

March 13, 2025

Jeremiah Fettig  
Planning and Development Services  
City of Aurora  
15151 E. Alameda Parkway, 5<sup>th</sup> Floor  
Aurora, CO 80012

**Re: GVRE 56<sup>th</sup> & Picadilly Marketplace (#1786688) - Letter of Introduction & CUP Request – Revised per 2<sup>nd</sup> Round Comments**

Dear Mr. Fettig:

On behalf of our client, Galloway is submitting a Site Plan and a Conditional Use Permit application for the proposed grocery-anchored shopping center development at the southeast corner of 56<sup>th</sup> Avenue and Picadilly within the Planning Areas 53 and 54 of the Green Valley Ranch Master Plan Amendment 2.

The proposed development encompasses the following key components:

1. Grocery Store: A +/-123,000 square foot grocery store designed to meet the diverse needs of the local population, featuring a wide selection of fresh produce, meats, and other essential products.
2. Retail Space: A +/-7,200 square-foot retail space intended to accommodate a variety of shops and services, enhancing the retail environment of the area.
3. Retail Fuel Station: A 7 MPD (multi-product dispenser) retail fuel station to provide convenient fueling options for customers and further support the retail components of the project.
4. Drive-Thru Pharmacy: A pharmacy is proposed within the grocery store and a drive-thru window shall be provided in order to give customers additional pick-up options in an effort to support the grocery store operations.
5. Outlots: Nine outlots are designated for future development, which will offer additional retail or service opportunities and complement the main components of the project.

Access to the development is proposed off a right-in/right-out from E 56<sup>th</sup> Avenue to the north, three full-movement access points off of Road A to the east, a three-quarter access point and right-in/right-out access point along Picadilly Road to the west and a full-movement access point off of E 54<sup>th</sup> Avenue to the south. The design and construction of E 54<sup>th</sup> Avenue and Road A extensions are to be done by others with an ISP submittal under separate review by the City. The widening of Picadilly Road and E 56<sup>th</sup> Avenue will also be designed and constructed by others under a separate ISP submittal application. Continual coordination is anticipated for off-site ROW improvements, to include the aforementioned turning movements.



**Major Site Plan Approval Criteria in Subarea C:**

In Subarea C, Major Site Plans that are submitted without requests for Major Adjustments are approved administratively pursuant to the Minor Site Plan review process in Section [146-5.4.3.B.3](#).

*Criteria for Approval.* The Minor Site Plan shall be approved only if the application complies with the applicable standards in this UDO, other adopted City regulations, any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property. If the application does not comply with those standards, the Planning Director will notify the applicant of what other permits, approvals, or changes to the application are required for compliance.

***The proposed retail shopping center development aligns with the goals and objectives of the Aurora Comprehensive Plan. It supports the plan's vision for economic development and provides a necessary service to the community, enhancing the convenience and accessibility of fuel for residents and businesses in the area.***

***Additionally, the subject property is zoned Mixed-Use Airport (MU-A) and will be developed as part of the Green Valley Ranch Master Plan development and will provide supporting retail, commercial, and service uses to the general area that are not regional destinations.***

***The Comprehensive Plan identifies the subject property as City Corridor Placetype. The focus of the City Corridor placetype is commercial activity, and as such, its primary uses are restaurants, retail, office and commercial services. The proposed commercial development aligns with the goals and objectives of the Aurora Comprehensive Plan. It supports the plan's vision for economic development and provides a necessary service to the community, enhancing the convenience and accessibility of retail services for residents and businesses in the area.***

**Adjustment Requests:**

We are requesting an Administrative Adjustment as we are unable to meet the Building Perimeter Landscaping requirements for the north building elevation per section 146-4.7.5.J of the UDO. The code requires fourteen (14) trees to be planted along this elevation, or through the substitution of shrubs at a 10:1 ratio. Street trees, tree grates and planter beds (raised or at-grade) directly conflict with the volume of retail foot traffic and shopping carts accessing the grocery store and retail building entrances. Additionally, areas along the front of the store, on either side of the entry vestibule, are reserved for seasonal sales. In order to keep a clear pedestrian path and provide an elevated customer experience, we are proposing an alternative compliance to meet this requirement.

