



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

September 26, 2024

Ruben Bachayev
Ohr Avner Synagogue
11100 E Mississippi
Aurora, CO 80012

Re: Initial Submission Review: Express Car Wash – Conditional Use and Site Plan
Application Number: DA-2379-00
Case Numbers: 2024-6037-00; 2024-6037-01

Dear Mr. Bachayev:

Thank you for your initial submission, which we started to process on September 05, 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 important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before October 17, 2024. Please pay the invoice amount of **\$19,362.00** with your resubmittal.

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 Planning Commission hearing has been *tentatively* scheduled for Tuesday, November 26, 2024. As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7541 or rrabbaa@auroragov.org.

Sincerely,

Rachid Rabbaa, Planner II
City of Aurora Planning Department

cc: Alan Jacob - Car Wash Pro Designers LLC 6400 N Northwest Highway Ste 4 Chicago, IL 60631
Rachid Rabbaa, Case Manager
Justin Andrews, ODA
Filed: K:\\$DA\DA-2379-00rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please pay the invoice amount of **\$19,362.00** when you resubmit
- 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. (Planning)
- Please submit a preliminary digital address. SHP or a DWG file as soon as possible. (Addressing)
- See the various comments from Landscaping
- Remove copyright notes restricting the reproduction of the approved plans and reports, and P.E. stamp is not needed on the Site Plan. Please remove. (Engineering)
- Please comments regarding the Traffic Letter and Site Plan (Traffic Engineering)
- Using a heavy dashed delineation and label show the exterior accessible route of travel (Life Safety)
- This Site Plan cannot be approved until the Preliminary Drainage Letter is approved (Water)
- There will be trees impacted by this project. Due to the location, size and condition of trees on the site, relocation is not an option. Tree mitigation is always above and beyond the Landscape Code requirements. (Forestry)
- See comments regarding the Plat and Site Plan (Land Development Services)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No comments from neighbors were received.
- 1B. External agency comments were received from Xcel Energy and CDOT and are attached to this letter. Please respond to their comments within the comment response letter in your next submission.

2. Completeness and Clarity of the Application

- 2A. 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>
- 2B. Please provide an Operations Plan; hours of operation, number of employees, depth of the car wash bay and any other relevant information.
- 2C. Remove duplicate Site Plan notes as they are already included on the cover sheet.
- 2D. 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.
- 2E. Please correct the sheet pagination. Do not format 1 of X, only provide consecutive numbering. 1,2,3, etc.

3. Site Plan Comments

- 3A. Please provide the required outdoor patio space. At least one patio space is required per business. Patio space utilization can incorporate decorative concrete treatment, outdoor seating and raised wood planter boxes for example. Patio spaces must be buffered from vehicular areas by sidewalk or landscaping. There appears to be an opportunity to locate the patio space directly north of the building.
- 3B. Please show on the Site Plan with a thick dashed line, the accessible pedestrian route from Havana Street to the building.
- 3C. Mechanical Equipment and Trash collection: All equipment must be screened. Use drawings and notes to explain how this will be accomplished. Screening may be done either with an extended parapet wall, or a freestanding screen. In either case, the screening must be at least as high as the equipment it hides. Trash collection must be incorporated into the overall design of the building, fully shielded from view of the adjacent rights-of-way, or be in a fully enclosed building that is architecturally compatible to the primary building. (Section 146.4.7.8)
- 3D. Please specifically show the location of the vacuums on the Site Plan and add a corresponding number to the Project Notes. The vacuum equipment enclosure needs to be completely enclosed to help mitigate noise



- impacts.
- 3E. Identify the width of the proposed sidewalk. Please connect the sidewalk to align straight to the north if feasible.
- 3F. Parking: In Subarea A no more than 25 percent of the lot frontage on arterial or collector streets to a depth of 60 feet shall be occupied by surface parking. The remaining 75 percent of the lot frontage on arterial or collector streets shall be occupied by a structure, and no surface parking shall be located between that building and the street. The plan is not compliant regarding the parking fronting Havana Street. Please revise in the resubmittal to not exceed more than percent.
- 3G. Parking Design: Please show the parking layout dimensions. The 90-degree head-in spaces are required to be 19' in depth by 9' in width. (<https://aurora.municipal.codes/UDO/146-4.6.5.D.6>)
- 3H. Please label the bike parking on the Site Plan.
- 3I. The sidewalk treatment on the Site Plan and Landscape plan are required to match and be consistent. Please revise where necessary.
- 3J. Please identify the hatching shown over the drive-thru lane and partially over the parking stalls along Havana Street.
- 3K. Elevations: The building does not meet horizontal articulation requirements. A single-story commercial building shall use at least one of the horizontal articulation methods shown in Table 4.8-3 at an interval of 50 feet or less on each street facing façade of the primary building. Please revise.
<https://aurora.municipal.codes/UDO/146-4.8.5.B.2>

