



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

AuroraGov.org

December 19, 2024

Jessica Glavas
QuikTrip Corporation
12000 Washington Street
Thornton, CO 80241

Re: Initial Submission Review: QUIKTRIP 4217 - ISP AND PLAT
Application Number: DA-2399-00
Case Numbers: 2024-6046-00 (ISP) / 2024-3058-00 (PLAT)

Dear Jessica Glavas:

Thank you for your initial submission, which we started to process on November 25, 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 January 15, 2025

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 is tentatively scheduled for Wednesday, February 26, 2025. 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 303-739-7133 or akarabas@auroragov.org.

Sincerely,

Ani Karabashian
Planner I
City of Aurora Planning Department

cc: Coy Williams (Kimley-Horn)
Lorianne Thennes, ODA
Filed: K:\\$DA\2300-2399\2399-00rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Street Sections (see Item 3B)
- Street Trees (see Item 5K)
- Remaining \$18,931.81 Storm Drain Development Fee. (see Item 10A)
- Overhead Utilities (see Item 7T)
- Request for Safety Analyses along Chambers (see Item 8F)
- Show The Location Of All Existing And Proposed Water Mains And Fire Hydrants (see Item 9G)
- Existing Water And Storm Line (see Item 10D)
- Revise Tree Mitigation Table (see Item 11A)
- XCEL Energy (see Item 13A)

****Land Development Services comments will be forwarded when received as none were provided for this review at this time.****

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. Josh Winkler (3560 Helena St / 7202801803 / jkwinkler@gmail.com)

I am generally supportive of the plan as submitted, overall it appears to be considerate of the Peterson residential rural neighborhood to the east. The entrance to the truck fueling station off of 38th Ave however is concerning. My primary concern is trucks turning east when exiting to cut through the Peterson neighborhood to 32nd Ave to access the warehouses or travel between this truck stop and the Flying J at 32nd and Airport.

The intersection at 38th and Chambers is already quite dangerous and has frequent accidents, including a fatal accident in 2023. To turn onto Eastbound 38th Ave from Chambers vehicles need to turn more than 90 degrees due to the intersection design, semis will almost certainly pull trailers across the Westbound lanes of 38th Ave at the light due to this intersection design. Also, because people exiting I-70 Eastbound and I-225 Northbound primarily turn North on Chambers, at rush hour several cars make u-turns on Chambers at 38th Ave every light cycle because the exit ramp to Chambers Northbound gets backed up to the highway.

2. Completeness and Clarity of the Application

- 2A. Advisory Comment: Based on the proposed site plan sent to the City for QuikTrip 4217 (Future Development Lot 1, Block 1), it might be worth exploring switching the location of the proposed convenience store and fuel canopy (in your preliminary site plan design), so that the convenience store is just north of Tract C. The intent is to encourage better pedestrian connectivity between the convenience store and lots 2, 3, and 4 to the south. Staff understands that would impact the design of Lot 1 but wanted to share it as a consideration, considering the sidewalk along the northern portion of the private drive abruptly ends at the southern property line of Lot 1.

Sheet 1 (ISP)

- 2B. Make sure this is the correct signature block. Please use the signature block found on the City's website: https://www.auroragov.org/business_services/development_center/development_process/forms_and_applications. Use the above link and scroll to the bottom of the page, that is where you will find the correct signature block.
- 2C. Add scale to key map.



Sheet 2 (ISP)

2D. Update the notes section to the City's most up to date Site Plan Notes. You can find the notes here on the city website:

https://www.auroragov.org/business_services/development_center/development_process/forms_and_applications

On the webpage, scroll to the bottom to "Site Plan Templates and Miscellaneous Forms" - this is where you will find the most recent Site Plan Notes that need to be added to the plans.

Sheet 3 (ISP)

2E. Based on the preliminary site plan sent to the City for QuikTrip 4217 (Future Development Lot 1, Block 1) there may be a conflict with the drainage easement on the eastern portion of the property and the proposed truck parking spaces. Please verify with the Aurora Water to see if there would be an issue with the drainage easement encroaching into the proposed truck parking location planned for the future site plan.

3. Streets and Pedestrian Comments

3A. Please clarify if there will be truck specific vehicle access points for Lot 1? Will trucks be prohibited to use the proposed private drives to access Lot 1? Please provide more detail in your Letter of Intent regarding where truck access will be permitted on Lot 1 and if there will be signage to be used to prohibit truck access a specific locations.

