



Planning Division
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AuroraGov.org

February 19, 2025

Jessica Glavas
Quiktrip Corporation
12000 Washington St, Ste 175
Thornton, CO 80241

Re: Technical Submission Review: Quiktrip 4283 at High Point Site Plan and Plat
Application Number: DA-1746-42
Case Numbers: 2024-6012-00; 2024-3017-00

Dear Jessica Glavas:

Thank you for your technical submission, which we started to process on February 3, 2025. 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 comments from multiple reviewers remain, you will need to make another technical submission. Please revise your previous work and send us a new submission on or before March 10, 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.

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 303-739-7112 or swasinge@auroragov.org.

Sincerely,

Stacy Wasinger, Senior Planner
City of Aurora Planning Department

cc: Maddy Kish Kimley Horn, 6200 S Syracuse Way, Suite #300, Greenwood Village, CO 80111
Lorianne Thennes, ODA
Filed: K:\\$DA\1746-42tech1



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please reach out to staff with any questions regarding how to address repeat comments. Most comments are minor or formatting comments but must be addressed prior to submitting for recordation.
- See Land Development comments regarding the plat (item 6).
- Respond to Traffic comments regarding signalization (item 4).

PLANNING DEPARTMENT COMMENTS

1. Site Plan and Subdivision Comments

Site Plan

1A. Please update the date in the title block to the current submittal date (2025 instead of 2024).

Sheet 1

1B. *Repeat comment:* Revise sign information in the data table to reflect only the maximum signage allowed. Revise 600 square feet to max area and number allowed (approx. 215 sq. ft., see UDO Sec. 4.10).

- *Update:* The data table still shows 600 sq. feet. maximum signage. Please update to the maximum allowed signage per the UDO, which is approximately 215 sq. ft., unless the building frontage is mislabeled. Please reach out to staff with any questions regarding this calculation.

1C. Clarify “land area within property line” as Lot 1.

1D. Break out area calculations for Lot 2 and Lot 3 separately.

Sheet 3

1E. *Repeat comment:* The “Icon and Wayfinding” monument called for in the Master Plan (page 22) at the E-470 and E. 64th Avenue intersection was added in the second submittal but appears to have been removed from the site plan. Please show the general location of the proposed sign to conform to the Master Plan, even if it is to be installed by others.

- *Update:* Please update the plan in conformance with the Master Plan.

1F. Increase the clarity of the property line for Lots 2 and 3 and the ROW. Line weight or style will help show this line.

Subdivision Plat

1G. *Repeat comment:* The plat does not label E. 63rd Ave. ROW. Please update to match the site plan.

- *Update:* Thank you for the label update. To clarify, does the existing reciprocal access agreement here need to be vacated? Or is it moot since this area is now dedicated as public ROW?

2. Streets and Pedestrian Comments

2A. *Repeat comment:* Provide a pedestrian connection from the main entrance along both the north-south access drive to E. 63rd Avenue and the east-west access drive to Gun Club Road for future development.

- *Repeat comment:* Thank you for the clarification on the design of the access drives. Please provide a stub for future connection and note that the connection will be provided via an Infrastructure Site Plan from others. *Update:* The stub referred to in the comment response appears to be a utility stub. To clarify, please provide a sidewalk that continues to the access drive and will allow the future development to the south to connect to the site. Please see the highlighted area on Sheet 3 of the redlines.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Moustapha Agrignan / magrigna@auroragov.org / Comments in green)

Site Plan

Sheet 3, 4, 6, 7

3A. Please use the DA or CN number, TYP. The EDN is referring to the drainage report.



Sheet 5

- 3B. Repeat Comment: Clarify the project boundary for this site plan. Clarify which site/development is building this portion of the access.

4. Traffic Engineering (Jason Igo / jigo@auroragov.org / Comments in orange)

- 4A. The signal warrant analysis was done using one lane for the minor roadway. This is incorrect because it has two lanes and needs to be updated. This will mean that the signal is not warranted in 2026. Please update all language that it does not meet signalization.
- 4B. We will need updated language that points out the safety concern of having this as an unsignalized location.

