



385 INVERNESS PARKWAY, SUITE 190
ENGLEWOOD, CO 80112
(720) 773-2800

March 8th, 2021

City of Aurora
Office of Development Assistance
Attn: Laura Rickhoff
15151 E. Alameda Parkway, Suite 5200
Aurora, CO 80012
303.739.7345

RESPONSE LETTER

PRE-APPLICATION MEETING-HELD NOVEMBER 19, 2020

RE: Big Kahuna Car Wash
2390 S Chambers Rd
Aurora, CO 80014

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

Reviewer: Eric Sakotas and Kelly Bish

1. Touch Rule per UDO. This project triggers the need to ensure that all portions of the building conform to the current Code requirements which is called the touch rule. Projects that involve expansions of existing land uses or buildings, or that include a major conversion of use among major use categories, but that do not include the construction of new primary buildings, shall be required to bring the property into compliance.
 - a. **RESPONSE: We have reviewed Touch Rule per UDO and have confirmed compliance.**
2. Maintaining pedestrian access on adjacent private road, construction of the sidewalk on south side of private drive through Lot 3 will be required, which is currently shown on the Site Plan,
 - a. **RESPONSE: Affirmative, sidewalk complies.**
3. 25-foot landscape buffer along south property line to Wheel Park. Reductions in the buffer width are not permitted. The buffer shall contain one tree and 10 shrubs per 30 linear feet of buffer.
 - a. **RESPONSE: Affirmative, landscape complies.**



4. Prepare your landscape plans in accordance with the requirements found in the Landscape Reference Manual and the Unified Development Ordinance (UDO) and should follow Section 146-4.7 (Landscape, Water Conservation, Stormwater Management) of the UDO. Please make sure that the landscape architect or designer has a copy of these documents as well as our project specific comments.

a. **RESPONSE: Acknowledged**

NEIGHBORHOOD SERVICES LIAISON

Reviewer: Scott Campbell

5. Scott Campbell is the neighborhood liaison for the project. He has put together a report listing the registered neighborhood organizations within one mile of your proposed project (see pre-app notes for list) and can assist in scheduling and facilitating meetings with community member. Please work with the organizations that express interest in your project to address comments and mitigate concerns.

a. **RESPONSE: Acknowledged**

PARKS, RECREATION & OPEN SPACE DEPARTMENT (PROS)

Reviewer: Michelle Teller and Jacquie Chomiak

6. The proposal is directly adjacent to Wheel Park to the south. Whenever development occurs adjacent to a public park or open space, a 25' special landscape buffer is required. This buffer is measured from the property line in and may not be reduced or encroached into by any buildings, parking, or detention areas. The existing approved landscape plan had allotted 25' of buffer width which needs to be retained and may not be reduced. Please ensure that with the site plan amendment the project is meeting the current landscape planting quantities at 1 tree and 10 shrubs per 30 linear feet.

a. **RESPONSE: Acknowledged**

7. It was difficult to determine if the layout on the site would be impacting trees for this development. It seems that the southern lanes entering the car wash will be expanded, and in that case, trees will be impacted. Tree mitigation will be required if trees are removed for construction.

a. **RESPONSE: Acknowledged**

AURORA WATER

Reviewer: Ryan Tigera

8. Provide a fixture unit table on the civil plans to verify meter size
 - a. **RESPONSE: Will be identified in our CD submittal.**
9. A replat may be required depending on how domestic and irrigation service is provided to the site
 - a. **RESPONSE: Acknowledged**
10. A sand/oil interceptor constructed to the most current standards is required
 - a. **RESPONSE: Acknowledged**
11. A domestic allocation agreement will be required for connections 2" and larger.
 - a. **RESPONSE: Acknowledged**



PUBLIC WORKS DEPARTMENT

Reviewer: Brianna Medema

12. A Traffic Impact Study will be required with this development/modification. This study must include existing, buildout and 2040 average daily traffic counts, include detailed analysis of all site access points and intersection of Wesley Avenue and Chambers Road, analysis of pedestrian connectivity/trail system/crossing locations and a queuing analysis.
 - a. **RESPONSE: Traffic Impact Study will be included.**
13. Traffic Signal Escrow will be required for the intersection of Wesley Avenue and Chambers Road. A traffic signal easement shall be required at the intersection of Wesley Ave and Chambers Rd to accommodate the proposed traffic signal pole, underground conduits, pull boxes and signal control cabinet. Owner shall be responsible for payment of 25% of the traffic signalization costs for the above intersection, if and when traffic signal warrants are satisfied.
 - a. **RESPONSE: Acknowledged**
14. Queuing shall be located out of designated fire lanes and shared access points.
 - a. **RESPONSE: Acknowledged**
15. Add Do Not Enter signage to bailout lane.
 - a. **RESPONSE: Will be identified in our CD submittal.**
16. Designate a Public Access Easement along shared access road if not previously dedicated. A private cross-access agreement is recommended for maintenance and snow removal. The developer is responsible for establishing this agreement with the adjacent property owner.
 - a. **RESPONSE: Acknowledged**
17. ROW dedication may be required for an additional future right turn lane along Chambers Rd.
 - a. **RESPONSE: Per our traffic report a right turn lane is not required at this location.**