4. Signage Issues

- 4A. If any monument signs are proposed the location must be shown on the Site Plan and Landscape Plan, with details provided on materials, colors, proposed lighting and similar on the Detail page. All monument signs must match the design aspects of the building.

5. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

- 5A. 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)
- 5B. 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



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

- 6A. General Note: Provide a legend or note as to why some plant material is gray and others are colored.
- 6B. **Sheet 6:** Consider smaller planting at the corner for sight visibility as it is not to exceed 36" in ht. as measured at the roadway surface.
- 6C. Label the sign, the trash and vacuum equipment enclosure and building.
- 6D. Ornamental grasses shall be 5 gallon in the curbside landscape area.
- 6E. Label and dimension the street frontage buffer.
- 6F. Show the location of the existing sight light pole.
- 6G. Include an elevation/detail of the canopy.
- 6H. Turn off these dimensions.
- 6I. label/call out as non-street buffer.
- 6J. Provide the typical parking lot end island landscaping per the UDO for this island.
- 6K. Where the parking islands are striped: Since this is a new parking island, it shall be curbed and include the planting requirements for each island.
- 6L. All parking rows are to terminate with a landscaped parking lot island. A tree and six shrubs are required here.
- 6M. Label and dimension the non-street frontage buffer.
- 6N. In the southeast corner, switch the tree locations where the large tree is in the larger planting area.
- 6O. **Sheet 7:** For the Planting Schedule add plant symbols to the Legend. Change the deciduous shrubs to 5 gallons.
- 6P. Change to Havana Street instead of Parkway Planting Schedule.
- 6Q. Change the PF curbside landscape ornamental grasses to 5 gallons.
- 6R. On the planting schedule the title that reads: Off-site Planting Schedule, what is this describing? Everything planted should be on site.
- 6S. On the table for Landscape Requirements: under curbside landscaping-Add a column for curbside area sf.
- 6T. Add the actual shrub requirement. 1 shrub per 40 SF.
- 6U. Under street frontage landscaping on Havana the required buffer should be noted as 9'.
- 6V. Under the non-street frontage buffer: under the provided buffer on the south property boundary, note 9'-5" to 12'-3". For the number of trees provided note: 2 new, 7 existing trees
- 6W. Include the City of Aurora notes and remove the contractor notes.
- 6X. Provide a table what documents the high, medium and low water use areas by square footage and by percentage of the overall landscaped area for the entire development.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 7A. Remove copyright notes restricting reproduction of the approved plans and reports. (TYP.)(2.03.5.10 of the 2023 COA Roadway Manual)
- 7B. P.E. stamp is not needed on the site plan. Please remove (TYP.)
- 7C. Please add the following note:
The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Streetlight and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing site location of lights, electrical one line and grounding details shall be submitted to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the street lights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.
Show the location of the existing street lights (TYP.)



