

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



September 28, 2021

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

**Re: Second 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 second submission, which we started to process on Tuesday, September 14, 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 as well as hold a neighborhood meeting. Please revise your previous work and send us a new submission on or before 5pm Wednesday, October 13, 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](mailto: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\2279-00rev2.rtf



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- A neighborhood meeting will be required before Planning Commission (Planning).
- The submittals need to be flattened the AutoCad SHX text cannot be on the pdfs (Planning).
- There are plants without labels and labels without plants (Landscape).
- Several easement and plat issues remain (Real Property).
- Aurora Forestry cannot approve plan until tree mitigation has been paid (Forestry).

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions, Comments and Concerns

- 1A. One neighborhood comment. From the Village East Neighborhood Association (VENA), email [seamus12@comcast.net](mailto:seamus12@comcast.net). A recommendation for a neighborhood meeting with the Village East Neighborhood Association is recommended before Planning Commission. Please work with Planning and Neighborhood Services to get a meeting scheduled.
- “The Village East Neighborhood Association requests that the a lighter color be used for the structures in the fueling stations. We are also concerned about the traffic impacts of a permitted left turn out of the fueling station with the heavy volume of traffic that currently exists from eastbound traffic on Idaho coming from the nearby Costco. Traffic studies often times are too optimistic and often times result in more traffic congestion then predicted. A right in right out may be a better overall traffic pattern for the fueling station. That is what is suggested for the ATM section of the site plan. We don't see a full access to and from the fueling station working on weekends with the amount of current traffic to and from the Costco site. Thank you. Sincerely yours, Arnie Schultz”

#### 2. Completeness and Clarity of the Application

- 2A. There are over 250 AutoCad SHX text comments on the site plan file. This file needs to be flattened for next submittal. Having floating text makes it harder for reviewers to give comment.
- 2B. Make the property line heavier. It is getting lost on the site plan.
- 2C. The adjustments that you have listed are not part of the UDO but will need to be an agreement with Public Works. You can delete the adjustment from you site plan and introduction letter. There are no adjustments from a planning perspective.

ADJUSTMENTS		
KING SOOPERS FUEL #30 SITE PLAN AND CONDITIONAL USE WITH ADJUSTMENTS		
GENERAL UDO STANDARD	PROPOSED STANDARD	JUSTIFICATION
SECTION 3.60 OF THE TCM STATES THE FOLLOWING: ON SITE DETENTION IS REQUIRED FOR ALL NEW DEVELOPMENT, EXPANSION AND REDEVELOPMENT.	BASED ON THE CONSTRAINTS OUTLINED IN SECTION IV OF THE DRAINAGE REPORT A VARIANCE IS REQUESTED TO UTILIZE THE EXISTING REGIONAL RETENTION POND TO MEET THIS REQUIREMENT.	THE PROPOSED COMPOSITE IMPERVIOUSNESS IS LESS THAN THE EXISTING COMPOSITE IMPERVIOUSNESS FOR THE SITE AND A SERIES OF GRASS SWALES IS PROPOSED TO PROVIDE SOME ADDITIONAL WATER QUALITY AND INCREASE TIMES OF CONCENTRATION. THE PROPOSED SITE WILL THEREFORE IMPROVE THE DRAINAGE CONDITIONS OF THE AREA AND WILL NOT CAUSE ANY ADVERSE IMPACTS TO THE EXISTING POND OR SURROUNDING DEVELOPMENTS.
SECTION 3.70 OF THE TCM STATES THE FOLLOWING: PROVIDE MINIMUM WATER QUALITY CAPTURE VOLUME (EQCV) AS DESCRIBED IN VOLUME 3 OF THE USDCM. THE WQCV SHALL BE INCREASED BY 20% TO ACCOUNT FOR SEDIMENTATION.	BASED ON THE CONSTRAINTS OUTLINED IN SECTION IV OF THE DRAINAGE REPORT, A VARIANCE IS REQUESTED TO IMPLEMENT LID PRACTICES THAT PROVIDE A WQCV RUNOFF REDUCTION IN LIEU OF A TRADITIONAL WATER QUALITY TREATMENT DEVICE.	THE LID PRACTICES INCLUDE DESIGN OF THREE GRASS SWALES, WHICH WILL IMPROVE THE QUALITY OF STORMWATER THROUGH BIOLOGICAL UPTAKE.

- 2D.
- 2E. Requesting an operations plan to be inserted into the introduction letter. An explanation of delivery times to



understand potential traffic impacts on adjacent streets and neighborhoods as the trucks circulate.

### **3. Architectural and Urban Design Issues**

#### *Site Plan*

2 of 10

- 3A. To confirm there is no monument signage going on site? If there is the footprint and detail need to be added to site plans.

