

Planning Division  
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September 22, 2020

Chad Roach  
Cornerstone Capital  
Po Box 1043  
Castle Rock, CO 80104

**Re: Initial Submission Review:** Living Water Car Wash at Smoky Hill Crossing - Conditional Use and Site Plan  
**Application Number:** DA-2184-07  
**Case Numbers:** 2020-6040-00; 2020-6040-01

Dear Mr. Roach:

Thank you for your initial submission, which we started to process on Monday, August 24, 2020. 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 still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Monday, October 12, 2020.

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 give me a call. I may be reached at 303-739-7261 or [dbickmir@auroragov.org](mailto:dbickmir@auroragov.org).

Sincerely,

Deborah Bickmire, Senior Planner  
City of Aurora Planning Department

Attachments: Xcel Energy and CenturyLink Comments

cc: Phil Walz, Hover Architecture, 8920 Barrons Blvd, Suite 102, Highlands Ranch, CO 80129  
Scott Campbell, Neighborhood Services  
Cesarina Dancy, ODA  
Filed: K:\\$DA\2184-07rev1.rtf



## *Initial Submission Review*

### **PLANNING DEPARTMENT COMMENTS**

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

1A. Referrals were sent to 5 adjacent property owners, 10 registered neighborhood organizations and 6 outside agencies. Written comments were received from one adjacent property owner and Xcel Energy, Arapahoe County Public Works, Arapahoe County Planning, and CenturyLink. The comments can be found within or attached to this letter. Please respond to their comments within the response letter for your next submission.

1B. Paul Vahling, 6371 S. Yellowstone Way, Aurora CO 80016; Phone: 720-320-7267; Email: [aasl@msn.com](mailto:aasl@msn.com)

Comment: My wife and I are not for this car wash for various reasons listed. There is a car wash next door, there is one across the street, one south on Arapahoe Rd. and a huge one at Southlands. Four car washes nearby. Two other notes: the loud noise from the washer and loud noise from vacuums. The landscape was not planned or designed for this. Unless there are some landscape plans to contain this noise, we are against it. Isn't there something a little more classy than a car wash!!

#### **2. Zoning and Land Use Comments**

2A. The proposed use requires approval of a conditional use. Please revise the letter of introduction to include more details about the vehicular circulation patterns, hours of operations, lighting and description and size of the dog wash use.

2B. Refer to the Smoky Hill Crossing FDP for signage and pavement standards and revise the plans to incorporate the standards into the Site Plan details.

2C. Add an explanation the conditional use on the cover sheet.

2D. Provide a materials board. Include a sample of the proposed polycarbonate roofing and provide reflectivity factor.

#### **3. Completeness and Clarity of Application**

3A. When you resubmit, please upload the Site Plan as a whole file. Do not upload individual sheets, except for the color elevations.

3B. Revise the title to remove the "S" from Crossings and add "Site Plan and Conditional Use"

3C. Add the proposed use(s), maximum permitted and proposed building height, and maximum permitted signage to the Project Data. See redlines for clarification

3D. Identify the general location of the proposed dog wash area in the building and the entrance.

3E. Add dimensions for the building setback from the north property line and the customer driveway from the east property line.

3F. Add the dimension of the sidewalk along the south side of the building.

3G. Show the orientation of the bike rack and demonstrate parked bicycles will not interfere with pedestrian traffic.

3H. Clarify the meaning of the linework north of the accessible parking space. Does it indicate steps or a ramp? If so, add elevations and/or slope.

3I. Add slopes on the grading plan.

3J. Provide a typical detail or cut sheet for the vacuum units. Identify colors and any proposed illumination.

3K. Reverse the accessible parking space detail on Sheet 5 to accurately reflect the configuration on the Site Plan.

3L. Show existing and proposed light poles on all plan sheets. Make sure symbols are consistent.

3M. Add sign standards to the detail on Sheet 6 as provided in the FDP.

3N. Add the material and color of the proposed opaque fence.

3O. Mixed-use developments are subject to following the façade character requirements in Section 146-4.8.7.D.

