



Planning Division
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AuroraGov.org

September 13, 2024

Alain Hernandez
Genaros Automotive
15950 E 6th Ave,
Aurora, CO 80011

Re: 2nd Submission Review: Genaros Automotive at Centretech – Site Plan and Conditional Use
Application Number: DA-1005-32
Case Numbers: 1997-6030-04; 1997-6030-05

Dear Alain Hernandez,

Thank you for your second submission, which we started to process on August 21, 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 14, 2024.

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.

The estimated Planning & Zoning Commission hearing date has been rescheduled for Wednesday, November 13th, 2024. 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 303-739-7468 or Jschirem@auroragov.org.

Sincerely,

James Schireman, Planner I
City of Aurora Planning Department

cc: MC Architecture (Mihajlo Crnogorac), 6620 S Locust Way, Centennial, CO 80111
Britt Vigil, ODA
Filed: K:\SDA\1005-32rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The landscape reviewer has identified a need for this site to request an adjustment to the landscape buffer standards. Please include an adjustment block on the cover sheet highlighting what section of code this site plan requests an adjustment from. This adjustment will need to be approved by the Planning Commission.
- Ensure the building meets the 4-sided building design requirements by incorporating the required number of features per building façade.
- The formatting of the conditional use and site plan criteria responses should directly copy and address the criteria as stated in the UDO to make compliance as clear as possible. Please refer to comments 3A. for further detail.
- The public portion of the service line shown in the plan must be contained entirely within a utility easement.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns (James Schireman / 303-739-7468 /

Jschirem@auroragov.org / Comments in sea-green)

- 1A. Fifteen (15) registered neighborhood organizations and six (6) adjacent property owners were notified of the Site Plan and Conditional Use applications. As of the date of this letter, no public comments have been received. Review comments were received by two (2) outside agencies, although they have little to no comment regarding this application.
- 1B. (Repeat comment) When you have finalized the building's materials and colors, please create a materials sample and colored elevation so that it can be used as an exhibit to visualize the building to the planning and zoning commission. A PDF of the sample materials is an acceptable format.

2. Site Plan Clarity and Organization (James Schireman / 303-739-7468 / Jschirem@auroragov.org /

Comments in sea-green)

Cover Sheet

- 2A. (Repeat comment) The vicinity map does not need to include quite such a large area, but rather a higher level of detail. Include all of the local and higher classification streets in the immediate vicinity, primarily the cul-de-sacs to the north. The north arrow could also be made clearer.
- 2B. (Repeat comment) The cover sheet should feature an amendment block at least the same width as the signature block so that any future changes to the site plan can be easily documented.

Sheet 5

- 2C. (Repeat comment) Include site detail notes and new strokes in the legend to call out where fencing is being proposed.

3. Conditional Use Comments (James Schireman / 303-739-7468 / Jschirem@auroragov.org / Comments in sea-green)

- 3A. The conditional use and site plan criteria response could be better formatted to demonstrate compliance. Use the following format, copying each criterion as listed exactly in the code, for both the site plan and conditional use sections.

Conditional Use Criterion D: The proposed use will not change the predominant character of the surrounding area;

*Applicant Finding: **Satisfied**. The new building's volume, materials, and height will be comparable to those of neighboring properties. It will be of a similar height and its use will be well-suited to the neighborhood, complying with the required planning regulations.*



- 3B. Please separate the conditional use criteria response and site plan criteria response into two different documents so that they may be used as separate exhibits in the public hearing.
- 3B. Please elaborate on how the facility will dispose of other materials such as scrap metal or tires in the hazardous materials section.

4. Site Plan Comments. (James Schireman / 303-739-7468 / Jschirem@auroragov.org / Comments in sea-green)

General Comments

- 4A. Kelly Bish with our landscaping department identified the need for this site plan to request an adjustment regarding the southern landscape buffer. You will also need to prepare a separate “Request for Adjustment” document that describes what section of code this site plan was unable to meet and what alternate design methods were used to mitigate the design.

