



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

AuroraGov.org

January 13, 2025

Jessica Glavas
QuikTrip Corporation
1200 Washington St. Suite 175
Thornton, CO, 80241

Re: Third Submission Review: QuikTrip 4263 – Site Plan & Conditional Use
Application Number: DA-1483-03
Case Numbers: 2000-6044-07; 2000-6044-08

Dear Jessica Glavas:

Thank you for your submission, which we started to process on December 24, 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.

With the majority of departmental comments addressed, this application may proceed to be heard before the City of Aurora Planning Commission. Your hearing date is tentatively scheduled for February 12, 2025, to provide for adequate notice periods. I will be providing further instructions on how to notice and prepare to present your application to our commission.

Should your application be approved, this site plan will be cleared to enter technical review. Site plans in the technical review stage may also proceed to submittal civil plans for review through the Engineering Department. Please continue to resubmit to address the few outstanding comments each department has.

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.

Please also note that projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

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: Shelby Madrid, Agent, (Kimley Horn and Associates)
Lorianne Thennes, ODA
Filed: K:\\$DA\ K:\Dept\Planning and Dev Serv\ZDR\SDA\1483-03rev3



Third Submittal

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please coordinate with our Forestry department regarding tree mitigation.
- Please confirm all parking spaces on site meet our minimum 9' by 19' dimensions.
- Please consider a different location for the monument sign proposed along Parker Rd.
- Please update the parking lot to feature proper landscaped parking islands with required trees, per Kelly's comment 7D.
- Please address discrepancies regarding the retaining wall's design and consistency across sheets.
- RTD identified a need for bus stop along Parker Rd. Please reach out to them to coordinate final design.
- CDOT has requested that you provide a comment response regarding their agency comments from previous reviews. Please include the comment response as part of your next submittal, otherwise I will be required to reject the next technical submittal.

GENERAL PLANNING DEPARTMENT COMMENTS

- Six (6) adjacent property owners were notified of this application, and none provided comment regarding the proposed use and design on this round of review.
- Only one (1) HOA required notice and had no comments regarding the proposed use on this round of review, so no neighborhood meeting will be required at this time.
- Of the external agencies notified, Xcel Energy, Colorado Department of Transportation, Xcel Energy provided repeat advisory comments, and RTD clarified the need for bus stop alterations and a temporary bus stop during construction along Parker Road.

1. Site Plan Organization

Sheet 1

- 1A. Please note that sign area is not approved with site plan approval. We only need the total permitted sign area to be listed on the site plan. You can remove the individual sign area measurements.

2. Conditional Use Comments

- 2A. Thank you for providing an in-depth response to our CUP criterion. I will be using this exhibit to supplement my report when your case is presented to the planning commission. Please let me know if you want to make any revisions to this response before it is included in the agenda packet, thank you.
- 2B. I see that you responded to some of my operational questions via the comment response and provided an environmental compliance letter. Could you include the operations responses in another document so they can be used as an exhibit for your case?

3. Access and Connectivity Comments

- 3A. No further comments regarding this section.

4. Parking Comments

Sheet 2

- 4A. (Repeat comment) Please affirm that all parking spaces are 9' by 19'. Some along the east side of the storefront appear 8' wide.

5. Architectural and Urban Design Comments

Sheet 15 & 16

- 5A. Please use cardinal directions to refer to architectural elevations.



6. Signage & Lighting Comments

Sheet 2

- 6A. This monument sign continues to be off-site. Off-site monument signs are not permitted in this zone district per §146-4.10.13. You will need to consider an alternate location.

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

Sheet 7

- 7A. Remove the asterisk provided within the Parking Lot Island Landscape breakdown. A shrub substitution is not permitted since there is no encumbrance prohibiting the installation of the required tree and associated shrubs and the site is over-parked.
- 7B. Update the Havana Overlay District Table per the comments provided.

Sheet 9

- 7C. Turn the accessible route information off on the landscape plan.
- 7D. Repeat comment: All parking rows are to terminate with a landscaped island with trees and shrubs. This island is deficient of a required tree and the site is over parked. The response to review comments indicated that the tree requirement was met by the installation of 10 shrubs in the parking lot. This is not permitted when there is not an encumbrance preventing the requirement from being met. Expand the parking lot island to include the required tree. Section 146-4.7.5.K. Parking Lot Landscaping states that trash enclosures, fire hydrants, lighting etc. cannot displace the required landscaping within a parking lot island.