TIS Comments

Page 1

- 4C. The signal warrant that is provided doesn't show that the signal is warranted in 2026. Please update the text to reflect this. The text will need to be rewritten to discuss the following reasons why it should be signalized. The intersection is currently being built. The delay for northbound movement is roughly 300 seconds of delay in the AM peak. This is a safety concern because drivers will be impatient and go when gaps are not there. Eastbound and westbound are free movements with northbound and southbound having double lefts. This is also another safety concern. A vehicle queued up next to another left could block sight of oncoming traffic. The intersection will be warranted for a signal in 2050 and due to safety concerns it should be considered or installed (whichever you choose) in 2026.

Page 6

- 4D. The signal is not warranted because the minor street has two left turn lanes and a thru lane so that is over 2+ lanes.

Page 31

- 4E. Signal is not warranted in 2026. The warrant analysis used two or more lanes for the major and one lane for the minor. Yet the minor has more than two lanes because it has two left turn lanes.

Page 99

- 4F. The minor and major would have 2+ plus lanes due to turn lanes.

Site Plan

Sheet 2

- 4G. Site plan needs to update the escrow note to include name and contact information for who to send the invoice to.
- 4H. The traffic study shows that the signal at Gun Club Road and E. 64th Avenue will be needed on opening day. We will be asking for QuikTrip to design and build the signal at this intersection during civil plan phase. The City will reimburse you the other 75% of the signal after it is operational and has been approved by the city. Please contact me at jigo@auroragov.org if you have any questions about this.

5. Aurora Water (Jennifer Wynn / 303-739-7490 / jwynn@auroragov.org / Comments in red)

Subdivision Plat

Sheet 4

- 5A. There is no sanitary sewer main proposed here by the site plan.

Site Plan

- 5B. Repeat advisory comment: Aurora Water cannot approve the site plan until the preliminary drainage study is complete.

Sheet 5

- 5C. This is the drainage report number. Please change to RSN 1777456

Sheet 7

- 5D. This is the drainage report number. Please change to RSN 1777456

6. Land Development Services (Roger Nelson / 303-739-7294 / ronelson@auroragov.org / Comments in magenta)

- 6A. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the



- plat approval date (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) per COA 2024 Subdivision Plat Checklist Item 19.b.
- 6B. (Advisory Comment) Send in the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office (This Certificate of Taxes should be submitted no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.
- 6C. (**Advisory Comment**) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. **Please check these items before sending the plat in for recording.**
- 6D. Send in a closure report for the plat exterior boundary per COA 2024 Subdivision Plat Checklist Item #19.d.

Subdivision Plat

Sheet 1

- 6E. Dedication – Revise the property description as redlined to include reference to ROW recording information, and remove reference to Tract.
- 6F. City of Aurora Approvals – Remove reference to Tract A.
- 6G. General Notes - #2 Revise the basis of the bearing statement as shown, #3 Insert the title commitment number and date (30 days of plat approval date).

Sheet 2

- 6H. Covenants – Match the covenant language as provided in the COA Subdivision Plat Checklist
- 6I. Add the date and only show the recording information for Adams County
- 6J. Insert the Sanitary Sewer covenant.

Sheet 3

- 6K. Fully describe monuments.
- 6L. Remove owner names.
- 6M. Define easement widths in their labels.
- 6N. Match the covenant easement names in the easement labels.
- 6O. Add a 10' U.E. around the site exterior.
- 6P. Show the existing 10" U.E. along the southerly subdivision line.
- 6Q. Label Tracts for adjoining Subdivisions.

Sheet 4

- 6R. Remove owner names.
- 6S. Confirm radius for Fire Lane Easement and easement width.
- 6T. Label easement width in those labels.
- 6U. Label easements to match those referenced in the covenants.

Site Plan Comments:

Sheet 3, 4, 5

- 6V. Show and label all easements that are on the Subdivision Plat.
- 6W. Label easements to match the subdivision plat.
- 6X. Add a 10' U.E. along the site exterior.