Sheet A1

- 4B. Next to the required minimum setbacks on this site, call out the distance for the provided setbacks on the site plan.

Sheet A2

- 4C. Sec 3.3.5.NN.8 requires that all repair and servicing operations shall be screened from view, please include materials samples or other evidence that demonstrates the welded wire gates indicated will still adequately screen the vehicle holding area. If the wire gates allow for vehicles being stored to be visible, consider using a solid wood gate to screen the vehicles and match the surrounding fence.

5. Streets and Pedestrian Comments (James Schireman / 303-739-7468 / Jschirem@auroragov.org / Comments in sea-green)

Sheet A1

- 5A. Approved, no further comments.

6. Parking Comments (James Schireman / 303-739-7468 / Jschirem@auroragov.org / Comments in sea-green)

- 6A. Approved, no further comments.

7. Architectural and Urban Design Comments (James Schireman / 303-739-7468 / Jschirem@auroragov.org / Comments in sea-green)

Sheet 6

- 7A. (Repeat Comment) The building should feature at least 1 horizontal articulation method from table 4.8-3 at an interval of 100 feet or less on each street-facing façade. Color could be used to satisfy this requirement, but it needs to span the entire height of the façade, per table 4.8-3.

The following comments 7B. – 7F. all relate to the 4-sided building design requirements found in table 4.8-8, found here: <https://aurora.municipal.codes/UDO/146-4.8.7.D.3>. I would recommend that in your comment response, you include a screenshot of the table and check each category in the table you feel has been satisfied. Below, list each architectural treatment employed to satisfy each respective category. Should you have any questions on how a feature satisfies the requirements, please feel free to email me and I'd be happy to help.

- 7B. The comment response letter indicates a color change was used to satisfy the materials requirements of the four-sided building design table 4.8-8. Please submit a materials sample so I can verify the texture and color change is significant enough to satisfy this section.
- 7C. The massing category of the four-sided building design requirements needs to be satisfied. Consider implementing wall notches of at least 12 inches near garage doors to satisfy this requirement. The primary façade (north elevation) must feature two methods, while other façades must feature at least one.



- 7D. The secondary façade (west elevation) needs to feature two methods of human scaling. Consider adding in-building corner enhancements or awnings above doors.
- 7E. Include welded wire gates in the fence elevation to show how they will integrate with the rest of the fence.
- 7F. Because you are requesting an adjustment to the southern landscaping buffer, adding additional architectural features on the southern façade could help mitigate the reduced landscape buffer.

8. Signage & Lighting Comments (James Schireman / 303-739-7468 / Jschirem@auroragov.org / Comments in sea-green)

- 8A. Approved, no further comments.

9. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

General Comment

- 9A. Add an adjustment request to the landscape plan sheet, the Cover Sheet, and the Letter of Introduction. An adjustment is needed along the southern property boundary. The existing parking is encroaching within the required buffer. The adjustment request should be from Section 146-4.7.5 e. 2.b. Non-Street Perimeter Buffer.
- 9B. Why is there a reference to a relocated tree on the adjoining lot when it is not part of this development application? And, there does not appear to be an existing tree to be relocated.
- 9C. Show the property line as a traditional line type. A long dash and two short dashes.
- 9D. Remove the identified shrubs. They appear to be individual shrubs when the existing landscape is a mass and is represented by the outline.
- 9E. Remove the evergreen tree and propose a deciduous tree as the evergreen is being presented as existing and it is not existing.
- 9F. Turn the identified dimensions off.
- 9G. Repeat comment. Add the gas utility.
- 9H. Darken the street name.
- 9I. Darken the utilities.
- 9J. Adjust the tree in front of the building as it is too close to the water line.
- 9K. Repeat comment. Add the required six shrubs to the identified parking lot island.
- 9L. Add specific line work/line types to identify the various fence types being proposed and add that information also to the legend.
- 9M. Label the building.
- 9N. Repeat comment. Provide the remaining required landscape notes. Refer to the Landscape Reference Manual online.
- 9O. Why has the parking layout on the south side of the existing building on the adjoining lot changed? It does not reflect the built condition. Is there a need to reconfigure the parking in this location?
- 9P. Remove the “B” and the dimension line.
- 9Q. Replace any parking lot island proposed evergreen trees with deciduous canopy trees.
- 9R. Correct the typos in the landscape notes.
- 9S. Update the landscape tables per the comments provided.