- 7D. Advisory comments: Per pre-app notes, when it comes to civil these street light will be evaluated to our current 2023 Roadway manual. If they are not in compliance then they will need to be brought into compliance and additional streetlights may be needed
- 7E. Existing sign appears to conflict with purpose sidewalk. Shift or relocate sign to be outside of ROW or within the property.
- 7F. Label the roadway classification. (2.06.1.03 of the 2023 COA Roadway Manual)
- 7G. Label the curb return, minimum of 25 for an arterial road (TYP.)(4.04.5.03 of the 2023 COA Roadway Manual)
- 7H. Show the ADA path from the building to the ROW.
- 7I. Remove duplicate site plan notes, as they are already included on the cover.
- 7J. Label existing and purposed (if any) easements (TYP.)
- 7K. Identify the width of the purposed and existing sidewalk and landscaping (TYP.)
- 7L. Pavement sections are not needed for site plan. Please remove and include in the civil plans.
- 7M. Advisory comment: Minimum depth for a sidewalk within the ROW is 6"
- 7N. Remove these notes. This is not a construction documents. Can apply on the civil plan (TYP.)
- 7O. Show existing contours (dashed) at a contour interval of two feet or less, proposed contours (solid) at a contour interval of two feet or less. Contour elevations shall be labeled and proposed contours shall be tied into existing contours. (2.08.1.02 of the 2023 COA Roadway Manual)
- 7P. Remove spot elevations on the site grading plan sheet (TYP.)
- 7Q. Show finished floor or top of foundation elevation of all structures (TYP.) (2.08.1.03 of the 2023 COA Roadway Manual)
- 7R. Provide slope arrows away from the building, around the building for the asphalt and concrete and at the drive entrance.
- 7S. Max slope at the drive entrance is 4% when sloping down towards public street and up to 6% when sloping up towards a public street.
- 7T. Remove details for the site plan, but will need by reference only.
- 7U. City of Aurora Standard Details. Do not include City Standard Details in the plans, but reference them by detail number, only. (2.03.8 of the 2023 COA Roadway Manual)
- 7V. Please show the existing street lights along Havana Street.
- 7W. Public streets shall have public streetlights in conformance with COA standards.
- 7X. For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:
 - Roadway Classification (typical section name)
 - Adjacent Land Use Category (i.e., TOD), as applicable
 - Number of lanes
 - Back-to-back curb width
 - Pedestrian Activity Level
 - Pavement Type: R3, for all lighting calculations

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

- 8A. **TIS comments** include:
 - Need 2025 horizon year forecasts (no-build & build)
 - Area roadway character. Revisions requested (pg 8)
 - Fig 3 edits required
 - Analysis Tables need OS Fs highlighted (and noted in first analysis worksheet that two-stage left turn toggle is appropriate due to Havana left turn lane configuration)
 - Site plan difference in wash bay storage length (pg 15)
 - Table 4 note required
 - Table 7 storage length notation
 - Appendix C documentation (missing)



- 8B. **Site Plan comments** include needing additional DO NOT ENTER signs, relocation of arrow marking, need for lane, aisle and parking space dimensions and need for intersection sight triangle illustrated on landscaping plan sheet.

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

- 9A. Sheet 2 / Site Development
- 9B. Using a heavy dashed delineation and label show the exterior accessible route of travel throughout the site plan to:
- Public transportation stops.
 - Accessible parking and accessible passenger loading zones.
 - 60% of the required building entrances. Indicate all entrances and required exits on the plan.
 - Provide an accessible route to all on site amenities.
 - Curb ramps at street crossings and where accessible parking space access aisles connect to adjacent sidewalks.
 - Provide marked crosswalks in all areas where the accessible route crosses a drive aisle.
 - Show and label the location of accessible units required by IBC Chapter 11 and the revised 2003 HB-1221 to be part of the exterior accessible route.
- SHOW THE ADA PARKING SPACE DETAIL, CURB STOP, ADA LOADING AREA, AND SIGNAGE.
- SIGNS MUST NOT BE PLACED IN THE SIDEWALK. PROVIDE A BOLLARD TYPE SIGN IF PLACED AT THE FRONT OF THE ADA PARKING SPACE IN THE GUTTER PAN (IN PLACE OF CURB STOP).
- Bollard type ADA Parking Sign graphic detail with Van Accessible sign.
- 9C. Sheet 3 / Site Utility Plan
- SHOW AND LABEL ALL FIRE LANE EASEMENTS TO BE ESTABLISHED BY PLAT, DEDICATION, OR LICENSE AGREEMENT.
- 9D. Sheet 5 / Site Development Details
- ADA PARKING (VAN ACCESSIBLE) SIGN MUST NOT BE PLACED IN THE SIDEWALK.
- 9E. Sheet 8 / Main Elevations
- SHOW THE LOCATION OF THE KNOX BOX ON THE ELEVATION SHEET. Details in the graphic, Show the Knox Box at front main entrance.
- 9F. Sheet 11 / Photometric Plan
- The Photometric Plan must show and label the location of the site Accessible Route. Provide a minimum of 1 foot-candle of lighting within the accessible route.