Sheet 15 & 16

- 7E. The titles for the building elevations should match the orientation of the building in the plan set and should correspond to the colored elevations provided in the plan set.

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

- 8A. No further comments, approved.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

9. Civil Engineering (Sara Siggue / 303-739-1958 / ssiggue@auroragov.org / Comments in green)

Sheet 3

- 9A. Please add the following note: "While no streetlights are proposed on the site plan street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."
- 9B. Please remove the accessible path sign.

Sheet 5

- 9C. Provide the max height or height range and type of material for the proposed retaining wall. Any retaining walls over 30" require railings. Please include the railings in the section of the proposed wall.

Sheet 14 & 17

- 9D. Remove copyright notes restricting reproduction of the approved plans and reports. (2.03.5.10 of the 2023 COA Roadway Manual). (TYP)

Sheet 18

- 9D. The highlighted portion of the retaining wall is missing from both the grading and site plan sheets. Please ensure consistency throughout the entire plan set.



- 9E. Repeat Comment from 1st and 2nd Reviews:
- Additional streetlights may be required along Parker and Havana streets to comply with current photometric standards, if necessary.
 - Public streets shall have public streetlights in conformance with COA standards. 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.

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

- 10A. No further comments, ready for technical review.

11. Forestry (Jacque Chomiak / 303-739-7178 / jchomiak@auroragov.org / Comments in purple)

Sheet 9

- 12A. This application's tree mitigation plan will be routed to forestry on the next technical review to finalize this item

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

Sheet 1

- 12A. Add "City of Aurora" preceding the County of Arapahoe section of the title and on all subsequent sheets.

Sheet 2

- 12B. All proposed easements need to be completed prior to any building permits.

Sheet 3

- 12C. These proposed tenant signs will need to be covered by a license agreement.

13. Aurora Water (Samantha Bayliff / 303-739-7490 / sbayliff@auroragov.org / Comments in red)

- 13A. No further comments, ready for technical review.

OTHER AGENCY COMMENTS

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

- 14A. With Articulated buses at this stop and the walkway being installed as a detached walk the RTD is requesting a 50' boarding area. Meeting RTD standards. Max slope of 5% except for the ADA boarding area must be less than 2% perpendicular. Please refer to the attached redlines and coordinate with RTD on this final bus stop design.

15. CDOT (Steve Loeffler / 303-757-2943 / steven.loeffler@state.co.us)

- 15A. Several CDOT comments remain to be addressed, specifically regarding the permitting process for state highway access as well as the TIS methodology. You are required to coordinate with CDOT and produce a comment response letter that documents these comments have been resolved. If there is no comment response from CDOT with the next technical submittal, I will be required to reject the resubmittal for failing to address all the review comments of this letter.

Traffic & Safety

Region 1
2829 W Howard Place, 2nd Floor
Denver, Colorado 80204



COLORADO
Department of Transportation
Region 1

Project Name: Quiktrip at Havana and Parker Road

Print Date: 1/14/2025

Highway: 30

Mile Marker: 3.675

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

Review POC: Loeffler, Steven

Environmental Comments:

For ANY ground disturbance/work within CDOT ROW---

Required:

Arch/History/Paleo:

Since this is a permit, a file search for Arch, Paleo and History is required. If the file search identifies anything, a more extensive report will be required. If nothing is identified, then the file search should be sufficient. For the file search contact:

Cultural/History File Search: <https://www.historycolorado.org/file-access> Email: hc_filesearch@state.co.us

Paleo File Search: Colorado University Museum of Natural History - <https://www.colorado.edu/cumuseum/research-collections/paleontology/policies-procedure>) Email: jacob.vanveldhuizen@colorado.edu and from the Denver Museum of Nature and Science – Email: kristen.mackenzie@dmns.org <https://www.dmns.org/science/earth-sciences/earth-sciences-collections/>

If there is NO ground disturbance within CDOT ROW, the applicant shall submit an email/memo to the R1 Environmental Permit Review Specialist stating this.

