



Planning Division
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phone 303.739.7217

AuroraGov.org

October 16, 2024

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

Re: Third 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 Ms. Glavas:

Thank you for your third submission, which we started to process on September 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 comments from multiple reviewers remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before November 6, 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. This next submission can be processed as a technical review while the Administrative Decision process moves forward. Staff will reach out with additional information on scheduling and required posting for the Administrative Decision.

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:\SDA\1746-42rev3



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Most of the remaining comments are minor but must be addressed through a technical review. Please note formatting and advisory comments from all reviewers.
- See Land Development comments regarding the plat (item 8).

PLANNING DEPARTMENT COMMENTS

1. Site Plan and Subdivision Comments

Site Plan Comments

- 1A. Please update the date in the title block on each sheet to the current submittal.
- 1B. Sheet 1: *Repeat comment:* Revise sign information in the data table to reflect only max signage allowed. Revise 600 square feet to max area and number allowed (approx. 215 sq. ft., see UDO Sec. 4.10).
 - The project data table indicates 86.67 sq. ft. max signage but the comment response indicates 215 sq. ft. Please include all building frontage in the calculation and revise.
- 1C. Sheet 1: *Repeat comment:* Add an amendments box.
 - The comment response indicates that this was addressed, but the cover sheet does not have an amendments box. Please revise.
- 1D. Sheet 1: For Lot 2, the “landscape” label should be “undeveloped” or “for future development” to match the site plan, unless the whole area will include new landscaping.
- 1E. Sheet 3: 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.
- 1F. Sheet 3: Update label for southern ROW; this will be E. 63rd Ave. (not E. 64th Ave.).

Plat Comments:

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

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.
 - Thank you for the clarification on 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.

3. Landscaping Issues (Tammy Cook / 954-266-6488 / Comments in bright teal)

- 3A. No further comment at this time.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Site Plan Comments

- 4A. Sheet 1: *Repeat Comment:* Remove benchmark.
- 4B. Sheet 2: Please add the following note: "The Infrastructure Site Plan (ISP) and civil plans for the associated infrastructure must be approved prior to the issuance of building permits. Construction shown on the civil plans for the ISP for associated infrastructure must be initially accepted by the City prior to the issuance of Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (CO) per the approved Public Improvement Plan."
- 4C. Sheet 5: Clarify the project boundary.



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

TIS Comments

- 5A. The right turn on the minor street approach should be half the volume for the signal warrant analysis.
- 5B. Add note on how 90% of Peak hour was used for off peak. It looks to be right based off daily counts but would like that back up information.

Site Plan Comments:

- 5C. Sheet 2: Need information of (Applicant/owner name, address, phone) for signal escrow note.

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

- 6A. No further comment at this time.

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

Site Plan Comments

- 7A. Advisory Comment: This site plan cannot be approved until the preliminary drainage study is approved.

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

- 8A. Flatten pdf so that AutoCAD SHX text does not highlight when hovering over that text.
- 8B. (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.
- 8C. (Advisory Comment) Send in the Certificate of Taxes Due 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.
- 8D. **(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 scale does not match the drawing information, then this may cause the plat to be sent back and corrected and 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.**
- 8E. Send in a closure report for the plat exterior boundary per COA 2024 Subdivision Plat Checklist Item #19.d.
- 8F. Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e.

Plat Comments

- 8G. Sheet 1: Dedication – Revise to meet the COA 2024 Subdivision Plat Checklist requirements and reduce redundancy.
- 8H. Sheet 1: Dedication – Revise property description to match the graphics or revise the graphics to match the written description, reference recording information for Right-of-Way bounds calls, and insert “Lot” between “West” and “Line”.
- 8I. Sheet 1: General Notes – Remove Note #11, if the area is being dedicated as street ROW.
- 8J. Sheet 1: City of Aurora Approvals – Remove reference to Tract A, if this being dedicated as street ROW.
- 8K. Sheet 2: Covenants – Match the COA 2024 Subdivision Plat Checklist language verbatim and revise the “Water Easement” covenant as shown.
- 8L. Sheet 3: Any easements that will be release prior to final plat approval can be removed.
- 8M. Sheet 3 & 4: Revise easement names to reflect the approved names in the covenants, clarify if Fire Lane Easements are also Access Easements, and add easement widths.
- 8N. Sheet 3: Reconcile the recording information against that referenced on the site plan and make sure these agree.
- 8O. Sheet 3 & 4: Label the dedicated ROW road name.
- 8P. Sheet 3: Match the graphics and written description bearings and distances.
- 8Q. Sheet 3: Provide what the cap is on for the E ¼ corner of Section 12.



- 8R. Sheet 3 & 4: Remove the word “Proposed” from all easement references.
8S. Sheet 3 & 4: Remove reference to “Tract A” where ROW is being dedicated.

Site Plan Comments:

- 8T. Sheet 1: What is this elevation related to?
8U. Sheet 3: Label exterior Bearings and Distance/curve data so that the boundary can be reconciled against the plat.
8V. Sheet 3: Label hatching or add to a legend.
8W. Sheet 3: Plat shows Rec. No. 2022000039717?
8X. Sheet 3: "FIRE LANE AND ACCESS EASEMENT" OR JUST "FIRE LANE EASEMENT"? (Typical)
8Y. Sheet 3: Plat calls for existing Reciprocal Access Easement & Cost Sharing Agreement Rec. No. 2024000049496?

9. Regional Transportation District (RTD) (C. Scott Woodruff / clayton.woodruff@rtd-denver.com)

9A.

Department	Comments
Bus Operations	No exceptions
Bus Stop Program	No exceptions
Commuter Rail	No exceptions
Construction Management	No exceptions
Engineering	No exceptions
Utilities	No exceptions
Light Rail	No exceptions
Real Property	No exceptions
Service Development	No exceptions
TOD	no exceptions

- 9B. This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.

10.E-470 Highway Authority (Brandi Kemper / 303-537-3727 / bkemper@e-470.com)

- 10A. No additional comments.