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

- 10A. This site plan can not be approved until the Preliminary Drainage Letter is approved.
- 10B. Manholes should all be Cast In Place.
- 10C. I believe these should be inlets. Please coordinate with your drainage reviewer who is reviewing the PDL.
- 10D. Water meters must be within an easement or ROW, and within a landscaped area.
- 10E. Carwashes must recycle 75% of water provided by Aurora Water. Please show recycling system on site plan.
- 10F. Manholes must not have slots in them. See AW MH Spec 101-1.
- 10G. The current meter placement is approx here. Trees can not be within the water meter easement.

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

- 11A. There will be trees impacted by this project. Due to the location, size and condition of trees on the site, relocation is not an option. Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.
- 11B. Grading needs to stay at least 1/2 the diameter away from the trunks of the trees located on the south side of the property in order for them to be preserved.



- 11C. 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. Forestry Division staff will conduct a tree assessment, which includes species, size, condition, and location factors. If there is interest in determining mitigation requirements before your submittal, there is the option of hiring a consulting arborist; a list can be obtained from Forestry upon request. Forestry would require a meeting with the arborist selected to make sure that we are in agreement on the appraisal.
- 11D. 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.
- 11E. Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual – this includes trees on the neighboring property. The Tree Protection notes shall be included on the plan. The link for the manual can be found at:
<https://auroraver2.hosted.civicle.com/cms/One.aspx?portalId=16242704&pageId=16529352>

12. Land Development Services (Roger Nelson/ 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

Site Plan

- 12A. Sheet 1: Revise note #6 to read as required by Real Property.
- 12B. Sheet 2: Show and label all existing easements (typical).
- 12C. Sheet 2: Label exterior boundary with bearings and distances to match the existing plat (typical).
- 12D. Sheet 2: Label existing Lots and Blocks and include the area (typical).
- 12E. Sheet 3: Label the ROW recording information and width for Havana Street.
- 12F. Sheet 3: Label adjoining Subdivision names and recording information.
- 12G. Sheet 3: Show adjoining easements.
- 12H. Sheet 3: Confirm that no portion of the building encroaches into an easement.

13. Easements (Grace Gray / 303-739-7294 / ggray@auroragov.org)

- 13A. Easement dedications to be submitted to dedicationproperty@aurorag.org.
- 13B. Release to be submitted to releaseeasements@aurorag.org.

14. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

- 14A. Please see attached.

15. CDOT- Traffic and Safety (Steve Loeffler/ 303-757-9891 / steven.loeffler@state.co.us)

- 15A. Please see attached.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

September 18, 2024

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

Attn: Rachid Rabbaa

Re: Express Car Wash, Case # DA-2379-00

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan and conditional use for **Express Car Wash**. Please be aware PSCo owns and operates existing natural gas and underground electric distribution facilities along the west property line. 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. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformer) – be sure to have the Designer contact a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 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

Traffic & Safety

Region 1

2829 W Howard Place, 2nd Floor
Denver, Colorado 80204



COLORADO
Department of Transportation
Region 1

Project Name: Express Car Wash Havana

Print Date: 9/23/2024

Highway: 030

Mile Marker: 7.404

A comment response letter is REQUIRED along with the next submittal.

Review POC: Loeffler, Steven

Permits Comments:

9.20.24

- Please show and clearly label the CDOT ROW on the plans.
- Because this is a new car wash an access permit will be required for the change in use of the access.
- Working from or within CDOT ROW will require a utility/special use permit. This includes, but is not limited to survey, landscaping, signal or utility work. Application is made online at the following link:
<https://cdotpermits.force.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F>
- With the work being adjacent to the State Highway and within CDOT Right-of-Way we request to review a Drainage Report.
- Any signing must be on premise and cannot be either partly or wholly in CDOT ROW. Signing must be compliant with CDOT rules governing outdoor advertising per 2 CCR 601-3. -- Aaron Eyl 9.20.24

Residential Engineer Comments:

9/19/2024 DJH

I can't tell what impacts there are to CDOT property. Need Engineering Plans that show what work will happen on CDOT property, including to the sidewalk.

Traffic Comments:

9-19-2024 MM

1. Will any portion of this development need construction access from Havana St?
2. Can turning templates be provided for the driveway? What design vehicle will be used?
3. The PC(Chanticleer Pear) and PB(Autumn Blaze Pear) trees in the strip of land between the roadway and the sidewalk can interfere with the line of sight when they are mature and should be removed from the landscape plans.
4. Will the (3)VO (Dwarf European Cranberry) shrubs in the clear zone cause line of sight issues for pedestrians?