



Planning Division
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Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

January 7, 2025

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

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

Dear Ruben Bachayev:

Thank you for your third submission, which we started to process on December 18, 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.

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.

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 III
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:\SDA\DA-2379-00rev3



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- 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. Please address these comments in the resubmittal (Planning Items 2 -3)
- Please submit a preliminary digital address. SHP or a DWG file as soon as possible. (Addressing – Item 4)
- Some inconsistencies between sheets for the detached sidewalk and some minor comments. (Item 6)
- Please see comments regarding the Traffic Letter and Site Plan. (Traffic Engineering - Item 7)
- Fire apparatus must be able to turn through all drive aisles designated as a fire lane. Ensure all corners meet the required 29' / 52' turning radius (Life Safety - Item 8)
- This Site Plan cannot be approved until the Preliminary Drainage Letter is approved (Water – Item 9)
- Trees should be protected on the neighboring properties to the south and east. (Forestry – Item - 10)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. There were no community questions, comments, or concerns received from adjacent property owners or registered neighborhood groups.

2. Completeness and Clarity of the Application

- 2A. **Repeat Comment: 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> . The updated letter was not provided, please include it in the resubmittal.**
- 2B. **Repeat Comment: Please provide an Operations Plan; hours of operation, number of employees, depth of the car wash bay, and any other relevant information. The updated Operation Plan letter was not provided, please include it in the resubmittal.**
- 2C. **Repeat Comment: 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.**
- 2D. The architectural plans were uploaded separately from the site plan. Please combine all of the files into a single SP pdf.

BY responding “Please refer to the response by the Ownership team provided in a separate document.” You are NOT addressing the issues. All comment responses are required to be in the comment response letter. Please address all the repeat comments.

3. Site Plan Comments

- 3A. Mechanical Equipment and Trash Collection: On page 2 note 18, you referred to Architectural Plan for detail. Please provide architectural plans.

4. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 4A. 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)



- 4B. 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.
Response is unacceptable.

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

- 5A. No Comments

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 6A. Dimension the curbside landscaping (TYP.)
6B. Please relocate the street light outside of the purposed sidewalk (TYP.)
6C. Sidewalk is detached up and to the property line base on the site plan sheet.
6D. Relocate and purpose a new public street light to accommodate the detached sidewalk
6E. REPEAT COMMENT: Please identify and fill out these information

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

TIS Comments:

- 7A. Fig 3, transposed NBL/NBR text in Int. #1.
7B. Table 2, highlight the EBL Fs and delays.
7C. Table 3, highlight the EBL Fs and delays.
7D. Table 6, highlight the PM EBL F/Delay.
7E. Pg 27, Section 9, revise text as noted.
7F. Pg 28, update internal storage length total & number of vehicles.

Site Plan comments

- 7G. Site Plan comments include add CDOT text for roadway ROW, need for intersection sight triangles on landscaping plan and tree note.

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

Sheet 2 / Site Development Plan

- 8A. NO OBJECTS OR PORTION OF OBJECTS ARE PERMITTED TO ENCROACH INTO A DESIGNATED FIRE LANE. SUGGEST SHIFTING THE FIRE LANE AT THIS LOCATION SLIGHTLY TO THE NORTH.
8B. FIRE LANE REQUIREMENTS
8C. Buildings less than 30' in height require only a 23' wide fire lane easement with 29' inside and 52' outside turning radii.
8D. Fire apparatus must be able to turn through all drive aisles designated as a fire lane. Ensure all corners meet the required 29' / 52' turning radius.
8E. SHOW ALL NEW FIRE LANE EASEMENTS BY DEDICATION (RECORDATIONNUMBER).

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

- 9A. Repeat Advisory Comment: The site plan can not be approved until the Preliminary Drainage Letter is approved.
9B. The easement for the meter needs to be named "Water Easement."
9C. New 10' Water Easement.



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

- 10A. 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.
- 10B. Tree along Havana St is gone no mitigation will be required for this tree. Update tree mitigation table.

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

Site Plan

- 11A. Add: City of Aurora, to the legal description of the site.
- 11B. Page 2: Advisory - begin the dedication process for the proposed easements - send document to dedicationproperty@auroragov.org and if there are any easements to be released - submit those to releaseeasements@auroragov.org.
- 11C. No portion of the proposed building may encroach into the existing easement - either remove the portion of the easement encroachment or move the building out of the existing easement.
- 11D. There is a drive lane on the south side of the building: Does this portion of the drive lane need to be a dedicated Fire Lane easement? Confirm with Fire/Life Safety Dept.
- 11E. See comments in the Legend: Project Notes.
- 11F. Page 3: See highlighted easements on the page (previous comments).