Hydraulics Comments:

Rivera Comments: I do not see the Preliminary Drainage Report for this project. The storm runoff will be conveyed using an underground detention and water quality system. This new system will not negatively impact the existing drainage conditions.

I have reviewed the drainage for this location. The proposed use of underground water quality and detention facilities represents the most feasible option for the

development of the site, which will maintain historic drainage patterns while reducing impact to existing storm sewer

and regional pond infrastructure. I concluded that there will be no negative drainage impact and existing drainage patterns will be maintained and improved Samer 7-19-2024 Samer 10-10-2024

Permits Comments:

7.18.24

- The state highway access permit will cover any access work, sidewalk work, street lighting, and stormwater work. Any work outside of that including, but not limited to, landscaping, survey, or utility work will require a separate permit. Application is made online at the following link:

<https://cdotpermits.force.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F>

- Please show and clearly label the CDOT ROW on the Site Plans. ROW varies is not acceptable.

- Any signing must be on premise and cannot be either partly or wholly in CDOT Right-of-Way. Signing must be compliant with CDOT rules governing outdoor advertising per 2 CCR 601-3. -- Aaron Eyl 7.18.4

7-18-2024 Traffic comments will be late for this review.

--Steve Loeffler, 7-18-2024

10.11.24 - Please address all of CDOT comments individually. -- Aaron Eyl 10.11.24

1.10.24 - No comment. -- Aaron Eyl 1.10.24

1-11-2025 I didn't see a comment response to prior CDOT comments. Please address CDOT comments. - Steve Loeffler

Residential Engineer Comments:

DJH 7/16/2024

1. There appears to be a lot of entrance / exits in a short location already. This plan would be installing a right in with traffic slowing down to turn in, and just upstream from a right out where traffic is speeding up. The two interests are going to conflict. The Traffic Office should comment on this in particular.

2. I can't tell if the existing road is being reconstructed or not.

DJH 9/30/2024

1. Comments above have not been addressed.

2. Need construction engineered plans showing what work is happening on CDOT Right of Way.

12/27/2024 - DJH

1. Need Civil Engineered construction plans for review with CDOT property lines so we can comment on items impacted on CDOT Right of Way.

