



Planning Division
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June 9, 2021

Andrew Lucio
Flite Banking Centers LLC
8955 Katy Freeway Suite 107
Houston Tx 77055

Re: Initial Submission Review – Flite Banking ATM at Walmart at Gateway - Conditional Use and Site Plan Amendment
Application Number: **DA-1174-79**
Case Number(s): 2006-6014-09; 2003-6014-08

Dear Mr. Lucio:

Thank you for your initial submission, which we started to process on May 20, 2021. We 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 June 18, 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.

As always, if you have any comments or concerns, please give me an email. I may be reached at amuca@auroragov.org.

Sincerely,

Ariana Muca, Planner I
City of Aurora Planning Department

Attachments: Xcel Energy

cc: Ariana Muca, Case Manager
Scott Campbell, Neighborhood Services
Cesarina Dancy, ODA
Filed: K:\SDA\1174-79rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The Site Grading Plan needs to be included in this submission.
- Traffic Letter needs to be uploaded separate from Site Plan.
- Remove sheets EE1.0, SE1.0, and SS1.0 as they are part of the Civil and building permits sets, not the Site Plan.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Referrals were sent to ten neighbors. No comments were received.

2. Completeness and Clarity of the Application (pdf comments in red)

2A. Please number the sheets as "Sheet X of Y" on the bottom of each sheet. The type of sheet can be retained, but it is important to be clear on the sheet number and total number of sheets.

2B. Add Project Data Table to Cover Sheet. See example below:

DATA BLOCK

LAND AREA WITHIN PROPERTY LINES	1.5146 AC.
NUMBER OF BUILDINGS	1
BUILDING HEIGHT	28'-4"
TOTAL BUILDING COVERAGE AND GFA	10,393 S.F. (15.75 %)
HARD SURFACE AREA	23,704 S.F. (35.93 %)
LANDSCAPE AREA	23,986 S.F. (36.36 %)
SIDEWALKS AND PATIOS	7,893 S.F. (11.96 %)
PRESENT ZONING CLASSIFICATION	E-470 CAC
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	210.75 SF *
PROPOSED TOTAL SIGN AREA	210 SF
PROPOSED NUMBER OF SIGNS	3
PROPOSED MONUMENT SIGN	1
PROPOSED MONUMENT SIGN AREA	8 SF PER SIDE
PARKING SPACES REQUIRED	47
PARKING SPACES PROVIDED	57
ACCESSIBLE SPACES REQUIRED	3
ACCESSIBLE SPACES PROVIDED	3
LOADING SPACES REQUIRED	1
LOADING SPACES PROVIDED	1

* ALLOWABLE SIGNAGE CALCULATION:

121.5' FRONTAGE
100LF X 2 = 200 SF
21.5LF X 0.5 = 10.75 SF
TOTAL = 210.75 SF

3. Landscaping Issues (Chad Giron / 303-739-7185 / cgiron@auroragov.org / PDF comments in teal)

Approved, no further review required but one suggestion.

Site Plan

Sheet A2.0 5 of 10

3A. Please consider adding a row of deciduous flowering shrubs in the adjacent landscape area if possible.

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

4A. 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 file 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

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

5A. No grading plan was submitted. Positive drainage needs to be provided around the ATM island.

6. Traffic Engineering (Brianna Medema / 303-739-7309 / bmedema@auroragov.org / Comments in amber)

6A. Provide Traffic Letter as a separate document not as part of the site plans. Traffic Letter shall conform to City Standards. Provide as separate document, 8.5"x11" letter format with explanation text, signed & sealed by a PE in CO. See COA TIS Guidelines document. Cannot approve as shown (embedded into Site Plan). Include as a note on this plan the minimum storage per the traffic Letter. Appears storage is sufficient for peak hour of 4.7 transactions per hour during the afternoons.

Cover Sheet

6B. Key Notes need relocated to Sheet A2.0.

Site Plan

Sheet A1.12 of 10

6C. Is this peak hour? Peak hour rates are what Traffic analysis are based on. Typically PM peak is governing for ATMs.

Site Plan Enlargements

Sheet A2.0 5 of 10

6D. Provide turning templates - Does outbound traffic only have right turn option? Can a vehicle make a left turn into the queuing area?

7. Fire / Life Safety (Ted Caviness/ (303) 739-7489 / taciness@auroragov.org)

7A. Approved, no further review required.

8. Water/Utilities (Nina Khanzadeh / nkhanzad@auroragov.org)

8A. Approved, no further review required.

9. City Forester (Becky Lamphear / 303-739-7177 / rlamphea@auroragov.org)

9A. Approved, no further review required.

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

10A. Approved, no further review required.

11. Xcel Energy (Donna George / donna.l.george@xcelenergy.com)

18A. See attached comment letter.



Right of Way & Permits

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

June 4, 2021

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

Attn: Ariana Muca

Re: Flite Banking ATM at Walmart at Gateway, Case # DA-1174-79

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the condition use and site plan amendment documentation for **Flite Banking ATM at Walmart at Gateway**. The property owner/developer/contractor must complete the application process for any new electric service 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 may need to be acquired by separate document (i.e. transformers) – be sure to ask the Designer to contact a Right-of-Way & Permits Agent in this event.

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.

No resubmittals necessary.

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