

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



July 16, 2024

Brian Pyle  
ERC Hospitality  
9150 Commerce Center Cir Ste 135  
Highlands Ranch, CO 80129

**Re: Second Submission Review – 7Brew Coffee Shop at East Quincy Ave – Site Plan and Conditional Use**  
Application Number: **DA-1245-24**  
Case Numbers: **2024-6016-00, 2024-6016-01**

Dear Mr. Pyle:

Thank you for your second submission, which we started to process on June 26, 2024. 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 issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before August 8, 2024, to maintain your estimated Planning Commission hearing date.

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.

Your estimated Planning Commission date is tentatively set for September 25<sup>th</sup>, 2024. Please remember that all abutter notices for hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7132 or [egates@auroragov.org](mailto:egates@auroragov.org).

Sincerely,

A handwritten signature in cursive script that reads "Erik Gates".

Erik Gates, Planner II  
City of Aurora Planning Department

cc: Nathaniel Burnett, Rega Engineering Group  
Jazmine Marte, ODA  
Filed: K:\SDA\1200-1299\1245-24rev2



## *Second Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- An updated letter of introduction requesting both adjustments will need to be submitted and reviewed in order to finalize the Planning Commission hearing date. [Planning]
- Please update the Letter of Introduction to include the second adjustment request. Also update the plant quantities listed as being provided above and beyond code. [Landscaping]
- Ensure asphalt, pathing, and landscaping slopes do not exceed maximum grades. [Civil Engineering]
- The site plan will not be approved by Aurora Water until the preliminary drainage report or letter has been approved. [Aurora Water]

### **PLANNING DEPARTMENT COMMENTS**

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

1B. There were no community comments received on this review cycle. A neighborhood meeting will not be required at this time.

#### **2. Completeness and Clarity of the Application (Comments in teal)**

[Letter of Introduction]

2A. There is a landscaping adjustment being requested, so the line mentioning the site is confirming to CoA standards should be adjusted or removed.

#### **3. Zoning and Land Use Comments (Comments in teal)**

3A. There were no zoning or land use comments on this review.

#### **4. Streets and Pedestrian Issues (Comments in teal)**

4A. There were no more Streets or Pedestrian issues identified on this review.

#### **5. Parking Issues (Comments in teal)**

5A. See the comment from Traffic Engineering regarding parking stall spaces not meeting minimum dimensions.

#### **6. Architectural and Urban Design Issues (Comments in teal)**

6A. There were no more Architectural or Urban Design Issues on this review.

#### **7. Signage Issues (Comments in teal)**

7A. There were no more Signage comments on this review.

#### **8. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)**

[Letter of Introduction]

8A. There are various corrections to the adjustment request language on the first page. See the LOI for the specific corrections.

[Site Plan Page 1]

8B. Do not number the sheets one of X. Only number them consecutively one, two, three etc.

8C. Update the adjustment request per the comments provided on the sheet.

[Site Plan Page 6]

8D. Please note the developer is wanting to minimize the landscaping and only provide what is necessary to comply with code. Some extra plant material is required to offset any adjustment requests. Tap fees and irrigation costs in Aurora are expensive and therefore a minimum amount of landscaping should be provided.

8E. Perennials cannot be used to satisfy the parking lot island landscape requirements. They may be used as accents only. The applicant does not want to provide extra plant material. Provide only shrubs in the islands.

8F. Slide the three trees in the curbside landscape along the private drive, or L4 to the north to get them closer to the 50' offset of the stop sign and away from the water meter to the south.



- 8G. Turn the survey information off where identified.
- 8H. Update the landscape tables per the comments provided.
- 8I. Remove tables where identified.
- 8J. Please update the Letter of Introduction to include the second adjustment request. Also update the plant quantities listed as being provided above and beyond code. Technically, only the plant material along the eastern property boundary should be used to offset the adjustment requests as the applicant is wanting to limit the amount of extra landscaping being provided.
- 8K. Add a second adjustment request to the initial adjustment list for the street trees. Reference this section: Section 146-4.7.5.C. Curbside Landscaping. Conflicts with utilities and utility easements.  
[Site Plan Page 7]
- 8L. Update the sheet notes per the comments provided.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **9. Civil Engineering** (Jonathan Phan / 303-326-8273 / [jphan@auroragov.org](mailto:jphan@auroragov.org) / Comments in green)

[Site Plan Page 3]

- 9A. Call out the proposed curb ramp (TYP.)
- 9B. Show the dome at the curb ramp (TYP.)  
[Site Plan Page 4]
- 9C. Minimum grades for asphalt is 1% (2.08.1.06 of the 2023 COA Roadway Manual)
- 9D. Minimum grades for landscape or unpaved area is 2% (2.08.1.06 of the 2023 COA Roadway Manual)
- 9E. Max running slope on an accessible path is 5%.

#### **10. Traffic Engineering** (Dean Kaiser / 303-739-7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in amber)

[Site Plan Page 1]

- 10A. Remove the notes at the bottom right of the cover sheet, they are already provided notes #19 and 20 above.  
[Site Plan Page 3]
- 10B. DWS needed at the north accessible curb ramp, #11 presumably.

#### **11. Fire / Life Safety** (Richard Tenorio / 303-739-7628 / [rtenorio@auroragov.org](mailto:rtenorio@auroragov.org) / Comments in blue)

[Site Plan Page 1]

- 11A. Must reference the currently adopted codes: the 2021 IBC in the site data table.  
[Site Plan Page 6]
- 11B. Remove this overlap of the west elevation image that is a duplicate as indicated.

#### **12. Forestry** (Becky Lamphear / 303-739-7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org))

12A. There were no more Forestry comments on this review.

#### **13. Aurora Water** (Ashley Duncan / 720-859-4319 / [aduncan@auroragov.org](mailto:aduncan@auroragov.org) / Comments in red)

[Site Plan Page 1]

- 13A. ADVISORY: The site plan will not be approved by Aurora Water until the preliminary drainage report or letter has been approved.  
[Site Plan Page 3]
- 13B. Since this water line near the southern end of the property is proposed, it should be the darker line.
- 13C. Advisory note: Please ensure pocket easement in the southwest property corner is the correct size based on meter size
- 13D. What is this dot near the parking stalls? Is it a clean out?
- 13E. Please don't have clean outs in ROW. The tap also needs to be a saddle-tee
- 13F. The sewer service line needs to connect perpendicular to the sewer main
- 13G. With the clean outs being in the drive through, we require concrete supporting the tops
- 13H. Please label if it's a storm manhole or a specialty inlet i.e. nyloplast, etc.



**14. Land Development Review** (Rebecca Westerfield / [rwesterf@auroragov.org](mailto:rwesterf@auroragov.org) / Comments in purple)

[Site Plan Throughout]

14A. Title block needs to be re-labeled to “A Resubdivision of Lot 6, East Quincy Highlands Subdivision Filing No. 9”

14B. Property line needs to be a heavy, solid/continuous line.

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

15A. There were no more comments from Xcel Energy on this review.