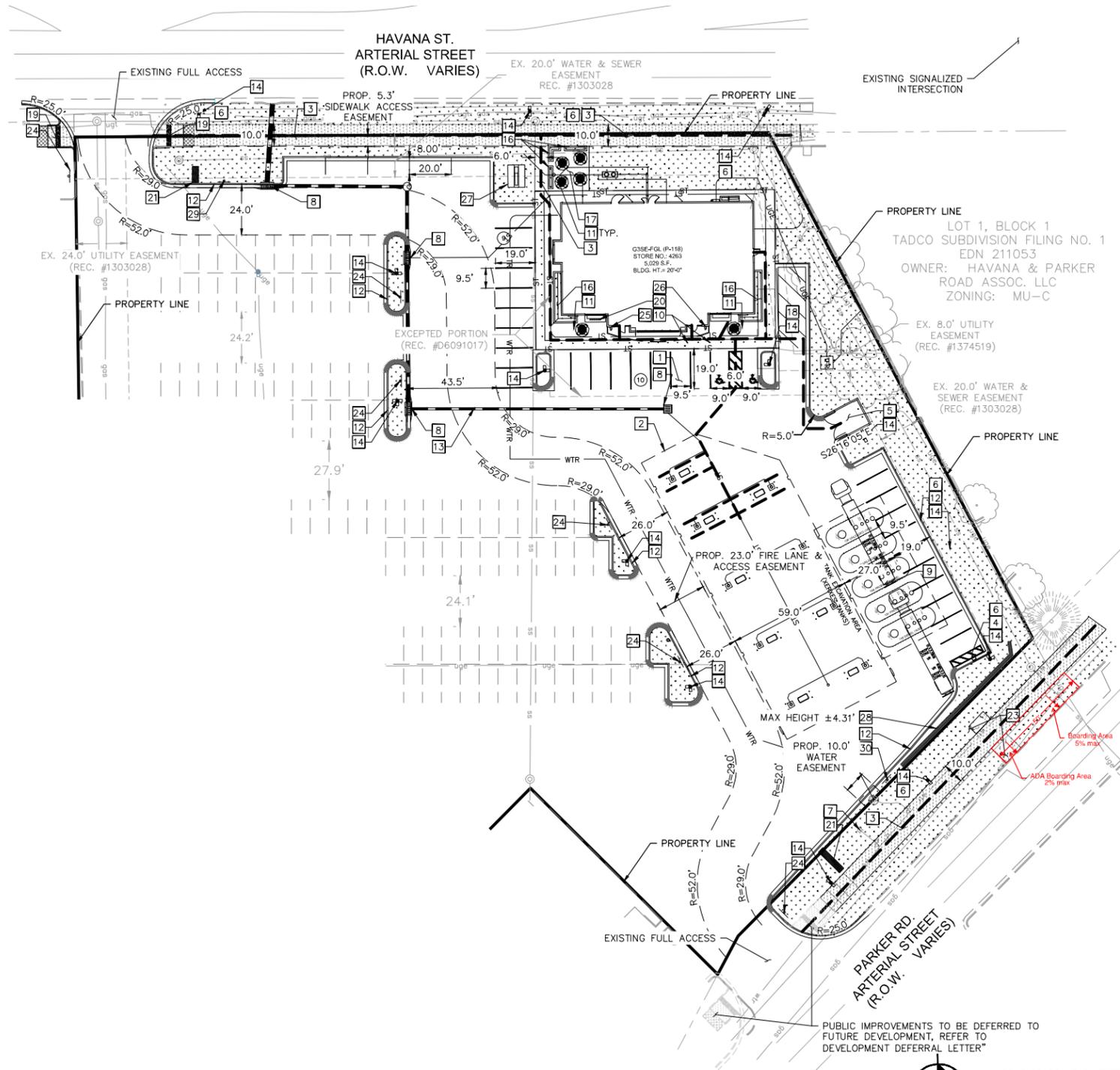
Traffic Comments:

GRilling 07/25/2024

1. Why is the cross access to Burger King currently blocked? My guess is that one development was required to provide cross access, but that the other lot was already built, and wouldn't be required to allow such cross access until it developed in turn. That point is now. Cross access should be properly assessed, and agreements researched to determine the plan here. Is it in anybody's deed? Personally, I think cross access should be provided, as it allows the Burger King to be served by full movement intersections further south via the parking lot.
2. TIS page 32- 2050 striping changes (NB to WB dual left) are infeasible. The pavement available for the second turn lane is actually the offset so that the signal doesn't have to be split phased. The third westbound through is set to be eliminated with an upcoming project by 2030 (BRT).
3. No safety analysis has been performed. Such an analysis is required by the state highway access code. I see a potential broadside pattern associated with accesses on Parker Rd which should be discussed.
4. TIS page 32- MUTCD 11th edition is referenced in error. Colorado has not yet adopted the 11th edition, and likely won't for another year or more. Revise to read as "currently adopted version", given that this development may take a while and could see the new MUTCD adopted before completion.
5. TIS page 61- number of fueling positions given as 18, while the letter of intent states that 16 fueling positions will be used. Which is it?
6. TIS page 61- square footage of convenience store given as 4.5-5k, while the letter of intent states it will be 5,312 SF. Which is correct?
7. TIS page 63- where did these timings come from? They show a 3.5 second yellow time, but that seems short (I calculated it as 4.5 to 5 seconds depending on roadway grade)
8. TIS page 76- V/C ratios for this (2050 background AM) are higher than those on page 80 (2050 total AM). How does that work? Verify there's not an error. It looks to me like you've assumed 2 NB left turn lanes for the total scenario, but not for the background scenario. There may be other changes as well (3 WB through lanes). This keeps it from being an apples-to-apples comparison. Additionally, neither of those improvements will be present in 2050 without an intersection rebuild, given the geometry restrictions present (NB and SB lefts would conflict if a second NBLT lane is built). The same thing has probably happened in the PM analysis. Redo this.