Sheet 3

- 3B. For the street sections for the 'Private Drive Typical Section' and 'Helena Street, E 35th Avenue, and E 38th Avenue' please clarify what the highlighted portion of the street section will be dedicated towards. Will that portion be a planting strip/tree lawn? Please label what will be located in the highlighted sections on the plan.
- 3C. For the lots 2 block 1, lot 3 block 1, and lot 4 block 1, does the applicant anticipate where the vehicle access points to these lots will be located? Will they be internal to the site via the private drive or off of Chambers, E. 35th Avenue or Helana Street?
- 3D. Please review Code Section 146-4.5.4.A on Access and Connectivity for Mixed Use and Special Purpose Districts, specifically when it comes to vehicle movement between the proposed lots along the proposed private drives. [Click here](#) to review the code standards and to make sure that the ISP plans will allow conformance to these standards.

4. Lighting Comments

4A. Please provide more details for the reasoning behind the location of the lighting along the private drive. Why is there only lighting fixtures on the western portion and not the eastern portion of the private drive?

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

Sheet 5

5A. Is the identified storm line existing or proposed? If proposed, can it be shifted out of the curbside area and into the street so as to not obstruct the installation of the required street trees?

Sheets 7 & 8

5B. Include the 100-year water surface elevations on the proposed ponds.

Sheet 13

- 5C. Add "Not for Construction" to all the landscape plan sheets.
- 5D. Please move the landscape sheets before the lighting sheets.
- 5E. While a nice tree, the Sweetgum are merely thought of as a potential future tree in the Front Range area. Please select a different species.
- 5F. Add a written scale to all landscape plan sheets where applicable.
- 5G. Update the landscape requirements table per the comments provided.



Sheet 14

- 5H. Include the grading for all the ponds and indicate the 100-year water surface elevation.
- 5I. Make sure to include any anticipated stop signs and set the first street tree 50' back from the face of the stop sign.
- 5J. Hatch or do something to indicate that the specific sheet number for that sheet is within the key map.
- 5K. Just an FYI... The curbside for Chambers Road can be all native seed with the required street trees in lieu of the shrubs. Irrigation for establishment of the native seed would need to be by a watering truck. Subsurface irrigation is permitted, however that is generally not a method used for seed establishment. Trees can and should be on drip irrigation. The street tree requirement is not being met. Why are the street trees being included in the curbside area just to the south but not in this curbside? Is it due to the presence of the storm line and underground telephone line? Both exist to the south of here as well, yet the street trees are being included. IF the street trees CAN be located along the back of walk, then the curbside could be all native seed. If the street trees cannot be located behind the back of walk, then tree equivalents for those trees must be provided in the curbside area and the remaining curbside area could be native seed. Three trees required or 30 shrubs.

Sheet 15

- 5L. While it is understood that the street tree quantity is being met, instead of grouping them so close together and having a large stretch of missing street trees along Helena Street due to the existing storm line, can they not be located behind the back of walk?
- 5M. A specified length of the curbside area can be subtracted from the overall street length ONLY if the street trees can be added to the back of walk for the areas to the north and south of this pond. The area behind the back of walk cannot have street trees as it is the overflow area for the pond.

Sheet 16

- 5N. Can the street trees be located along the back of walk due to the presence of the overhead electric line?

Sheet 17

- 5O. Ornamental grasses must be five gallon when used in the curbside area.

6. Addressing (Phil Turner / 303-739-7357 / 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 (Sara Siggue / (303) 960-1349 / ssiggue@auroragov.org / Comments in green)

Comments below relate to sheets on Infrastructure Site Plan

Sheet 2

- 7A. Add the following note: Prior to final acceptance of public improvements, if the adjacent site is not under construction, the curb cut/curb returns and cross pan must be removed and replaced with sidewalk, landscaping, and curb and gutter at the developer's expense. The developer acknowledges the risk of constructing the curb cut without approved civil plans for the adjacent site showing the curb cut.



Sheet 3

- 7B. This dimension should be 14 per the COA Roadway Manual.
- 7C. Please provide the full section of the roadway, including the missing parts, landscaping, and sidewalk.
- 7D. Label the width of the ROW dedication.

Sheet 4

- 7E. Label the street classifications for all roadways, typical.
- 7F. Label the proposed curb return radii, typical.
- 7G. Label inside and outside turn radius at all fire lane easements that should meet the requirements in Section 4.07.1.01 of the Roadway Manual. (TYP)
- 7H. Dimension the curbside landscape.
- 7I. Provide ADA compliant curb ramps at the southwest and southeast corners of the intersection of Helena Street and 38th Avenue, per the pre-app note.
- 7J. Label the lot corner radius, typical.
- 7K. Label/dimension the row dedication.