10. Addressing (Phil Turner / 303-739-7357 /)

- 10A. The CAD file provided does not display the correct geo-location. Please verify the surrounding properties and resubmit.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Sheet 2

- 11A. Label East 6th Ave’s roadway classification as an arterial.
- 11B. Label the curb return radii.



- 11C. The landscape sheet shows the ped ramp to the east of the building as landscaping. Please ensure that both sheets match.

Sheet 3

- 11D. Provide a slope arrow for the ramp.
11E. (Advisory Comment) The ramp exceeds the max 2% slope in any direction for the landing.
11F. (Advisory Comment) Flared ramps are not needed if adjacent to a landscaped area.
11G. (Repeat Comment) Remove point elevations for the grading sheet. This includes curb ramps and by the building. These will be needed at the civil plan review.
11H. Relocate the overlapping text.

12. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in orange)

Sheet 2

- 12A. Add an item to the legend calling out all stop signs, including the one near the western entrance.
12B. Coordinate with the adjacent property to align pedestrian ramps.
12C. Provide signage/stripping to indicate the drive aisle on the western property line is one-way.
12D. The parking layout indicated on the adjacent site does not match the existing conditions. Please update it, otherwise changing the reconfiguration may require a separate application from planning.

13. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

Cover Sheet

- 13A. Update the site plan notes to include the notes regarding the radio coverage inspection requirements, per the redlines.

Sheet 2

- 13B. Provide fire lane signs in the two indicated locations, per the redlines.

Sheet 3

- 13C. The maximum slope for the accessible lane in this area isn't acceptable. The maximum slope can be 2%, and this area measures 6.16%.
13D. Spot elevations are required for the accessible parking spots shown on site.

14. Aurora Water (Casey Ballard / 303-739-7383 x37382 / cballard@auroragov.org / Comments in red)

Sheet 4

- 14A. Utility easement needs to fully cover the public portion of the service line from the meter to the main.
14B. Call out the water easement.

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

- 15A. Approved, no further comments at this time.

16. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 16A. Approved, no further comments at this time.

17. Land Development Services - Easements (Grace Gray / 303-739-7277 x37277 / ggray@auroragov.org / Comments in magenta)

- 17A. Easement dedications need to be submitted to dedicationproperty@auroragov.org, releases to submitted to releaseeasements@auroragov.org. Please contact Grace for further instructions.



18. External Agencies

CDOT (Steve Loeffler / 303-757-9891 / steven.loeffler@stats.co.us)

18A. A new state highway access permit, 124004 has been issued for Genaros for improvements to a Right-in, Right-out access. A Notice to Proceed is still needed for construction.

RTD Clayton Woodruff / 303-299-2943 / clayton.woodruff@rtd-denver.com

18B. (Repeat comment) RTD reviewed the proposed site plan and clarified that no exceptions would apply, meaning no design changes are being requested to accommodate RTD facilities.

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

18C. No further comments, previous comment letter included for future reference.



Right of Way & Permits

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

April 22, 2024

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

Attn: James Schireman

Re: Genaros Automotive at Centretch, Case # DA-1005-32

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan and conditional use for **Genaros Automotive at Centretch**. Please be aware PSCo owns and operates existing underground electric distribution facilities for streetlighting along the north property line, and existing natural gas distribution facilities within the 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. 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 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