Per section 5.4.4.F of the UDO, the project meets several of the criteria for an Administrative Adjustment as it will not adjust development standards for more than two lots, the adjustment addresses the particular use as a grocery store, the adjustment will not have an adverse effect on adjacent lots, nor does it violate any conditions of approval.

We propose planting the fourteen (14) required trees throughout the site and providing enhanced landscaping in the five (5) parking lot endcaps located nearest the north elevation

along with two raised planter beds in front of the store as an Alternative Compliance as allowed per section 4.7.5.S.

**Conditional Use Criteria of Approval per Section 146-5.4.3.A.: - Fuel Station**

A conditional use shall be approved only if the Planning and Zoning Commission determines that:

- a. The application complies with the applicable standards in this UDO, other adopted City regulations (including but not limited to any use-specific standards for the proposed conditional use in Section 146-3.3), any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property;

***The proposed fuel station shall comply with all applicable standards in the UDO to the extent practicable, including use-specific standards in Section 146-3.3. If certain UDO standards cannot be met, an Adjustment will be requested for consideration.***

***Additionally, the site is situated in Planning Areas 53 and 54 of the Green Valley Ranch Master Plan Amendment 2 (MP) and are designated for mixed use development. The MP includes site design, landscape, and architectural standards to characterize the proposed development across the site. The MP also includes the master studies for traffic, utilities, and public improvements. The application for the Site Plan and Subdivision Plat are consistent with MP.***

***The design and operation of the fuel station will adhere to all city regulations and any conditions previously applied to the property by the Planning and Zoning Commission or City Council.***

***This criterion is therefore met.***

- b. The application is consistent with the Comprehensive Plan;  
***The proposed fuel station aligns with the goals and objectives of the Aurora Comprehensive Plan. It supports the plan's vision for economic development and provides a necessary service to the community, enhancing the convenience and accessibility of fuel for residents and businesses in the area.***

***The proposed development is zoned Mixed-Use Airport (MU-A) and will be developed as part of the Green Valley Ranch Master Plan development and will provide supporting retail, commercial, and service uses to the general area that are not regional destinations.***

***The Comprehensive Plan identifies the subject site as City Corridor Placetype. The focus of the City Corridor Placetype is commercial activity, and as such, its primary uses are restaurants, retail, office and commercial services. The proposed fuel station aligns with the goals and objectives of the Aurora Comprehensive Plan. It supports the plan's vision for economic development and***

***provides a necessary service to the community, enhancing the convenience and accessibility of fuel for residents and businesses in the area.***

***Therefore, the Project is consistent with the Comprehensive Plan.***

- c. The size, scale, height, density, multi-modal traffic impacts, and hours of operation of the proposed use are compatible with existing and planned uses in the surrounding area;

***The size, scale, height, density, multi-modal traffic impacts, and hours of operation of the proposed fuel station are compatible with existing and planned uses in the surrounding area. The fuel station will operate within standard business hours, minimizing any potential disruptions. Traffic studies indicate that the fuel station will not adversely affect local traffic flow and will provide adequate parking and access.***

***This criterion is therefore met.***

- d. The proposed use will not change the predominant character of the surrounding area;  
***The proposed fuel station will not change the predominant character of the surrounding area. The design of the fuel station + canopy will incorporate architectural elements and landscaping that blend with the existing neighborhood aesthetics. Additionally, the fuel station will be a modern, clean, and well-maintained facility that enhances the visual appeal of the area.***

***Accordingly, this criterion is therefore met.***

- e. The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable; and

***The City's existing infrastructure, including streets, trails, and sidewalks, has adequate capacity to serve the proposed fuel station. Any potential burdens on these systems shall be mitigated through careful planning and design. Our development plan includes upgrades to the current infrastructure to ensure it can handle the additional demand generated by overall development, to include the fuel station. The overall development, inclusive of the fuel station, will include features such as proper drainage, lighting, and signage to ensure safety and efficiency.***

***This criterion is therefore met.***

- f. The application demonstrates that the proposed use will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Comprehensive Plan goals that would be achieved by approval of the application.

