



February 10, 2025

Erik Gates, Planner II
City of Aurora
Planning and Development Services
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

RE: Sixth Submission Review – QuikTrip 4274 – Conditional Use and Site Plan
Application Number: DA-2373-00
Case Numbers: 2024-6009-00, 2024-6009-01

Dear Mr. Gates,

Thank you for the comments on December 31st, 2024, for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the Site Development Plan, we have summarized your comments and our responses below.

COMMENT RESPONSE LETTER:

CITY OF AURORA: PLANNING DEPARTMENT
Planner II: Erik Gates 303-739-7132 or egates@auroragov.org.
Dear Ms. Prescott:

Thank you for your technical submission, which we started to process on December 12, 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 issues remain, you will need to make another technical 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 303-739-7132 or egates@auroragov.org.

SIXTH SUBMISSION REVIEW **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Update the Plant Schedule per the comments provided and update the landscape tables per the comments provided. [Landscaping]
- Storm Drain Development Fee Due: \$1,389.80. [Revenue/TAPS]

- Confirm the size and configuration of the easements with the requesting departments. Please check with the Engineering Dept. to see if there needs to be a dedicated Sidewalk easement here. [Land Development Review]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns
 - A. There were no community comments received on this review cycle.
 - Response: Acknowledged, thank you.
 2. Planning (Comments in teal)
 - A. There were no more Planning comments received on this review cycle.
 - Response: Acknowledged, thank you.
 3. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal) [Site Plan Page 8]
 - A. Make sure to add the M's for mitigation and the GD3 to the mitigation trees.
 - Response: "M"s and "GD3" labels and callouts have been added to the trees proposed for mitigation.
 - B. Update the Plant Schedule per the comments provided.
 - Response: "M"s and "GD3" have been added to symbology and code to identify trees proposed for mitigation.
 - C. Update the landscape tables per the comments provided.
 - Response: Notes have been added to clearly state the tall landscape screen and wall are to provide a buffer reduction per Aurora Landscape Code.
- [Site Plan Page 14]
- D. What is the box identified on the elevation sheet? Is it a metal cabinet? Is it a type of screen wall to obscure the utilities on the east side of the wall? Chambers is a highly traveled road and having the wall mounted utilities is important.
 - Response: It is an electrical cabinet that is adequately screened from the R.O.W. There are multiple large canopy trees and shrubs currently screening it. To mitigate any standing concerns, we have updated the screening along the R.O.W. to include Skyrocket Juniper evergreen shrubs which will reach 10-15' in height and will provide adequate screening year round.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)
 - A. There were no more Civil Engineering comments on this review.
 - Response: Acknowledged, thank you.
5. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in amber)
 - A. There were no more Traffic Engineering comments on this review.
 - Response: Acknowledged, thank you.
6. Forestry (Becky Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in Purple)
 - A. There were no more Forestry comments on this review.

- Response: Acknowledged, thank you.
 - 7. Aurora Water (Jennifer Wynn / 734-258-6523 / jwynn@auroragov.org / Comments in red)
[Site Plan Page 4]
 - A. No further comments. Rejecting due to landscape rejection.
 - Response: Understood and acknowledged.
 - 8. Revenue/TAPS (Melody Oestmann / moestman@auroragov.org)
 - A. Storm Drain Development Fee Due: \$1,242 X 1.119 acres = \$1,389.80.
 - Response: Understood and acknowledged.
 - 9. Land Development Review (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)
 - A. The easements shown as to be dedicated by separate documents need to be completed before any building permits-submit documents to dedicationproperty@auroragov.org. Releases to be submitted to releaseeasements@auroragov.org.
 - Response: Acknowledged. They will be submitted after first round CD submittal review.
- [Site Plan Page 3]
- B. Confirm the size and configuration of the easements with the requesting departments.
 - Response: They have been reviewed with the engineer but will confirmed and recorded later after 1st CD review.
 - C. Please check with the Engineering Dept. to see if there needs to be a delineated Sidewalk easement here. If so, label and proceed to dedicate it by separate document.
 - Response: A sidewalk easement is delineated and verified.
 - D. Please check with the Aurora Water Dept. to see if the (Utility) Water easement name should be changed. If so, label and proceed to dedicate it by separate document.
 - Response: We confirmed with the Aurora Water Department that it will be named as a "water easement."

We appreciate your review and approval of these plans. Please contact me at 720-897-6312 or danielle.prescott@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Danielle Prescott, P.E.
Project Manager