

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



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November 16, 2021

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

Re: Second Technical 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 second Technical submission, which we started to process on November 5, 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.

Important Landscape issues remain. Because this has received Planning Commission approval and the approval stipulates that all comments must be resolved during the technical review. That includes the landscape comments that are included with this current review. The Landscape Reviewer had asked previously for buffer dimensions on plans and did not receive them. There has also been changes to the site plan from Planning Commission. There are more parking stalls that were not approved at hearing.

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.

As always, if you have any comments or concerns, please call me at 303-739-7259 or send me an email at amuca@auroragov.org.

Sincerely,

Ariana Muca, Planner I
City of Aurora Planning Department

cc: David Lovinelli, Entitlement & Engineering Services Inc
Scott Campbell, Neighborhood Services
Britanny Vigil, ODA
Filed: K:\\$DA\1594-08tech2.rtf



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Because this has received Planning Commission approval and the approval stipulates that all comments must be resolved during the technical review. That includes the landscape comments that are included with this current review. (Landscape)
- Minor edits to the site plan verbiage. (Real Property).

PLANNING DEPARTMENT COMMENTS

Planning Issues (Ariana Muca / 303-739-7259 / amuca@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. Completeness and Clarity of the Application

2A. No further comments.

3. Streets, Pedestrian Connectivity, and Amenities

3A. No further comments.

4. Architectural and Urban Design Issues

4A. No further comments.

5. Signage Issues

5A. No further comments.

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

6A. This plan has received Planning Commission approval and therefore must address all technical comments prior to final recordation. The following items are still outstanding.

Sheet 4

6B. Because both streets are required to meet the curbside landscape requirements and may not have sod, provide the square footage of curbside landscaping for each street as well as the required and provided shrub totals. One shrub per 40 sf of curbside landscape.

6C. Code requires a variety of plant material in terms of height, color and width. Only one shrub species is proposed with the N. Gun Club Road street frontage.

6D. A tree is required at the terminis of every parking row and will help provide shade to the employee break area.

6E. Building perimeter landscaping must occur on the east face and is still not being met.

6F. Update the landscape tables where indicated.

6G. This island does not satisfy the building perimeter requirement, but does meet the requirement to terminate each parking row with a tree.

7. Addressing (Phil Turner / 303-739-7271 / pturner@auroragov.org)

7A. No further comment.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Sheet 1

9A. No further comments.

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

9A. No further comments.

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

10A. No further comments.

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

11A. See the red line comments on the site plan amendment.

Sheet 2

11B. If the Reception Number is not available, then change this to: "Proposed" otherwise you'll need to wait on the recording info in order to approve this Site Plan amendment. This note is in four instances on the site plan.

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

12A. No further comments