***The proposed fuel station will not create significant dislocations of tenants or occupants. The property is currently vacant, and the development will bring positive economic benefits to the area, including job creation and increased tax revenue. Any minor impacts are outweighed by the public benefits and progress toward Comprehensive Plan goals.***

***This criterion is therefore met.***

- g. The application mitigates any adverse impacts on the surrounding area to the degree practicable

***To minimize any adverse impacts to the extent practicable, we have designed the fuel station with a focus on noise and visual screening. The site will feature landscaping to mitigate noise from fuel pumps and other operations. Additionally, high-quality lighting will be used to ensure visibility while minimizing light pollution. The fueling operator has also implemented a comprehensive plan for waste management and spill prevention to protect the surrounding environment.***

***Additionally, any possible noise or odor in connection with the Project will comply with the standards set forth by the City, the County Health Department, state law, and the Colorado Department of Public Health and Environment (the “CDPHE”) and the United States Environmental Protection Agency (the “EPA”). These areas are heavily regulated by the county, state and federal government, with various permitting requirements. Accordingly, the City may rest assured that compliance will be maintained, demonstrated and regulated on a regular basis.***

***This criterion is therefore met.***

#### **Conditional Use Criteria of Approval per Section 146-5.4.3.A.: - Pharmacy Drive-Through**

A conditional use shall be approved only if the Planning and Zoning Commission determines that:

- h. The application complies with the applicable standards in this UDO, other adopted City regulations (including but not limited to any use-specific standards for the proposed conditional use in Section 146-3.3), any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property;

***The proposed pharmacy drive-thru shall comply with all applicable standards in the UDO to the extent practicable, including use-specific standards in Section 146-3.3. If certain UDO standards cannot be met, an Adjustment will be requested for consideration.***

***Additionally, the site is situated in Planning Areas 53 and 54 of the Green Valley Ranch Master Plan Amendment 2 (MP) and are designated for mixed use development. The MP includes site design, landscape, and architectural standards to characterize the proposed development across the site. The MP also includes the master studies for traffic, utilities, and public improvements. The application for the Site Plan and Subdivision Plat are consistent with MP.***

***The design and operation of the pharmacy drive-through will adhere to all city regulations and any conditions previously applied to the property by the Planning and Zoning Commission or City Council.***

***This criterion is therefore met.***

- i. The application is consistent with the Comprehensive Plan;  
***The proposed pharmacy drive-through aligns with the goals and objectives of the Aurora Comprehensive Plan. It supports the plan's vision for economic development and provides a necessary service to the community, enhancing the convenience and accessibility of fuel for residents and businesses in the area.***

***The proposed development is zoned Mixed-Use Airport (MU-A) and will be developed as part of the Green Valley Ranch Master Plan development and will provide supporting retail, commercial, and service uses to the general area that are not regional destinations.***

***The Comprehensive Plan identifies the subject site as City Corridor Placetype. The focus of the City Corridor Placetype is commercial activity, and as such, its primary uses are restaurants, retail, office and commercial services. The proposed fuel station aligns with the goals and objectives of the Aurora Comprehensive Plan. It supports the plan's vision for economic development and provides a necessary service to the community, enhancing the convenience and accessibility of fuel for residents and businesses in the area.***

***Therefore, the Project is consistent with the Comprehensive Plan.***

- j. The size, scale, height, density, multi-modal traffic impacts, and hours of operation of the proposed use are compatible with existing and planned uses in the surrounding area;  
***The size, scale, height, density, multi-modal traffic impacts, and hours of operation of the proposed pharmacy drive-through are compatible with existing and planned uses in the surrounding area. The pharmacy drive-through will operate within standard business hours, minimizing any potential disruptions. Traffic studies indicate that the pharmacy drive-through will not adversely affect local traffic flow and will provide adequate parking and access.***

***This criterion is therefore met.***

- k. The proposed use will not change the predominant character of the surrounding area;  
***The proposed pharmacy drive-through will not change the predominant character of the surrounding area. The design of the pharmacy drive-through will incorporate architectural elements and landscaping that blend with the existing neighborhood aesthetics.***

***Accordingly, this criterion is therefore met.***

- l. The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable; and

***The City's existing infrastructure, including streets, trails, and sidewalks, has adequate capacity to serve the proposed pharmacy drive-through. Any potential burdens on these systems shall be mitigated through careful planning and design. Our development plan includes upgrades to the current infrastructure to ensure it can handle the additional demand generated by overall development, including the pharmacy drive-through. The overall development, inclusive of the pharmacy through, will include features such as proper drainage, lighting, and signage to ensure safety and efficiency.***

***This criterion is therefore met.***

- m. The application demonstrates that the proposed use will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Comprehensive Plan goals that would be achieved by approval of the application.