QUIKTRIP 4263 SITE PLAN AND CONDITIONAL USE

A PARCEL OF LAND IN THE SOUTHWEST 1/4 SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST, 6TH P.M. COUNTY OF ARAPAHOE, STATE OF COLORADO

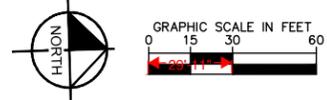


LEGEND:

	PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	ACCESSIBLE PATH
	6" VERTICAL CURB PER COA STD DTL S7.1
	PROPOSED CONCRETE
	PROPOSED SIDEWALK
	PROPOSED LANDSCAPE
	NUMBER OF PROPOSED PARKING SPACES
	NUMBER OF EXISTING PARKING SPACES
	PROPOSED SITE LIGHTING
	EXISTING SITE LIGHTING TO REMAIN
	PROPOSED STORM INLET
	PROPOSED STORM MANHOLE
	EXISTING TREE TO REMAIN

- GENERAL NOTES:**
- DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - SIGNS TO COMPLY WITH MUTCD LATEST EDITION, UNLESS NOTED.
 - ALL PROPOSED PARKING STALLS ARE 90 DEGREES, 9.5' WIDE AND 18' LONG UNLESS OTHERWISE NOTED.
 - ALL ABOVE GRADE UTILITY BOXES SHALL BE PER THE UTILITY PROVIDER.
 - LANDSCAPING SHALL BE PROVIDED PER THE LANDSCAPE PLAN.
 - REFER TO LIGHTING AND PHOTOMETRIC PLANS FOR SITE LIGHT DETAILS
 - THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

- SITE PLAN NOTES:**
- | | |
|---|--|
| 1 VAN ACCESSIBLE PARKING | 29 PROPOSED "FIRE LANE CONNECTS TO HAVANA" SIGNAGE (REFER TO SHEET 12) |
| 2 FUEL CANOPY | 30 PROPOSED "FIRE LANE CONNECTS TO PARKER" SIGNAGE (REFER TO SHEET 12) |
| 3 PROPOSED SIDEWALK, WIDTH PER PLAN | |
| 4 AIR STATION (REFER TO SHEET 12) | |
| 5 TRASH ENCLOSURE | |
| 6 LANDSCAPE AREA (REFER TO LANDSCAPE PLANS) | |
| 7 EXISTING FIRE HYDRANT ASSEMBLY | |
| 8 STORM INLET (REFER TO GRADING PLAN) | |
| 9 UNDERGROUND FUEL TANKS (5-15,000 GAL) | |
| 10 ADA PARKING SIGNAGE (REFER TO SHEET 12) | |
| 11 OUTDOOR SEATING (REFER TO SHEET 12) | |
| 12 CONCRETE CURB & GUTTER | |
| 13 STORM SEWER MANHOLE | |
| 14 SITE LIGHT | |
| 15 EXISTING MULTI-TENANT SIGNAGE TO REMAIN, TYPE PER PLAN | |
| 16 LANDSCAPE PLANTER (TYP.) (REFER TO LANDSCAPE PLANS) | |
| 17 431 SF PATIO AREA W/ PATTERNED CONCRETE | |
| 18 16' X 40' LOADING SPACE | |
| 19 PROPOSED ACCESSIBLE RAMP | |
| 20 BIKE RACK (REFER TO SHEET 13) | |
| 21 RELOCATED MULTI-TENANT MONUMENT SIGN (REFER TO SIGNAGE PLAN) | |
| 22 NOT USED | |
| 23 RELOCATED BUS STOP PAD AND LOADING AREA | |
| 24 PROPOSED "NO PARKING" FIRE LANE SIGNAGE (REFER TO SHEET 12) | |
| 25 EMERGENCY FUEL SHUTOFF SWITCH (REFER TO SHEET 13) | |
| 26 KNOX BOX | |
| 27 PROPOSED SINGLE TENANT MONUMENT SIGN | |
| 28 PROPOSED WALL (REFER TO SHEET 5) | |



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NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 S South Syracuse Way #500
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: SAM
DRAWN BY: SPD
CHECKED BY: SAM
DATE: 08/30/24

QUIKTRIP 4263
PARKER RD. & HAVANA
SITE PLAN
DETAILED SITE PLAN

NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096888046
DRAWING NAME
096888046_SP.DWG