Sheet 5

- 7L. Label the proposed curb return radii, typical.

Sheet 6

- 7M. Label/dimension the ROW dedication.

Sheet 7

- 7N. Please add the following note: "The resultant grade in any direction within accessible parking areas shall not exceed two percent."
- 7O. Please add the following note: "Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans."
- 7P. Please ensure the labeling is correct, as it appears to be for a street light.
- 7Q. Label the access drive slope 4% max when sloping down and 6% when sloping up to public street, per 4.05.4 of the Roadway Manual.
- 7R. Label the longitudinal roadway slopes, typical.

Sheet 8

- 7S. The minimum slope for unpaved areas should be 2%.

Sheet 9

- 7T. There are existing overhead utilities along the north side of E 35th Ave, extending along your project frontage that interfere with the required public improvements. It is a project requirement to relocate or underground these existing overhead utilities along the entire property frontage (including but not limited to electric and communication lines) so that they do not conflict with the proposed public improvements (i.e. sidewalk, curb ramps, street trees and landscaping, etc). The coordination, and design and construction costs are the responsibility of this project.

Sheet 11

- 7U. Public streets shall have public streetlights in conformance with COA standards.
- 7V. 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

This information (if it's not already shown) can be added to the street sections provided if desired.

Sheet 12

7W. Is this a streetlight? If so, please remove it from the site plan.

8. Traffic Engineering (Dean Kaiser / 303-739-1718 / djkaiser@auroragov.org / Comments in orange)

Comments below refer to Traffic Impact Study

Page 8

8A. Check intersection spacing.

Page 9

8B. Add noted gated access.

8C. Minor note on trip gen rounding, Table 1.

8D. Figure 6 trip distribution between unsignalized vs signalized intersection usage questioned.

8E. Bust in signalized intersections analyses, timing for both 35th and 38th revised earlier this year, see Exist Analyses in Appendix.

Page 37

8F. Request for Safety analyses along Chambers adjacent to the site frontage and at Chambers & 38th specifically. Not requested in pre-app meeting but instituted for update TIS Guidelines for 2025.

Sheet 70

8G. Comments regarding signalized timing used.

Sheet 71

8H. Updated timing provide for both 35th and 38th Avenues.

Comments below refer to Infrastructure Site Plan

ISP comments include needing to illustrate entire intersection layouts for 35th Place and the access across from Maverick access, both along Chambers for lane alignment verification. Additionally, note for Traffic Signal Escrow must be removed, adding note for signalization plan required for updated 35th Place signalization plus building associated signal improvements as part of the project (signal plan needs to be included, reviewed and approved during the Civil review process). Intersection Sight Distance point incorrectly located at Access & Chambers, 35th Pl & Chambers and 35th Ave & Chambers. Not ready for Technical Referral.

Sheet 2

8I. Revise note 19 to say "THE DEVELOPER IS RESPONSIBLE FOR TRAFFIC SIGNAL UPGRADES AT THE INTERSECTION OF CHAMBERS ROAD AND 35TH PLACE. A TRAFFIC SIGNAL PLAN IDENTIFYING UPGRADES TO THE INTERSECTION MUST BE INCLUDED IN THE CIVIL PLAN REVIEW PROCESS AND REVIEWED AND APPROVED BEFORE THE ISSUANCE OF CERTIFICATE OF OCCUPANCY."

Sheet 5

8J. See redline: Must illustrate full intersection for final lane alignments.

Sheet 6

8K. See redline on plan: Must illustrate full intersection for final lane alignments.



- 8L. Need to add note that signalization upgrades will be prepared and presented by applicant for this intersection upgrade.

Sheet 14

- 8M. See redline on plan: Point of Intersection Sight Triangle must be behind crosswalk location.

Sheet 15

- 8N. See redline on plan: Point of Intersection Sight Triangle must be behind crosswalk location.

Sheet 16

- 8O. See redline on plan: Point of Intersection Sight Triangle must be behind crosswalk location.

