



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

AuroraGov.org

November 20, 2024

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

Re: Second 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 second submission, which we started to process on October 31, 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-2379-00rev2



Second 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. (Planning Item 2 -3)
- Please submit a preliminary digital address. SHP or a DWG file as soon as possible. (Addressing – Item 4)
- Provide a table that documents the high, medium, and low water use areas by square footage and by percentage of the overall landscaped area for the entire development (Item 5)
- Please see the comments from the Engineering – (Item 6)
- Please see comments regarding the Traffic Letter and Site Plan (Traffic Engineering - Item 7)
- Show the fire lane easement and the code-required turn-around provided at the end of a fire lane easement that is longer than 150 feet. (Life Safety - Item 8)
- This Site Plan cannot be approved until the Preliminary Drainage Letter is approved (Water – Item 9)
- Tree mitigation documents need to be added to the Site Plan set. (Forestry – Item - 10)
- See comments regarding the Site Plan (Land Development Services – Item 11)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. External agency comments were received from CDOT. Please respond to their comments within the comment response letter in your next submission.

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.
Please address these comments in the resubmittal.
- 2D. Please correct the sheet pagination for page number 3, only provide consecutive numbering. 1,2,3, etc.

3. Site Plan Comments

- 3A. Repeat Comment: Please provide the required outdoor patio space. At least one patio space is required per business. Patio space utilization can incorporate decorative concrete treatment, outdoor seating, and raised wood planter boxes for example. Patio spaces must be buffered from vehicular areas by sidewalk or landscaping. There appears to be an opportunity to locate the patio space directly north of the building.
Please put a corresponding number to the patio in your notes/index.
- 3B. Mechanical Equipment and Trash Collection: All equipment must be screened. Use drawings and notes to explain how this will be accomplished. Screening may be done either with an extended parapet wall, or a freestanding screen. In either case, the screening must be at least as high as the equipment it hides. Trash collection must be incorporated into the overall design of the building, fully shielded from view of the adjacent rights-of-way, or be in a fully enclosed building that is architecturally compatible with the primary building. (Section 146.4.7.8)
This comment needs to be addressed in the resubmittal.



4. Addressing (Phil Turner / 303-739-7357 / pturner@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

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

- 5A. Provide a table that documents the high, medium, and low water use areas by square footage and by percentage of the overall landscaped area for the entire development. See the example to left.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 6A. Please include a legend to identify what some of these line types mean (TYP.)
- 6B. It's kind of hard to tell but it looks like parts of the sidewalk and curb ramp are outside of the ROW. Please provide a sidewalk easement for the areas outside of the ROW.
- 6C. Relocated existing utilities out of the purpose sidewalk.
- 6D. Per pre-app notes sidewalk needs to be detached and needs to be 10 ft wide up until the property line. Connecting at the inlet at 90 degrees would be OK in this situation.
- 6E. Show the finished floor or top of foundation elevation of all structures. Includes existing building (TYP.)(2.08.1.03 of the 2023 COA Roadway Manual).
- 6F. Label the ROW width and dimension (TYP.)
- 6G. Driveway shall contain an accessible (2% max. cross slope) route between curb ramps.
- 6H. The resultant grade in any direction within accessible parking areas shall not exceed two percent (4.07.7.01.5 of the 2023 COA Roadway Manual).
- 6I. Call out existing streetlight to be relocated due to the sidewalk
- 6J. REPEAT COMMENT: 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. This information (if it's not already shown) can be added to the street sections provided if desired.
- 6K. Please add the following note: "Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."
- 6L. P.E. stamp is not needed on the site plan. Please remove (TYP.)
- 6M. Probably not needed but please include this information.

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

- 7A. **TIS comments** include:
NO TIS COMMENT RESPONSES OR UPDATED TIS PROVIDED. Traffic will not approve process until TIS is reviewed and comments addressed.

Site plan comments include repeat comments regarding the need for a sight distance triangle at Havana access to the lot, site signage relocation, and lane dimensioning.

Not ready for Technical Referral.

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

8A. Sheet 2 / Site Development Plan

Show the fire lane easement and the Code required turn-around provided at the end of a fire lane easement that is longer than 150 feet.

8B. Sheet 5 / Site Development Details

The installation of a Bollard-type ADA Parking Sign could be used in lieu of a standard ADA sign post and the concrete wheel stop (bollard-type sign detail in the graphic).

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

9A. This site plan cannot be approved until the Preliminary Drainage Letter is approved.

9B. Do not install additional hydrants unless required by the Fire and Life Safety group. I did not see a previous comment from them requesting a new hydrant. If the hydrant is to be kept, it needs to be within an easement and the sanitary service line cannot be within the easement.

9C. Advisory Comment: A license agreement may be required for placing your sanitary service line in a neighboring site's property.

9D. Aurora Water has no record of this portion of the water main existing. Is it being proposed with this site plan?

9E. These should be labeled as inlets.

9F. Aurora Water records indicate that this water main goes straight North after connecting to the hydrant, and may then serve as the fire line connection for this building.

9G. No shrubs are allowed within the pocket utility easement or within 3' of the meter pit. No trees are allowed within the utility easement or within 5' of the meter pit. Please revise as necessary.

10. Forestry (Becky Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in mauve)**10A. Tree mitigation documents need to be added to the Site Plan set.**

10B. There will be trees impacted by this project. Due to the location, size and condition of trees on the site, relocation is not an option. The use of tree equivalents is not permitted to mitigate for tree loss. And tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.

10C. Grading needs to stay at least 1/2 the diameter away from the trunks of the trees located on the south side of the property in order for them to be preserved.

10D. Please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well. Forestry Division staff will conduct a tree assessment, which includes species, size, condition, and location factors. If there is interest in determining mitigation requirements before your submittal, there is the option of hiring a consulting arborist; a list can be obtained from Forestry upon request. Forestry would require a meeting with the arborist selected to make sure that we are in agreement on the appraisal.

10E. 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.

10F. Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual - this includes trees on the neighboring property. The Tree Protection notes shall be included on the plan. The link for the manual can be found at:

<https://auroraver2.hosted.civiclive.com/cms/One.aspx?portalId=16242704&pageId=16529352>



11. Land Development Services (Roger Nelson/ 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

Site Plan

- 11A. Sheet 1: Site Plan Notes - #6 replace symbols with (“ “)
- 11B. Sheet 2: Add recording information for existing ROW’s, Show existing adjacent easements with recording information.

12. Easements (Grace Gray / 303-739-7294 / ggray@auroragov.org)

- 12A. ADVISORY COMMENTS: ALL DEPARTMENTS REQUIRING A LICENSE, EASEMENT DEDICATIONS OR RELEASES NEED TO BE STARTED. EASEMENT DEDICATIONS TO BE SUBMITTED TO DEDICATIONPROPERTY@AURORAGOV.ORG, RELEASES TO BE SUBMITTED TO RELEASEEASEMENTS@AURORAGOV.ORG
- 12B.

13. CDOT- Traffic and Safety (Steve Loeffler/ 303-757-9891 / steven.loeffler@state.co.us)

- 13A. Name: Steve Loeffler
Organization: 2829 West Howard Place
Address: Colorado Department of Transportation Denver CO 80204
Phone: 3037579891
Email: steven.loeffler@state.co.us
Comment: Comment response letter acknowledged prior comments. No new documents were in this review.