ENGINEERING DIVISION

Reviewer: Kristin Tanabe

18. Public improvements for this development include widening the sidewalks along Chambers Road to 10' and updating the curb ramps on both sides of the private drive. Coordination is required with the City's installation of the traffic signal at that intersection.
 - a. **RESPONSE: Understood. The existing sidewalk along Chambers Road has been widened to 10'.**
19. A preliminary drainage report shall be submitted with the site plan. On-site detention and water quality is required. Redevelopment triggers the need for detention on sites where detention was not previously provided.
 - a. **RESPONSE: A preliminary drainage conformance letter has been included as part of the resubmittal. Based on the initial findings of the drainage analysis it has been found that the proposed condition will have lower imperviousness value and produce less runoff than the historic condition.**
20. ROW/Easements/Plat: Please coordinate with the Real Property Division of Public Works for the dedication of any required easements. If a plat will be prepared for this development, the plat can cover the required easements.
 - a. Sidewalk easements may be required for a new sidewalk installed.
 - i. **RESPONSE: Sidewalk Easement is not required because the 10' widened sidewalk is within the public right of way.**
 - b. A drainage easement shall be required for any detention/water quality facilities on site. This drainage easement shall tie to a public way
 - i. **RESPONSE: The existing water quality and detention facilities are being utilized for this site; therefore no easements will be required.**



- c. Utility easements shall be required for any proposed water/sanitary sewer/public storm sewer located outside of public right-of-way.
 - i. **RESPONSE: Existing storm, water and sanitary utilities are being utilized for the site, therefore no easement are required.**
 - d. Public access/fire lane easement shall be required for fire lanes outside of public right-of-way. Please coordinate with Life Safety for their alignment.
 - i. **RESPONSE: Fire lane easement has been added to plan.**
21. Drainage design standards can be found in the City's "Storm Drainage Design and Technical Criteria"
- a. **RESPONSE: Understood.**

FIRE/LIFE SAFETY COMMENTS – BUILDING DIVISION

Reviewer: Mike Dean

- 22. All building or structures, except accessory buildings, shall display the proper building number in the manner provided in this article. It shall be the responsibility of the owner, occupant or any person obtaining a building permit to place such a number in the manner provided in the Aurora City Code of Ordinance, Chapter 126- Article VII- Numbering of Buildings.
 - a. **RESPONSE: Acknowledged**
- 23. Based on the proximity of the site to existing fire hydrants, Fire/Life Safety is not asking for additional fire hydrants. Please show and label existing fire hydrants abutting this site on the site plan submitted to the Planning Department and Civil Plans submitted to Public Works.
 - a. **RESPONSE: Acknowledged**
- 24. Storage of chemicals used for the cleaning of vehicles must be reflected in the required hazardous materials inventory statement at time of construction document submittal to the Aurora Building Division.
 - a. **RESPONSE: Acknowledged**
- 25. Add the following note to the Photometric Site Plan: ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 – MEANS OF EGRESS ILLUMINATION. SECTION 10006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUZ) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY"
 - a. **RESPONSE: Acknowledged**
- 26. Add the "accessible route" (heavy dashed line) to the photometric plan and verify minimum 1 foot-candle of illumination along its entire length.
 - a. **RESPONSE: Acknowledged**
- 27. Trash Enclosure: per the 2015 International Fire Code, Section 304.3.3, dumpsters, and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings, or combustible roof eave lines.
 - a. **RESPONSE: Acknowledged**



REAL PROPERTY DIVISION

Reviewer: Darren Akrie

28. Real Property Services will not require a plat with the proposed expansion. However, other departments, such as Aurora Water, may require a replat depending on site utilities and irrigation. Plats must be prepared using City of Aurora specifications provided in the most current Subdivision Plat Checklist. Play reviews may run concurrently with the other Planning Department submittals.

a. **RESPONSE: Acknowledged**

29. A Site Plan will be required by the Planning Department. Real Property has items that need to appear on that site plan above and beyond what other departments may require. These items are on the Real Property Subdivision Plat Checklist.

a. **RESPONSE: Acknowledged**

30. If there are existing easements that are no longer needed, the city will require the developer to make application to the city to release those easements.

a. **RESPONSE: Acknowledged**

31. The developer may need to dedicate new easements and/or street right-of-way on the site. Since a new subdivision plat is not required, these dedications must be done by separate legal documents.

a. **RESPONSE: Acknowledged**

32. You may have items that encroach into city-owned property or easements (i.e. retaining walls, medians, stairs, etc.). If allowed, these types of encroachments require a License Agreement and must be completed before the Site Plan is recorded.

a. **RESPONSE: Acknowledged**

Please feel free to contact me with any further questions or concerns regarding these issues.

Sincerely,



Phil Walz
Project Architect