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

Comments refer to Infrastructure Site Plan

Sheet 2

- 9A. Please correct note number 2 to read as follows: ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS.
- 9B. Please correct the code reference in not number 4 to the 2021 IBC and the 2017 A117.1 ANSI Standard.
- 9C. Note #5 can be removed. This site is outside the LDN areas.
- 9D. Remove notes #8, 9 and 10.
- 9E. Please remove not #12-Repeated.
- 9F. Sheet #3 Overall Site Plan
- 9G. Please show the location of all existing and proposed water mains and fire hydrants within or abutting the site. The location and bearing of existing fire hydrants located (within 400 feet or the next existing fire hydrant) outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.
- 9H. Please show hydrant spacing per Appendix C table C102.1 of the 2021 IFC on the Site, Utility and Grading Plans.
- 9I. Will the Private drive be built to a City Standard?
- 9J. If the Private drive is to be a Fire Lane Easement, please address the Dead End and provide the required turn-around per Chapter 5 of the 2021 IFC. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.
- 9K. Provide required Dead-End Fire Lane Signage for Fire Lane Easement if Private Drive is no being built to a City Standard.
- 9L. Please show the fire hydrants in the street section (TYP).
- 9M. Please include Fire Lane Easement identifications and the width of the FLE as part of the internal Private Drive if not built to a City Standard.
- 9N. Existing Easements will need to be released.

Sheet 4

- 9O. Please provide a Fire Hydrant Symbol at all existing and proposed Hydrant Locations and provide the Symbol in the Legend. (TYP).
- 9P. Sheet #6 Detailed Site Plan
- 9Q. Please provide a Fire Hydrant Symbol at all existing and proposed Hydrant Locations and provide the Symbol in the Legend. (TYP).
- 9R. Sheet #9 Grading & Utility Plan
- 9S. Please provide a Fire Hydrant Symbol at the existing and proposed locations.
- 9T. Sheet #10
- 9U. Please include Fire Lane, No Parking, and Striping Details with the Sign Package.
- 9V. Where the Fire Lane Signs are show provide a 30-45 degree angle to oncoming traffic.



10. Aurora Water (Ashley Duncan / 720 859-4319 / aduncan@auroragov.org / Comments in red)

- 10A. Remaining **\$18,931.81 Storm Drain Development Fee**. Since the invoice has not been paid, fees are due prior to the second submission. Contact Melody Oestmann at moestman@auroragov.org or (303) 739-7244 for more information on how to pay the remaining fees.
- 10B. In addition, commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.

Comments below refer to the Infrastructure Site Plan

Sheet 1

- 10C. ADVISORY: The site plan will not be approved by Aurora Water until the preliminary drainage report or letter has been approved

Sheet 8 (See redlines on plan)

- 10D. There is a water and storm line running east-west approximately here, please add it. There are two hydrants coming from the water line. Also make sure the easement is also shown. You can reach out to aduncan@auroragov.org if you'd like a snapshot of what this area looks like.
- 10E. Please change the name of this one to match the name on the plat.
- 10F. Please call out the existing sanitary line here.
- 10G. There is an existing fire hydrant approximately here, please add it.

Sheet 9 (See redlines on plan)

- 10H. There is an existing fire hydrant approximately here, please add it.
- 10I. Please change the name of this one to match the name on the plat.

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

Comments refer to Infrastructure Site Plan

- 11A. The tree mitigation table P. 20 only has the inventory. Update the tree mitigation chart, add the appraisal that includes both the mitigation fee and inches required. You are required to hire a Consulting Arborist to conduct the tree inventory and appraisal.
- 11B. 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.
- 11C. 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. Please contact Aurora Forestry if you have any questions.

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

- 12A. All new easements to be dedicated by plat. Easement releases to be submitted to releaseeasements@auroragov.org. Please contact Grace Gray at ggray@auroragov.org for further questions.

Comments below refer to the ISP and Plat Plans

- 12B. Land Development Services comments will be late due to unforeseen circumstances related to their staff. Staff was unable to provide a timeline for which the comments were to be provided. Please contact Maurice Brooks for questions.



13. XCEL Energy PSCo (Donna George / (303)571-3306 / ReferralsXcelDistribution@xcelenergy.com)

13A. See Attachment



Right of Way & Permits

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

December 9, 2024

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

Attn: Ani Karabashian

Re: Quiktrip 4217 Subdivision Filing No. 1, Case # DA-2399-00

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the infrastructure site plan and plat for **Quiktrip 4217 Subdivision F1**. Please be aware PSCo owns and operates existing underground electric distribution facilities in several locations within the subject property, including two (2) transformers. PSCo also has existing natural gas distribution facilities within Chambers Road, East 35th Avenue, and Helena Street.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities *including relocation and/or removal* via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

For additional easements that may need to be acquired by separate PSCo document (i.e. transformer/s), the Designer must 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