

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



September 8, 2023

Bill Pyle
ERC Management
9150 Commerce Center Circle Unit 135
Highlands Ranch, CO 80129

Re: Initial Submission Review – I-225 & Mississippi Drive-Thru Coffee Shop – Conditional Use and Site Plan
Application Number: **DA-1077-02**
Case Numbers: **2023-6041-00, 2023-6041-01**

Dear Mr. Pyle:

Thank you for your initial submission, which we started to process on Thursday August 17, 2023. 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 Tuesday, September 19, 2023. 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 and Zoning Commission public hearing date is tentatively set for Wednesday, November 8, 2023. Please remember that all abutter notices for public 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 public 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) 739-7220 or bbravene@auroragov.org.

Sincerely,

Ben Bravenec
Planner I

cc: Jon Spencer, 2009 W Littleton BLVD #300. Littleton, CO 80120
Ben Bravenec, Case Manager
Megan Weikle, ODA
Filed: K:\\$DA\1077-02rev1.rtf



First Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Add sidewalk connection to the west of the site to connect to the public ROW to the building.
- Review photometric plan to avoid lighting runoff.
- Include the site line on the legend.
- Update notes #4 #18 and #22 per Life Safety comments. Include Knox box location.
- Show circulation of site and drive-thru per Traffic comments.
- Tree mitigation will be required.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. Twenty-Five (25) registered neighborhood organizations were notified of the Site Plan and Conditional Use applications. As of the date of this letter, no public comments have been received.

2. Completeness and Clarity of the Application

- 2A. Conditional Use must have PC approval which requires the site plan to have PC approval as well. Amendment block should be larger in both height and width, it should be as wide as the column.
- 2B. Include Abutting zone districts on Site Plan.
- 2C. Development application fees have been paid.
- 2D. Add dark circulation arrows on the site plan showing ingress and egress to the site.
- 2E. See the attached data block format and revise on cover sheet.

3. Urban Design and Site Plan Issues

- 3A. Parking space standards are 9' by 19'. Show parking dimensions, existing parking spot dimensions that are not up to code and will not need to be brought into compliance.
- 3B. Add small connection from the ADA accessible access on Mississippi to the 5.5' private sidewalk on the west side of the building.
- 3C. Standards for exterior lighting are found in Section 146-4.9. Show typical details of lighting on the plan and on building elevations. Lighting is limited to 25-feet in height and should be full-cutoff. Light sources must be color-correct such as halogen or LED. Shield light sources from all adjacent residential uses. Pedestrian sidewalks and gathering spaces such as the front entrance should include pedestrian-scaled lighting to ensure these areas are safe for pedestrians.
- 3D. Review photometric plan to meet requirements of Section 4.9.2.G of UDO.
- 3E. Wall signs should only be drawn as an outline on the building elevations. Monument sign location and design detail (no content) should be included in the site plan if applicable. All proposed and existing sign area should also be a part of the site data table (proposed is missing).

4. Architectural Design

- 4A. Include building-mounted lighting fixtures.
- 4B. Fiber cement planking/board (Nichiha material) is not a listed material in our building materials Table 4.8-5, under Section 146-4.8.6.C.3. This section of the code does provide the Director discretion to approve this material as an alternative equivalent, which can be done administratively through the standard site plan process (the decision will be outlined within the staff report at the time of approval). Staff is still somewhat concerned about the warranty length but have received testimonies and material information from the master development team assuring us this is quality material. The applications that we have seen thus far, also appear to demonstrate this as an attractive alternative to wood or composite wood siding.

5. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in Teal)



Sheet 1

5A. Note 22 of the Site Plan Notes does not seem applicable to this project.

Sheet 5

5B. Is this a property line or lease line? It is not listed in the legend on this sheet.

Sheet 6

- 5C. Add this note to this sheet and under the City Standard Landscape Notes on the next sheet. Any existing trees that die along Mississippi Avenue that are being used to satisfy the street tree requirement, will need to be replaced to meet the street tree requirement as noted in the Right-of-Way Landscape Table on Sheet 7 of 14.
- 5D. If the street tree identified along Mississippi Avenue is in poor condition, remove it.
- 5E. Street frontage buffers are measured from the back of walk and not the property line.
- 5F. Deciduous trees have been identified for a couple parking lot islands.
- 5G. Street trees are required to be 2.5" when abutting an arterial and/or collector street.
- 5H. Ornamental trees are required to be 2".
- 5I. There are some shrubs that are missing plant labels.
- 5J. Update the rock mulch note per the comment provided.
- 5K. Remove the work preliminary from the sheet title.

Sheet 7

5L. Update the provided landscape tables per the comments provided.

