@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 is 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.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Sheet 1

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

Sheet 2

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

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

9D. Label cross pan

9E. Dimension "existing" sidewalk

Sheet 3

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

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

9H. Min 1% slope for asphalt pavement

Sheet 4

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

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

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

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

Sheet 2

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

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.

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

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) to start the process. Match the plat for the dimensions and labels for the boundary of the Lot.

Various Sheets

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

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

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



- 12E. Label the easement (2 locations)
- 12F. Add Lot, Block, Tract and Subdivision name (2 locations)
- 12G. Cover this water meter with a Utility easement. Confirm size with Aurora Water (2 locations)

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

Sheet 1

13A. This changes per project. Please remove.

Sheet 2

- 13B. Can meter be relocated in tree lawn with 10 ft horizontal from hydrant? If in ROW, this removes the easement requirement.
- 13C. Confirm water, storm and sanitary stub locations with master developer to avoid a street cut in newly paved public road. (typ)
- 13D. Does car wash require a sanitary service line for domestic wastewater flows?
- 13E. Can meter be located in tree lawn in ROW?
- 13F. Fixture unit table will be required at civil plans to confirm meter size.
- 13G. 2-inch water meter requires a domestic service allocation agreement prior to generating meter fees.

14. Tri-County Health (Kathy Boyer / 720-2001575 / landuse@tchd.org)

Please see attached comment letter.

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

Please see attached comment letter.

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

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

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

Please see attached comment letter.



May 6, 2021

Claire Dalby
City of Aurora Planning and Development Services
15151 E. Alameda Parkway
Aurora, CO 80012

RE: 7-Eleven at Cross Creek – Three Conditional Uses and Site Plan, DA-1594-08
TCHD Case No. 6934, 6935, 6936, 6937

Dear Ms. Dalby,

Thank you for the opportunity to review and comment on the three conditional uses for a fueling station in a R-2 Zone district, a car wash, and for 24-hour operations adjacent to residential, and a site plan for a 4,000 square-foot convenience store with a fueling canopy and a 2,100 square foot car wash, located on the Northeast Corner of East 6th Parkway and Gun Club Road. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

Community design to support walking and bicycling

Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, TCHD strongly supports community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network. Increasing multi-modal transportation has additional co-benefits including improved air quality, which can reduce contributions to climate change and exposure to pollutants associated with a number of health problems including asthma, lung cancer, and heart disease.

Onsite Bicycle Amenities:

TCHD encourages the applicant to consider including bicycle amenities such as bicycle racks for patrons to the building.

Sand/Oil Interceptor

Wastes from car washes, parking garages and auto shops contain petroleum byproducts, oils and sand/grit that can interfere with the operation of wastewater treatment plants, or pass through to receiving waters. Regulations that control these wastes fall under provisions of the Industrial Pretreatment's, Petroleum, Oils, Grease and Sand Program (POGS). The applicant should contact the local water and sanitation

district to determine whether the facility is required to have a sand/oil interceptor installed to protect the wastewater treatment system and environment. A proposed sand oil interceptor is shown on the plans included with this submittal.

Underground Storage Tanks - Removal

Demolition of the fuel pumps will require removal of the underground storage tanks. Leaking underground storage tanks have the potential to contaminate the soil and groundwater around the tank. The Environmental Protection Agency (EPA) and the Oil Inspections Section of the Colorado Department of Labor and Employment's Division of Oil and Public Safety regulate underground storage tanks. The Oil Inspections Section (OIS) can be reached at (303) 318-8547, or information can be obtained from the web site <https://www.colorado.gov/ops>.

Food Service Plan Review

TCHD reviews plans for new and remodeled retail food establishments to reduce the risk of food borne illnesses. Plans for all new and remodeled retail food establishments must be reviewed by TCHD for compliance with Colorado Food Code and approved by the Department before the start of construction. Currently the business is a licensed retail food establishment. If any modifications to the retail food business are proposed, the applicant shall submit plans for the proposed food establishment to our Administration Office at 6162 S Willow Drive, Suite 100, Greenwood Village, along with the Plan Review Specification Packet found at <http://www.tchd.org/DocumentCenter/View/2094>. More information can be found at <http://www.tchd.org/246/Restaurants-Grocery>. We recommend a review of the plans by TCHD be completed before the County issues a building permit for the construction.

The applicant may call TCHD's Plan Review Hotline, at our Aurora office by phone at 303-363-3055 or in person at 15400 E. 14th Place, regarding requirements for, and scheduling a plan review. Instructions for opening a retail food establishment can be found on line at TCHD's web site at <http://www.tchd.org/DocumentCenter/View/315>.

Noise – Site Location

Regular exposure to elevated sound levels can have a negative impact on both physical and mental health by increasing the risk of stress, hearing impairment, hypertension, ischemic heart disease, and sleep disturbance. Due to the site location being near residential and is seeking to operate 24-hours, the proposed project may be subjected to elevated noise levels. A noise analysis should be considered to evaluate this potential impact on the proposed use. TCHD recommends that the applicant consider how noise mitigation measures could aid in the mitigation of nuisance noises. These measures could include setbacks, sound walls, vegetative barriers, construction design, operational practices, or similar measures.

Please feel free to contact me at 720-200-1537 or pmoua@tchd.org if you have any questions on TCHD's comments.

7-Eleven at Cross Creek – Three Conditional Uses and Site Plan
May 6, 2021
Page 3 of 3

Sincerely,

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke at the end.

Pang Moua, MPP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Dylan Garrison, TCHD



Right of Way & Permits

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

May 8, 2021

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

Attn: Claire Dalby

Re: 7-Eleven at Cross Creek, Case # DA-1594-08

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **7-Eleven at Cross Creek**. Please be aware PSCo owns and operates existing underground electric distribution facilities along the west property line. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. 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 (i.e. transformer) – be sure to ask the Designer to contact a Right-of-Way & Permits 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 / Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com