### **4. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright red)

#### *Landscape Plan*

Sheet 5 of 12

- 4A. The plant material in the northern buffer is supposed to "buffer" this use from the adjoining one. The flower stalk on the yucca plant may get 6' tall, but this is not a "buffering" plant. Consider Lilacs, Serviceberry, Viburnum, Burning Bush etc.
- 4B. Add the PEAT to the Plant Schedule.
- 4C. Remove labels that have not plants associated with them or add plants.
- 4D. Update the plant quantities associated with the plant labels where indicated.
- 4E. Add the street trees where indicated and make sure they are deciduous shade trees and not columnar.
- 4F. The shrubs/grasses provided in the Havana Street curbside landscape (tree lawn) may be left as is or they may be removed and changed to sod. Any curbside landscapes 10' or larger in width may be sod.
- 4G. Make sure to use the same plant material in the entire curbside landscape along E. Idaho Place for aesthetic consistency.
- 4H. Any shrubs provided within the E. Idaho Place curbside landscape must be 26' or less in height to be in compliance with the sight distance triangle as noted.
- 4I. Remove the utility notes as the city does not review construction drawings.
- 4J. Update the tables per the comments provided.

#### *Site Details*

Sheet 6 of 12

- 4K. Remove these utility notes as the city does not review construction drawings.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **5. Civil Engineering** (Julie Bingham/ 303-739-7306 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

- 5A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.
- 5B. Please remove AutoCAD SHX Text.

#### *Site Plan*

2 of 12

- 5C. Call out curb cut.
- 5D. Revise leader locations (typ).
- 5E. Where is the chase?
- 5F. Ramps on the opposite corners are required to be updated. An ADA path has a start and end point, upgrading only one end of the crossing leaves an incomplete ADA compliant path.

#### *Grading and Utility*

3 of 10

- 5G. Label landscape grades.
- 5H. Call out proposed easement.
- 5I. Min pavement slopes: 1% for asphalt and .5% for concrete.
- 5J. Min. slope away from the building is 5% for 10' landscape areas, min. 2% for impervious areas.
- 5K. Call out proposed easement
- 5L. Label swales as private (typ).
- 5M. Label private as indicated on the site plan.
- 5N. Add a note indicating who will maintain private water quality BMPs.



*Utility Plan*

4 of 12

- 5O. Label proposed easement in all areas identified on site plan.
- 5P. Remove callout.
- 5Q. Add a note indicating who will maintain private water quality BMPs.

*Landscape Plan*

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- 5R. Show proposed easement – two instances.

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

- 6A. Traffic comments will be forwarded to you upon receipt from our Traffic Department. When you resubmit, please incorporate your revisions into the revised plans and include comment responses in the “comment response letter” required.

6B.

**7. Utilities** (Ryan Tigera / 303-326-8867 / [rtigera@auroragov.org](mailto:rtigera@auroragov.org) / Comments in red)

*Grading and Utilities Plan*

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- 7A. Is this suppose to be 2%? See Sections.

*Landscape Plan*

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- 7B. Confirm there is a utility conflict with the water service line here.

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

- 8A. No further comments.

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

- 9A. Reducing the size of the Lot/Subdivision, by changing the boundary of existing plat and adding the proposed Right of Way. This will need to be a new plat. See the red line comments on the site plan. Any proposed easement located in the platting area may be dedicated by the plat. Just show and label accordingly. There is an existing 6' Gas easement that needs to be added to the site plan.

*Cover Sheet*

1 of 13

- 9B. Change this to the new subdivision name.
- 9C. Add comma as indicated in Basis of Bearing section.

*Site Plan*

2 of 13

- 9D. This Subdivision will need to be a new platin order to change the Lot line and dedicate the Right of Way line for the boundary. Please refer to the Subdivision Plat Checklist and adhere to the State Statues for Subdivisions.
- 9E. Dedicate this additional R.O.W. on the new plat.
- 9F. Add the boundary of the subdivision and show any differences between the 'record' and the 'as measured' bearings and distances, if any.
- 9G. Label and show the existing 6' Gas easement.
- 9H. This water easement may be dedicated by the new plat.
- 9I. This drainage easement may be dedicated by the new plat.
- 9J. Make the subdivision boundary line more bold and heavy.
- 9K. This name will change with the new plat.
- 9L. Add the area of the Lot.

**10. Forestry** (Rebecca Lamphear / 303-739-7139 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

- 10A. Aurora Forestry cannot approve plan until tree mitigation has been paid. 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.civiclive.com/cms/One.aspx?portalId=16242704&pageId=16529352>

**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. No new comments.