Please reference this code section and, using the character elements in Table 4.8-8, identify the elements used in the proposed elevations to meet the requirements.

3P. Remove the color elevations from the plan set. Upload as a separate exhibit.



3Q. Will pole lights be on a timer or will lights be dimmed or turned off after close of business? Add notes to photometrics.

3R. Add the color of the light fixtures.

3S. See redlines for all comments and edits.

#### **4. Signage**

4A. Section 146-4.10.5.B outlines permitted signage. On arterial street frontages, two square feet of sign area for each linear foot of building frontage for the first 100 feet, then one-half square feet of sign area for each linear foot of building frontage thereafter as measured along the building frontage (the longest building frontage with a public entrance). Add the maximum permitted sign area to the Project Data. The maximum number of signs is 5. All signage requires a separate permit.

4B. Remove signage from the elevations. It can be shown with a dashed outline and labeled as future sign location.

#### **5. Landscape Design Issues** (Chad Giron, RLA / [cgiron@auroragov.org](mailto:cgiron@auroragov.org) / 303-739-7185 / Comments in teal)

5A. The Smoky Hill Crossing ISP included landscape for the southern buffer. Reference the ISP for the requirements. Additional landscape can be added to enhance screen.

5B. The trees on the west elevation were identified to be saved per the ISP Tree Protection Plan. Contact the City Forester in the Parks, Recreation & Open Space (PROS) Department on tree mitigation requirements.

5C. Building perimeter landscaping is required for the south elevation because of the entrance door.

5D. Are there planters and benches? Add labels to clarify. Per the FDP, wood planter boxes, shade tree and enhanced paving shall be required in proposed patio areas. The tree may count toward the building perimeter landscaping.

5E. Add shade tree and shrubs to the end of parking rows to comply with parking lot terminal island landscaping requirements. This tree may count toward the building perimeter landscaping requirements.

5F. All site entrances require a distinctive landscape that shall consist of plant specimens having a high degree of visual interest during all seasons.

5G. Parking lots must be screened from adjacent property. Approved methods include a continuous hedge between 3-4' tall consisting of a double row of shrubs planted in a triangular pattern, berms with landscaping, or a 3' high decorative masonry wall with landscaping. Additional evergreen trees planted on the southern boundary may be an acceptable solution to the layout constraints. Relocate proposed shrubs if necessary.

5H. Add shade trees to the end of the south parking rows to comply with parking lot landscaping requirements.

5I. Label the following on the Landscape Plan:

- Smoky Hill Road and private drive
- Monument sign
- 15' landscape buffer and dimension
- Enclosures with references to details.
- Bike parking.
- Retaining walls
- Contour elevations
- All fence types and/or add symbol to legend

5J. Per the Smoky Hill Crossing ISP, there is no shrub requirement for the curbside landscaping. You may still show the shrubs that are provided in the curbside landscape table. Move footnote (1) below the Curbside Landscape table for quick reference and clarification.

5K. Per the Infrastructure Site Plan, each individual pad site development shall be responsible for the installation, irrigation and maintenance of the pre-approved curbside landscape and street tree improvements as shown on the ISP. Therefore, remove 'By Others'.

5L. Add south building elevation to the building perimeter landscape table.

5M. The total trees provided is misleading. The totals line is not necessary and can just be removed.

5N. Change the 1 gallon Ribbon Grass to 5 gallon.



**6. Addressing** (Phil Turner / 303-739-7271 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

6A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**7. Civil Engineering** (Kristin Tanabe / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / 303-739-7431 / Comments in green)

7A. The Site Plan will not be approved until the Preliminary Drainage Letter is approved.

7B. Consider a larger turn radius for vehicles turning right at car wash exit.

7C. Indicate the material type and height range or max height for retaining walls. A railing or barrier is required on all walls greater than 30". Indicate if railing is required.

7D. Show/label the streetlights along private road. Ensure lights along the private road is consistent with the rest of the development

7E. Include concrete pavement in legend.

7F. Add a note that all required public improvements and an approved pond certificate are required prior to the issuance of a Certificate of Occupancy.