***The proposed pharmacy drive-through will not create significant dislocations of tenants or occupants. The property is currently vacant, and the development will bring positive economic benefits to the area, including job creation and increased tax revenue. Any minor impacts are outweighed by the public benefits and progress toward Comprehensive Plan goals.***

***This criterion is therefore met.***

- n. The application mitigates any adverse impacts on the surrounding area to the degree practicable

***To minimize any adverse impacts to the extent practicable, the pharmacy drive-through window has been located such that ample queuing spaces for cars have been accounted for. Additionally, a pass-through lane has been added in order to allow for safe, internal circulation. Thoughtful landscape placement and design is located adjacent to the drive-thru window to help screen and soften the drive-thru lanes.***

***This criterion is therefore met.***

### **Fuel Operations Plan:**

In general, the fueling pumps are open to retail sales 24 hours a day, 7 days a week. The pay kiosk hours are typically from 6am to 10pm.

It is anticipated that this fuel site will provide unleaded, premium and diesel fuel options. Fueling deliveries generally occur once a day and specifically between 8am and 5pm, Monday through Sunday. Fuel tanker trucks are automatically dispatched when the underground fuel tanks get low on product. The fuel tanker trucks dispatched are typically 55-feet in length.

Storage tanks are under 24/7 monitoring using industry standards that meet State and local requirements. Spills under two (2) gallons will be handled by on-site Class C operators using FM-186 to neutralize the fuel and contain it using absorbent pads. Spills over two (2) gallons will be contained and called into the Fire Department for assistance. Spills over two (2) gallons

will have hazmat pickup for disposal. Spills over 25 gallons or any spill that is a confirmed release into the environment (soils, ground/storm water ways) will be reported to the State within 24 hours.

CDPHE (Colorado Department of Public Health and Environment) and CDOPS (Colorado Department of Oil and Public Safety) oversee or monitor gas distribution, storage and sales.

Site security is of utmost importance for retail customers and a number of measures are taken in order to ensure a safe operative environment. The site will be monitored 24/7 by video surveillance. Additionally, the fuel site will have an emergency shut down switch in the dispensing area to cut power to site in the event of an emergency. The fuel site will also have a 911 call box installed on Fuel Kiosk for after-hours emergencies. Underground storage system and fuel lines, sumps and containment basins are monitored 24/7 using industry standard leak detection methods

Conclusion: The proposed fuel station and drive-thru component of the pharmacy meet all the criteria for a Conditional Use Permit as outlined in Section 146-5.4.3.A of the Aurora UDO. We respectfully request approval of this application to provide a valuable service to the community and contribute to the economic vitality of Aurora.

**Project Team:**

Property Owner:

ACM ASOF 1X Aurora 310 JV LLC,  
a Delaware limited liability company

Civil Engineer, Landscape Architect, Photometrics, Fueling and Entitlements Consultant:

Galloway & Company, Inc.

Contacts:

Nate Abbott  
Brandon McCrary, PE  
Troy Kelts, PE  
Andrew Pires, PE

5500 Greenwood Plaza Boulevard, Suite 200  
Greenwood Village, CO 80111  
303.770.8884

NathanAbbott@GallowayUS.com  
BrandonMccrary@GallowayUS.com  
TroyKelts@GallowayUS.com  
AndrewPires@GallowayUS

56<sup>th</sup> & Picadilly Marketplace  
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Architect:

naos

Contact:

Brian Young – Senior Architect / Director of Studio  
LEED AP, NCARB Certified  
4949 South Syracuse Street, Suite 460  
Denver, Colorado 80237  
303.759.5777  
briany@naosdg.com

Photometrics:

Cooper Lighting Solutions

Contact:

Erica Lawson, Lighting Applications  
770.371.5571  
erica.lawson@cooperlighting.com

Thank you for your time and consideration in reviewing. Please do not hesitate to contact me with any questions or concerns. We look forward to working with your team on another successful project in Aurora.

Sincerely,  
**GALLOWAY**

Nate Abbott  
Principal  
nathanabbott@gallowayus.com

cc: Brandon McCrary, PE, Andrew Pires, PE, Troy Kelts, PE