

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



June 13, 2022

Kay Stallworthy
Cadence Capital
6400 S. Fiddler's Green Circle, Ste. 1820
Greenwood Village, CO 80111

Re: Fourth Submission Review – 7-Eleven at Smith and Tower - Site Plan and Plat
Application Number: **DA-2208-00**
Case Numbers: **2020-6060; 2020-3059-00**

Dear Ms. Stallworthy:

Thank you for your submission. 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 outside agencies.

Please revise your previous work and send us a new submission on or before July 5, 2022. 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 let me know. I may be reached at 303-739-7261 or dbickmir@auroragov.org.

Sincerely,

Deborah Bickmire, Senior Planner
City of Aurora Planning Department

Attachment: Avigation Easement Form, RTD Guidelines

cc: Kristin Sullivan, Foster Graham Milstein & Calisher, LLP, 360 South Garfield Street, Suite 600, Denver, CO 80209
Jerry Davidson, Perception Design Group, Inc.
Scott Campbell, Neighborhood Services
Cesarina Dancy, ODA
Filed: K:\\$DA\2208-00rev4



Fourth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Submit a signed Avigation Easement with legal description and illustration (Planning)
- Include a response to comments with the next submittal (Planning)
- Show and label pond maintenance access, slopes, and include a detail of the retaining wall (Public Works)
- Show the ultimate roadway on the Site Plan, revise the Traffic Study (Traffic)
- Modify the Fire Lane Easement (Life/Safety)
- Revise the curbside landscape and proposed plant material (Landscaping)

PLANNING DEPARTMENT COMMENTS

1. Zoning and Land Use Comments

1A. A response to the written comments was not provided with this resubmittal. Please include a response to these comments with the next submittal. **Responses included.**

1B. An Avigation Easement had not yet been submitted. Please provide a signed copy of the attached document with the next submittal along with a legal description and illustration of the site. The City will record the easement. **Recorded easement included.**

1C. Revise the Letter of Introduction to remove the Code Compliance with Use Specific Standards section. **See revised letter.**

2. Completeness and Clarity of the Application

2A. Add fueling station to the proposed uses and revise the Site Data Table per the comments on the redlines. **Added and revised.**

2B. Label the movements of each entrance, ie.. full movement, right-in/right-out. **Movements labeled.**

2C. Verify the correct locations for the sight triangles with Traffic. **Sight triangle moved.**

2D. The dumpster enclosure cannot be oriented to face out toward the street. Angle it to orient it internally or parallel to the internal drive. **Dumpster rotated.**

2E. Show existing and proposed easements on all sheets. **Easements added**

2F. Show the accessible ramps on both sides of the driveways. **See response in redlines on this.**

2G. Will the electrical transformer or switchgear be in an enclosure? **Transformer no, some electrical equipment yes.**

2H. Add a symbol for landscape/impervious areas on the Site Plan. **"LS"added.**

2I. What is the purpose of identifying the old right-of-way in the street sections? Confirm with Public Works it should be removed. **Removed.**

2J. Show contour tie-ins on the grading plan. **Tie ins added.**

2K. Include a detail for the proposed pole lights and show the maximum height(s). **The maximum permitted height is 25'.**

2L. Add the mounted height for pole lights to the Luminaire Schedule. **Pole detail on sheet 12.**
Mounting height added.

3. Architecture and Urban Design

3A. Provide a materials board. It is required prior to scheduling the public hearing. **This will be delivered to you.**

3B. The wall mounted mechanical equipment needs to be screened (Section 146-4.7.8.A). You can use landscape or a screen wall. **Most is behind a screen, LS is used for the rest.**

3C. Add the following note regarding screening rooftop equipment: Roof-mounted mechanical equipment shall be screened from public view from the street centerline by a parapet or mechanical screen that is integrated into part of the building's architectural design. **Note added.**

3D. Only one set of building elevations is required in the plan set. You can remove the colored elevations and upload them as a separate document with the next submittal. The last sheet showing materials can be removed. **Sheets removed.**

3E. Include what color banding is proposed for the fuel canopy. Be clear on which elevations it is proposed. **Banding clarified.**

3F. Review the elevation references (north, south, etc.) for accuracy. **Reviewed.**

3G. What material will be used for the trash enclosure gates? Please label. **Label added.**

3H. Add "P-3" to the Materials Legend. **Added.**

3I. Remove the Façade Character Elements tables. **Removed.**



4. Landscaping Issues

- 4A. Show and label all existing and proposed easements. *Added.*
- 4B. Show, label and dimension all landscape buffers. *Added.*
- 4C. Per Section 146-4.7.5.C.2 the curbside landscape along Andes Way and Smith Road shall include shrubs in addition to trees. Shrubs and ornamental grasses should be provided for no less than one shrub per 40 square feet or shrub equivalents may be installed within the curbside landscape area and no more than 40 percent of the shrub count can be ornamental grasses provided as shrub equivalents. Shrubs are assumed to be an average of four feet wide at maturity. No more than five percent of perennials may be provided as shrub equivalents. Shrubs and ornamental grasses shall be five-gallon size at time of installation and perennials shall be provided at a ratio of three one-gallon perennials to one five-gallon shrub. *Have added shrubs in these areas.*
- 4D. Instead of putting trees in the curbside landscape along Tower Road, can they be planted behind the sidewalk? That is the City's preference so they would not be removed when Tower Road is widened. If the trees cannot be located behind the sidewalk, put the shade trees behind the pond and use shrubs per the above ratio in the curbside landscape. You are strongly encouraged to remove the cool season grasses from the curbside landscape. *Trees added; turf to be AVS' Grow Low mix*
- 4E. Put the curbside landscape in its' own table instead of in the Buffer Table. Revise the frontage lengths to remove the driveways. *Done*
- 4F. Per Code Section 146-4.7.3.B.1.e , Austrian Pines shall not be planted closer than 20 feet to a street edge, sidewalk, or parking area as measured from the trunk of the tree to the edge of the pavement. Please replace the three proposed along the fire lane. *Changing to a smaller cultivar "Oregon Green"*
They will be too large and encroach into the easement.
- 4G. Is the Chinkapin Oak a seedless variety? Trees that drop fruits or have thorns shall not be planted within 20 feet of public walks or within parking lot islands or medians. *Most trees reproduce by seed. have changed to smaller acorn Heritage Oak.*
- 4H. All parking lot terminal islands are required to include a tree. A 9' x 20' island should also include a minimum of 6 shrubs. *Have added trees to these islands*
- 4I. Provide additional building perimeter landscape for the west façade. Landscape must be within 20' of the building to be counted. *Revisions have been made to accommodate this requirement*
- 4J. The site data should be consistent with the data on the cover sheet. *Coordinated & revised*
- 4K. The detention pond landscape should be called Open Space Landscape and only include the area outside of the flood elevation. Please review the calculations. *Calc's have been revised Can add these if necessary but in the immediate past COA project*
- 4L. Include details for planting shrubs and trees, and edger. *have been directed to remove planting details and all contractor directive information at this stage.*
- 4M. Include a detail for the retaining wall.
- 4N. Use the city standard landscape notes. *The notes have been revised*
- 4O. Address all comments and notations on the redlines. *Redline comments have been addressed & responses added to the redlined drawing.*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Site Plan

- 5A. Add the notes provided on the redlines. *Notes added*
- 5B. Label the curb return radii at each curb return at public right-of-way. *Radii added*
- 5C. Label proposed cross pans. *Labeled*
- 5D. Show and label pond maintenance access. An access easement is required from the drainage easement to public right of way (through the site) for maintenance access. *Easement added.*
- 5E. Show and label proposed streetlights. *Shown and labeled.*
- 5F. Include a typical section for the retaining wall. Indicate the material of the retaining wall and add the maximum height or a height range. A railing or barrier is required on walls greater than 30". Structural calculations are required on all walls greater than 48'. The wall must be a minimum of 2' away from the property line. *Wall moved. section added on the grading plan.*
- 5G. Dimension the right-of-way in the street sections. *Dimensions added*
- 5H. Show and label maintenance access to the pond bottom and the top of the outlet structure outside of the pond bottom. Label slopes - maximum 4:1 side slope, minimum 2% pond bottom. *Labels added*



- 5I. Show and label the 100-year water surface elevation, label the emergency spillway, indicate the direction of the emergency overflow, and label the drainage easement. **Labels added**
- 5J. Label slopes in landscape areas – minimum 2% required in all non-paved areas. **Slopes added**
- 5K. The minimum slope away from the building is 5% for 10' for landscape areas, and a minimum 2% for impervious areas. **Slopes added**
- 5L. The maximum slope in any direction at handicap parking spaces is 2%. **We meet this requirement**
- 5M. Clarify/label storm sewer as public or private. **Labels added**
- 5N. Include a detail for the proposed streetlights. **See details on photometric plan**
- 5O. The Site Plan will not be approved the Public Works until the Preliminary Drainage Report is approved. **Comment noted.**
- Plat**
- 5P. An access easement is required from the detention pond through the site to the public right-of-way for maintenance access to the pond. **Easement added.**
- 5Q. A minimum 25' radius is required as noted. **Radius revised.**

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

Traffic Impact Study

- 6A. The highlighted queues with the proposed configuration on Page 9 indicate why this intersection is deemed to operate poorly with only a 4-thru-lane approach. Per the clip included with the redlines, the lengths may not even represent full queue length. Per exhibits shown by the site plan documentation, a three-thru-lane northbound approach is anticipated as the ultimate configuration, and should be evaluated and documented to determine how effective it is at increasing capacity for the intersection of two major arterial roadways in close proximity to an interstate facility. **See revised traffic report.**

Ultimate Roadway Buildout Exhibit

- 6B. Previous iterations of this plan have included the pond location, which seemed to impede the likeliest location for a signal pole (in the absence of a right turn island, where the pole would otherwise be located). Please include where a signal pole can fit within the context of the build scenario in the absence of a channelized right turn island or provide a right turn island. **An additional ROW reservation is granted for the future signal.**
- 6C. Previous comment on the ultimate roadway exhibit noted that a pedestrian island channelization would be appropriate for the northbound right turn lane, and it was indicated in comment response that it was "completed," but not shown here. In the absence of a channelization, please include truck turning templates for the northbound right turn, given high volume of truck traffic through this area. **See comment response on the plan.**

Site Plan

- 6D. Add ADA ramp for the north/south connection and show how all the ramps connect in the proposed concrete island. **Ramp added.**
- 6E. Show the ultimate roadway configuration to confirm the right-of-way is sufficient. Please refer to the previous comments on the ultimate layout dated November 2021. **Ultimate plan added to the Site Plan set.**

7. Fire / Life Safety (Mark Apodaca / 303-739-656 / mapodaca@auroragov.org / Comments in blue)

- 7A. Revise the IBC and construction type references on the cover sheet. **Revised**
- 7B. Remove the portion of the fire lane easement highlighted on Sheet 3 and update the plat. **Removed**
- 7C. Show a symbol and label the Knox Box location. **Box and note added.**
- 7D. Label proposed and existing fire hydrants. Relocate proposed hydrants as noted on the redlines. **Hydrants shown and re-located.**
- 7E. Include wheel stops for accessible parking spaces and provide a detail. **Wheel stops and detail added.**
- 7F. Identify the exterior accessible route with a heavy dashed line. The route shall be continuous to the public way and all site amenities. A heavy dashed line shall be shown on Site, Utility, Grading, Photometric and Landscaping Plans. **Route added**
- 7G. Show the accessible parking spaces and aisle on the Grading Plans. **Shown**
- 7H. Provide spot elevation for the accessible parking spaces on Sheet 5. The maximum grade is 2%. **Spots added**
- 7I. Update the sign details on Sheet 8. **Sign details updated.**



8. Real Property (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

Site Plan

8A. Monuments are not shown on the Site Plan. They should be fully described in the basis of bearing statement. **Monuments added**

8B. Add recordation information for adjacent right-of-way. **Recordation added**

8C. Exterior boundary, bearings and distances should match the subdivision plat. **Revised to match**

8D. Reference easement to be consistent with the plat. **Names revised.**

8E. Any encroachments into easements will require a License Agreement. Please contact Grace Gray **Comment noted** (ggray@auroragov.org) to start the process. The License Agreement must be complete prior to approval of the Site Plan.

Plat

8F. Provide AES Board monument record to match the 1/16th corner described on the subdivision plat. **Monument records included**

8G. Add the note provided on the cover sheet. **Note added**

8H. Show the northly right-of-way line of Smith Road and the westerly right-of-way line of Tower Road. **Lines added**

8I. Subsequent line lengths should equal the total. **Corrected**

8J. Address all comments and notations on the redlines. **See responses on redlines.**

9. Regional Transportation District (RTD) (C. Scott Woodruff / clayton.woodruff@rtd-denver.com)

9A. RTD submitted the following comments in the first review. Please include a response.

- The RTD has an existing Stop that is not shown on the plan sheet. The bus stop will need to be reinstated and have included our guidelines. The developer will need to install the bus stop. See attached RTD Guidelines.

Bus stop relocation details to be added to the civil construction plans.