7G. Label slopes. The minimum slope away from the building is 5% for 10' for landscape areas, a minimum of 2% for impervious areas.

7H. The minimum pavement slopes are 1% for asphalt and 0.5% for concrete.

**8. Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in amber)

8A. The traffic letter has been approved.

8B. Add sight triangles from both internal access points, use 25mph Design Speed.

8C. Shift the Smoky Hill sight triangle to stop sign location.

8D. Add "Do Not Enter" signage (in addition to pavement markings)

8E. Add a "Do Not Enter" signage (in addition to pavement markings). See redlines for location.

8F. Add 4" wide white striping at the customer entrance.

8G. On the landscape plan, add sight triangles for access points. Use 25mph for design speed (roughly drawn in) and review plantings in these areas.

8H. Add the following note landscape plans, "All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10."

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

9A. When the Site Plan is submitted, please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well. Approval of the Amended Tree Protection Plan is required prior to Site Plan approval.

9B. Please show a tree mitigation chart on the tree mitigation plan taken from the Landscape Manual, page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation on the landscape plan. 21" would be required for planting back onto the site, the mitigation value is \$4,280.00.



TREE #	SPECIES	DBH	MITIGATION INCHES	MITIGATION VALUE
14	Austrian Pine	11	5.5	\$1,152.00
15	Austrian Pine	9	4.5	\$809.00
16	Austrian Pine	12	6	\$1,350.00
17	Austrian Pine	10	5	\$972.00
<b>Total</b>			<b>21</b>	<b>\$4,283.00</b>
<b>Mitigation inches and value were taken from approved TPP</b>				

NOTE: Mitigation values based on International Society of Arboriculture's Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

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

10A. The existing water main is to be located in the center of a utility easement. Please work with developer to ensure that this water main has the appropriate easement show on the Site Plan and Plat.

7B. The utility easement should be moved so the water main is in the center of the easement. See utility plan for additional comments. Shifting the easement to accommodate the water main may require a pocket easement for the hydrant and meter pit.

7C. Provide a note on Site Plan stating that car wash shall not discharge into the wastewater system until the sanitary sewer outfall has been accepted by Aurora Water.

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

10A. See the redline comments. There are numerous items located in existing easements that will need to be covered by a License Agreement. Contact Grace Gray ([ggray@auroragov.org](mailto:ggray@auroragov.org)) for the License Agreement concerns.

10B. There are easements that may need to be relocated. If so, this may be completed by separate documents.

Contact Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) for the easement concerns. Please note that the Site Plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

10C. The fire lane easement needs to be relocated to align with the private road.

10D. Add the record information for the existing easements.

10E. Show the roof eaves around the building. There is only 1' distance between the building and the existing easement. The roof overhang will encroach into the easement

**11. Life Safety** (Jeff Goorman / 303-739-7464 / [jgoorman@auroragov.org](mailto:jgoorman@auroragov.org) / Comments in blue)

11A. Remove Notes 18 and 19 from the cover sheet.

11B. Show locations of the fire lane signs.

11C. The area shown in green on Sheet 2 of the redlines is the fire lane easement. No encroachments allowed into the fire lane. This fire lane would have to be released and rededicated. Fire lanes shall align with dedicated fire lanes on neighboring sites. Fire lanes shall be labeled and delineated by a dashed line.

11D. The right-in/right-out island is located in the fire lane and must have mountable curbs.

11E. Show location of the Knox Box. Identify as a box with an X in the middle.

11F. Change ADA and HC labels to accessible. Show the location of the accessible parking sign and parking stop.

11G. Update the accessible parking sign detail and provide fire lane sign detail. Update accessible parking sign detail and provide fire lane sign detail. Reference detail below.

11H. Show the location of the Knox Box on elevations. The Knox box should be identified as a box with a X in the middle.

11I. Provide a bold dashed line on the Photometrics Plan to show the exterior accessible route throughout the site to required accessible entrances, site amenities and transportation stops. Maintain a minimum 1 foot-candle to all exterior accessible routes.



**12. Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

12A. See attached letter regarding existing natural gas and electric distribution facilities along Smoky Hill Road.