6.Addressing (Phil Turner / (303) 739-7336/ pcturner@auroragov.org)

- 6A. 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)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

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. Civil Engineering (Kendra Hanagami / (303) 739-7295 / khanagam@auroragov.org/ Comments in Green)

Sheet 01

7A. Please add the following note: (See site plan).

Sheet 02

- 7B. Per Section 4.04.2 Label street classification (all shts, typ.).
- 7C. Please define this line type in the legend. If this is a proposed railing along the ramp, please work with real property to finalize a license agreement for the railing.
- 7D. Please specify fire lane radii at turns, typ. ALL. And coordinate with the Fire and Life Safety reviewer. Per Section 4.07.1.01 - Where fire lanes turn, the inside radius shall be 29' and the outside radius shall be 52'. Where the fire lane width is 26' wide the inside radius shall be 26' with an outside radius of 52'.
- 7E. Please ensure the linetypes plot styles match, so that linetypes are easily distinguishable, typ. ALL
- 7F. Please provide a license agreement for the existing stairs within the public ROW.
- 7G. Please provide existing access agreement beyond your project limits, or show proposed access easement connection to public ROW beyond your project limits.
- 7H. Please evaluate existing lighting and ensure it meets the criteria of the 2023 Roadway Manual.



Sheet 05

7I. Please add the following notes: (see site plan).

Sheet 14

7J. Please include all missing criteria required on site plans for lighting per section 2.12.0.1.

8. Traffic Engineering (Steven Gomez/ (303) 739 7584 / segomez@auroragov.org / Comments in Yellow)

Sheet 02

- 8A. Adjust median cut to minimize skew.
- 8B. 1. Add/reconfigure median to one lane exit.
- 8C. Add DO NOT ENTER signs on each side of exit.
- 8D. Show circulation of vehicles entering/exiting drive thru lanes.
- 8E. Advance/appropriate signing is needed to direct drivers to drive the lanes.
- 8F. Show circulation impacts to adjacent parking areas.
- 8G. Vehicle turning templates will be required if vehicles are allowed to make these movements.
- 8H. If these movements are not allowed, then entrance to drive thru lanes and signage is needed to prohibit these movements.
- 8I. Replace diagonal striping with chevron striping.

9. Life Safety (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue)

Sheet #1

- 9A. Please correct the code cycle reference for notes #4 & #18.
- 9B. Please remove note #22. It is not applicable to the scope of work.
- 9C. Please add the occupancy classification to the Data Block.
- 9D. Please delineate between the number of Van Accessible Spaces Required and the Number of Van Accessible Space Provided.

Sheet #3

- 9E. Please provide a signage and striping detail. (Example provided)
- 9F. Please indicate the locations and angle of all Fire Lane Signs on site.
- 9G. The inside turn radius at the northwest Fire Lane Easement does not meet the minimum requirement. Please correct the Inside Turn Radius to meet the City of Aurora Roadway Standards.
- 9H. Please add the Heavy dashed line for the Accessible Route to the Legend.
- 9I. Please show all existing and proposed water mains and Fire Hydrants within 400 feet located outside the plan area.

Sheet #5

- 9J. Please shown spot elevations in more detail for the Accessible Parking area.
- 9K. Please show all existing and proposed water mains and Fire Hydrants within 400 feet located outside the plan area.

Sheet #10

- 9L. Please show the Knox Box Location on the Exterior Elevations Plans. -Detail provided.

10. Forestry (Rebecca Lamphear / (303) 739-7177 / rlamphea@auroragov.org)

- 10A. No comments. One tree will be removed for development. 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.



- 10B. 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. The Tree Protection notes shall be included on the plan. The link for the manual can be found at: <https://auroraver2.hosted.civiclive.com/cms/One.aspx?portalId=16242704&pageId=16529352>
- 10C. Please show a tree mitigation chart provided below. 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.
- 10D. The caliper inches that will be lost are 15”, but only 6” would be required for planting back onto the site. The mitigation value is \$1,300.00.

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Ponderosa Pine	15	\$1,300.87		6
Total		15	\$1,300.87		6

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.

11. Land Development Review (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)
 Comments were not received at this date and to contact the reviewer directly for comments. Please revise the plans as needed prior to the next submittal.

12. Utilities (Jennifer Wynn / (734) 258-6523/ jwynn@auroragov.org / Comments in Red)

12A. Please Show existing utilities – **Sheet 03 & 05.**

13. Easements (Andy Niquette / (303) 739-7325 / aniquett@auroragov.org)

No easement issues for a tenant.

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

14A. Public Service Company of Colorado’s (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan and conditional use for **I-225 and Mississippi Drive-Thru Coffee Shop**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities within the subject property. The property owner/developer/ contractor must complete the application process for any new natural gas or electric service, or modification including relocation and/or removal 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.

14B. Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformer) – be sure to contact Russ McClung, the Right-of-Way Agent at russell.w.mcclung@xcelenergy.com.

14C. As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.