

Planning Division
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Aurora, Colorado 80012
303.739.7250



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March 28, 2025

Joe Coco
CKE Engineering
14257 W Evans Cir
Lakewood, CO 80228

Re: Second Submission Review: Aurora Federal Credit Union – Site Plan with Adjustments and Conditional Use
Application Number: DA-1245-25
Case Numbers: 2024-6047-00, 2024-6047-01

Dear Joe Coco,

Thank you for your second submission, which we started to process on March 7, 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 important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before April 4, 2025, to maintain your estimated Planning Commission hearing date.

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.

Your estimated Planning Commission date will be tentatively scheduled based on your next submission. Please remember that all abutter notices for hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

Note: 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 303.739.7220 or bbravenec@auroragov.org.

Sincerely,

Ben Bravenec, Planner II
City of Aurora Planning Department

cc: Charlie Watts, Aurora Federal Credit Union
Justin Andrews, ODA
Filed: K:\SDA\1200-1299\1245-25rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Per Section 146-4.6.5.A.3 no more than 60 percent of the lot frontage on arterial and collector streets to a depth of 60 feet shall be occupied by surface parking. (Repeat).
- In the curbside landscaping the ornamental grasses cannot exceed 40% of the shrub count. 49% is shown here which exceeds the UDO.
- For the Water Use Table: Provide a plan graphic of the project to show the different water zones for the described areas for the Hydrozone Map.
- Please show accessible route extending to the end of all access aisles. Accessible routes end at a public right-of-way.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1B. There were no community comments received on this review cycle. A neighborhood meeting will not be required at this time.

2. Completeness and Clarity of the Application (Comments in teal)

Letter of Introduction

- 2A. Include the Sections that are being adjusted, Sections 146-4.7.5.D. and 146-4.7.5.J. Include in site plan as well.

3. Zoning and Land Use Comments (Comments in teal)

- 3A. Standards for Drive-throughs can be found in Section 146-4.6.7. Please show the required 3 stacking spaces per lane on the site plan. (Repeat)

4. Streets and Pedestrian Issues (Comments in teal)

- 4A. Approved.

5. Parking Issues (Comments in teal)

- 5A. Per Section 146-4.6.5.A.3 no more than 60 percent of the lot frontage on arterial and collector streets to a depth of 60 feet shall be occupied by surface parking. (Repeat). Quincy is an arterial roadway, so the parking spaces along the south side of the building should be relocated to the north side of the building. The patio amenity space should be moved to the south side of the building and a pedestrian connection should be connecting the patio space/building entries to the Quincy sidewalk.

6. Architectural and Urban Design Issues (Comments in teal)

- 6A. Approved.

7. Landscaping Issues (Tammy Cook / tdcook@auroragov.org / Comments in bright teal)

Sheet 05

- 7A. There are many labels missing in the planting plan that should be added.
- 7B. Label the element in this island.
- 7C. Label this element in this island.
- 7D. Adjust labels or freeze the directional arrows. Adjust planting around this water meter.
- 7E. Place Reference to Planting Requirements Table on Sheet 6.
- 7F. What material is used for this screening-provide label? Evergreen material is required.
- 7G. In the curbside landscaping the ornamental grasses cannot exceed 40% of the shrub count. 49% is shown here which exceeds the UDO.
- 7H. Add note: Existing trees to remain. The center symbol should be consistent with what is showing on the plan.
- 7I. For the Water Use Table: Provide a plan graphic of the project to show the different water zones for the described areas for the Hydrozone Map.



Sheet 06

- 7J. Revise the landscape tables per the markups on this sheet.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. Civil Engineering (Kendra Hanagami / 303.739.7295 / khanagam@auroragov.org / Comments in green)

Sheet 01

- 8A. All easement dedications and vacations by separate document are required to be executed prior to civil plan approval. As of this review, no easement dedications or vacations of existing easements have been accepted by the City for review, and civil plans will be returned. Please submit the required documents to: dedicationproperty@auroragov.org

Sheet 02

- 8B. Please add a callout here stating:
"Existing curb ramp will be verified to be ADA compliant through survey and checked for conformance during the civil plan submittal. This curb ramp will be updated if non-compliant, and the design shall be shown on the civil plans if required."

Sheet 03

- 8C. Please ensure minimum text sizes are met, typ. all.

Sheet 10

- 8D. Repeat comment from 1st Review:
Please add the following notes:
1. Private street lights will remain privately owned and maintained in perpetuity.
2. 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, and additional lights added if required to meet the photometric requirements. This applies to the streetlights along E Quincy Avenue, and the two private drives adjacent to the project.

9. Traffic Engineering (Dean Kaiser / 303.739.7584 / djkaiser@auroragov.org / Comments in amber)

- 9A. Add notes provided on cover sheet.
9B. Sign call-outs with sign legends needs to be provided.

10. Fire / Life Safety (Stephen Kirchner / 303.739.7489 / stkirchn@auroragov.org / Comments in blue)

Sheet 02

- 10A. Please show accessible route extending to the end of all access aisles. Accessible routes end at a public right-of-way.
10B. Lowest sign shall be mounted 7 feet above finish grade.
10C. Repeat request to add a legend to this page.
10D. Based on the new configuration, I have provided the fire lane easement required for apparatus turn around. Inside turning radii need to be 29'. Change the lower sign to reflect a Dead-End Fire Lane with Turnaround in 56 feet. Dead-end signs need to be on both sides of the entrance.
10E. Identify fire riser room door.
10F. Fire lane signs should indicate the end of the fire lane.

Sheet 06

- 10G. