

February 13, 2025

City of Aurora
Planning Division
15151 E Alameda Parkway, Ste. 2300
Aurora, CO 80012

Attn: Rachid Rabbaa, Planner III

Re: Third Submission Review: Express Car Wash – Conditional Use and Site Plan
Application Number: DA-2379-00
Case Numbers: 2024-6037; 2024-6037-01
WTCE Project No.: C2300090

Dear Rachid:

Listed below in **bold** are our responses to comments from your letter dated January 7, 2025.

Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please update your Letter of Introduction and address compliance with the Conditional Use criteria in Section 146-5.4.3.A.3. and see all other comments on the Site Plan. Please address these comments in the resubmittal (Planning Items 2 -3)
- Please submit a preliminary digital address. SHP or a DWG file as soon as possible. (Addressing – Item 4)
- Some inconsistencies between sheets for the detached sidewalk and some minor comments. (Item 6)
- Please see comments regarding the Traffic Letter and Site Plan. (Traffic Engineering - Item 7)
- Fire apparatus must be able to turn through all drive aisles designated as a fire lane. Ensure all corners meet the required 29' / 52' turning radius (Life Safety - Item 8)
- This Site Plan cannot be approved until the Preliminary Drainage Letter is approved (Water – Item 9)
- Trees should be protected on the neighboring properties to the south and east. (Forestry – Item - 10)

PLANNING DEPARTMENT COMMENTS

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

1A. There were no community questions, comments, or concerns received from adjacent property owners or registered neighborhood groups.

Response: Acknowledged.

2. Completeness and Clarity of the Application

2A. Repeat Comment: Please update your Letter of Introduction and explain how the proposal complies with the Conditional Use Criteria in Section 146-5.4.3.A.3.

<https://aurora.municipal.codes/UDO/146-5.4.3.A.3> . The updated letter was not provided, please include it in the resubmittal.

Response: The updated Letter of Introduction is included in the resubmittal package.

2B. Repeat Comment: Please provide an Operations Plan; hours of operation, number of employees, depth of the car wash bay, and any other relevant information. The updated Operation Plan letter was not provided, please include it in the resubmittal.

Response: The Operations Plan is included in the resubmittal package.

2C. Repeat Comment: The Site Plan for the proposed car wash shall show the extent of Lot 1 only, not any portion of Lot 2. If the greyed-out parking north and east of Lot 1 is proposed to be shared with the commercial uses, then provide an analysis of how the parking proposed for the car wash will function and how it will result in the commercial center still meeting parking requirements.

Response: For a visual aid, please see the attached Parking Exhibits (EXH 1.0 titled Overall Parking Plan and EXH 2.0 titled Carwash Development Parking Plan) demonstrating the proposed parking space designations and means of providing sufficient parking counts for both Lot 1 and Lot 2. As shown in the exhibits:

- The calculated required parking for the proposed car wash facility is 23 spaces.
- The current site plan provides 23 spaces for the carwash development: 18 spaces on Lot 1 and designates 5 parking stalls on Lot 2 carwash use.
- Lot 2 parking will be re-striped to provide additional parking.
- For the overall development, the calculated total required parking is 149 spaces and the Civil plan provides 149 total parking spaces.

Development of the car wash site on Lot 1 also relies upon construction of a new access drive entrances for vehicular circulation. The new access drives will be partially located on Lot 2 as shown in the current plans.

2D. The architectural plans were uploaded separately from the site plan. Please combine all of the files into a single SP pdf.

Response: Acknowledged. All files will be combined into a single PDF.

BY responding “Please refer to the response by the Ownership team provided in a separate document.” You are NOT addressing the issues. All comment responses are required to be in the comment response letter. Please address all the repeat comments.

3. Site Plan Comments

3A. Mechanical Equipment and Trash Collection: On page 2 note 18, you referred to Architectural Plan for detail. Please provide architectural plans.

Response: Please see Sheet 11 which provides the Architectural details for the Refuse Enclosure which will house both the mechanical equipment and trash collection bin.

4. Addressing (Phil Turner / 303-739-7357 / pcturner@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)

Response: A Preliminary Digital Addressing shape file has been sent to Mr. Phil Turner and also CADGIS@auroragov.org.

4B. 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:

<https://auroragov.org/CADtoGISstandards> OR by contacting CADGIS@auroragov.org.
Response is unacceptable.

Response: A Preliminary Digital Addressing shape file has been sent to Mr. Phil Turner and also CADGIS@auroragov.org.

5. Landscaping Issues (Tammy Cook / 954-684-0532 / TammyC@cgasolutions.com / Comments in bright teal)

5A. No Comments

Response: Acknowledged.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering (Jonathan Phan / 303-326-8273 / jphan@auroragov.org / Comments in green)

6A. Dimension the curbside landscaping (TYP.)

Response: Please see Civil Sheet 2 for curbside landscaping dimension.

6B. Please relocate the street light outside of the purposed sidewalk (TYP.)

Response: Please see Civil Sheet 2, Note 45 for relocation. Street light relocation has been reflected throughout all plan sheets.

6C. Sidewalk is detached up and to the property line base on the site plan sheet.

Response: Detached sidewalk has been reflected throughout all plan sheets.

6D. Relocate and purpose a new public street light to accommodate the detached sidewalk

Response: Please see Project Note #45 on Sheet 2 indicated the new location of the street light to be relocated out of the sidewalk.

6E. REPEAT COMMENT: Please identify and fill out these information

Response: The table on the Photometrics Plan (Sheet 13) has been completed with the missing information.

7. Traffic Engineering (Dean Kaiser / 303-739-7584 / dkaiser@auroragov.org / Comments in orange)

TIS Comments:

7A. Fig 3, transposed NBL/NBR text in Int. #1.

Response: A revised traffic study is included in the resubmittal package.

7B. Table 2, highlight the EBL Fs and delays.

Response: A revised traffic study is included in the resubmittal package.

7C. Table 3, highlight the EBL Fs and delays.

Response: A revised traffic study is included in the resubmittal package.

7D. Table 6, highlight the PM EBL F/Delay.

Response: A revised traffic study is included in the resubmittal package.

7E. Pg 27, Section 9, revise text as noted.

Response: A revised traffic study is included in the resubmittal package.

7F. Pg 28, update internal storage length total & number of vehicles.

Response: A revised traffic study is included in the resubmittal package.

Site Plan comments

7G. Site Plan comments include add CDOT text for roadway ROW, need for intersection sight triangles on landscaping plan and tree note.

Response: Please see Civil Sheet 2, Note 42 for updated note with CDOT text.

Landscaping plan has been updated to add intersection sight triangles.

Note indicating all proposed landscaping within sight triangle will be in compliance with COA Roadway Specification Section 4.04.2.10 has been provided on the landscaping plan.

8. Fire / Life Safety (Richard Tenorio / 303-739-7628 / rtenorio@auroragov.org / Comments in blue)

Sheet 2 / Site Development Plan

8A. NO OBJECTS OR PORTION OF OBJECTS ARE PERMITTED TO ENCROACH INTO A DESIGNATED FIRE LANE. SUGGEST SHIFTING THE FIRE LANE AT THIS LOCATION SLIGHTLY TO THE NORTH.

Response: Fire lane has been revised to ensure no objects or portion of object encroach into the designated fire lane. The Fire Lane layout sheet was preemptively sent to Mr. Tenorio on 1/14/25 for verification of acceptable fire lane layout.

8B. FIRE LANE REQUIREMENTS

Response: The fire lane has been revised per Mr. Tenorio's comments.

8C. Buildings less than 30' in height require only a 23' wide fire lane easement with 29' inside and 52' outside turning radii.

Response: The fire lane has been revised to provide the required width and turning radii.

8D. Fire apparatus must be able to turn through all drive aisles designated as a fire lane. Ensure all corners meet the required 29' / 52' turning radius.

Response: The fire lane has been revised to provide the required width and turning radii

8E. SHOW ALL NEW FIRE LANE EASEMENTS BY DEDICATION (RECORDATION NUMBER).

Response: Per correspondence with Mr. Tenorio, it is our understanding recording of easements will be conducted during engineering plan review. Mr. Tenorio has confirmed this is acceptable.

9. Aurora Water (Jennifer Wynn / 734-258-6523 / jwynn@auroragov.org / Comments in red)

9A. Repeat Advisory Comment: The site plan cannot be approved until the Preliminary Drainage Letter is approved.

Response: The preliminary drainage letter is included in the resubmittal package.

9B. The easement for the meter needs to be named "Water Easement."

Response: Please see Civil Sheet 2, Note 39 for updated easement vernacular.

9C. New 10' Water Easement.

Response: Please see Civil Sheet 2, Note 39 for updated easement vernacular.

10. Forestry (Becky Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in mauve)

10A. Trees should be protected on the neighboring properties to the south and east. Communication with those neighboring properties will be required so that they understand tree protection measures, possible tree loss and how their site plan will be made whole so they are still in compliance with it should damage occur. If the trees are damaged during development activities, the entity who damaged them will be required

to mitigate their loss or injury. The neighboring property owner should be contacted using registered mail to notify them of your plan to develop and how you plan to protect the tree(s). Forestry will need you to submit this letter with your plan so that we are sure the neighboring property owner has been notified.

Response: A Notification Letter was sent via certified mail to the property owner of 100 Havana Street (Arapahoe County Parcel ID: 1973-11-2-25-001) notifying them of the planned carwash construction and confirming any tree loss on their property will be mitigated by the entity who caused the damaged to return their site to the pre-construction condition.

A copy of the letter and certified mail receipt is included in the resubmittal package.

10B. Tree along Havana St is gone no mitigation will be required for this tree. Update tree mitigation table.

Response: Please see Civil Sheet 6 for update. The tree along Havana St has been removed and the 28th Tree Note has been updated to "N/A"

11. Land Development Services (Maurice Brooks/ 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Site Plan

11A. Add: City of Aurora, to the legal description of the site.

Response: City of Aurora, has been added to the legal description of the site. Please see Civil Sheet 1.

11B. Page 2: Advisory - begin the dedication process for the proposed easements - send document to dedicationproperty@auroragov.org and if there are any easements to be released - submit those to releaseeasements@auroragov.org.

Response: Acknowledged. Per email correspondence with Rachid Rabba and Maurice Brooks, it is our understanding easement recordation and vacate is not a condition of Site Plan approval. Our team will complete all easement recording and vacates during the Civil plan review phase.

11C. No portion of the proposed building may encroach into the existing easement - either remove the portion of the easement encroachment or move the building out of the existing easement.

Response: Please see Project Note #40 which indicates the existing utility easement will be vacated. Survey obtained for the subject property and utility record documents did not locate any existing utilities within the existing easement. Easement vacate will be completed during Civil plan review phase.

11D. There is a drive lane on the south side of the building: Does this portion of the drive lane need to be a dedicated Fire Lane easement? Confirm with Fire/Life Safety Dept.

Response: A revised fire lane layout plan was sent to Richard Tenorio (Fire/Life Safety). Per email correspondence with Mr. Tenorio dated 1/14/25 the fire lane layout is acceptable.

11E. See comments in the Legend: Project Notes.

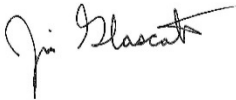
Response: Legend has been updated per comments.

11F. Page 3: See highlighted easements on the page (previous comments).

Response: Acknowledged, please see response to comment 11B. All easements will be vacated and/or recorded during Civil plan review.

Respectfully Submitted,

The W-T Group, LLC

A handwritten signature in black ink, appearing to read "Jim Glascott".

**Jim Glascott, PE CPESC
Principal in Charge, Civil Engineering**