**13. CenturyLink** (Don Davalos / 505-886-4673 / [don.davalos@centurylink.com](mailto:don.davalos@centurylink.com))

13A. See attached comments.

**14. Arapahoe County Planning** (Terri Maulik / 720-874-6650 / [referrals@arapahoegov.com](mailto:referrals@arapahoegov.com))

14A. Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other departments/divisions may submit comments.

**15. Arapahoe County Public Works** (Sarah White / [swhite@arapahoegov.com](mailto:swhite@arapahoegov.com))

15A. Arapahoe County Engineering thanks you for giving us the opportunity to the review LIVING WATER CAR WASH AT SMOKY HILL CROSSING - CONDITIONAL USE AND SITE PLAN. Engineering Staff has reviewed the proposed Site Plan and use. The Engineering Division has no comments regarding the referral at this time based on the information submitted. Please know that other Divisions in the Arapahoe County Public Works Department may submit comments as well. If you have any questions, please feel free to contact our offices at 720-874-6500.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571. 3284  
donna.l.george@xcelenergy.com

September 14, 2020

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Deborah Bickmire

**Re: Living Water Car Wash at Smoky Hill Crossing, Case # DA-2184-07**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the conditional use and site plan for **Living Water Car Wash at Smoky Hill Crossing**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities along Smoky Hill Road. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



September 1, 2020

P831638

City of Aurora

Contact Info/Planner Info:

Case Manager: Deborah Bickmire

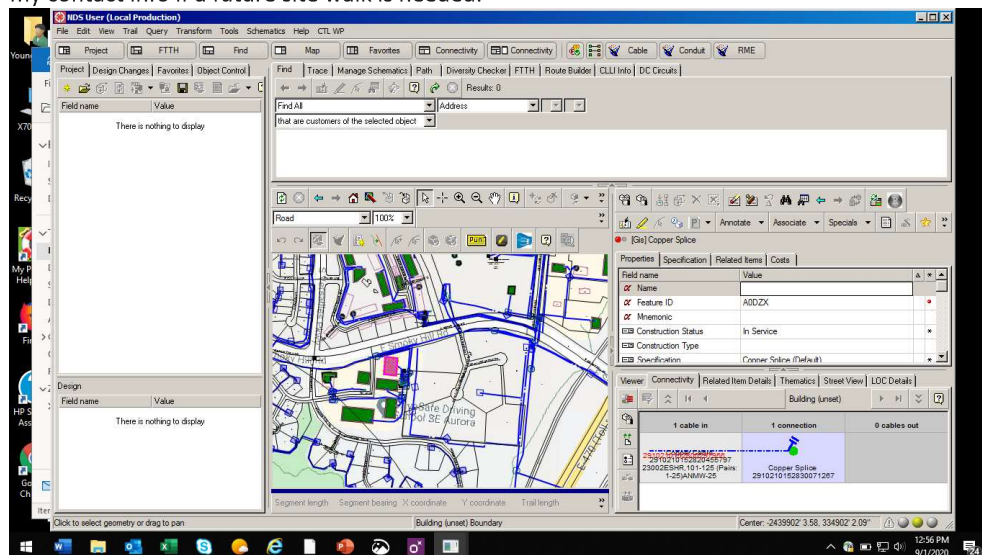
E-mail: [dbickmir@auroragov.org](mailto:dbickmir@auroragov.org)

PH: 303-789-7261

Deborah, Good Morning!!

After review, CenturyLink has the following comments regarding the review request submitted:

Here is a screen shot of our facility mapping system in that area. Please call out locates and protect our facilities in place when doing any construction, digging, etc. Feel free to pass along my contact info if a future site walk is needed.



If, you have any questions, please contact Travis Young at:

Travis Young

(303) 263-1725 Cell

[Travis.young@centurylink.com](mailto:Travis.young@centurylink.com)

Thank you!

Sincerely,

*Don Davalos*

Don Davalos

Ph: 505-886-4673

[Don.davalos@CenturyLink.com](mailto:Don.davalos@CenturyLink.com)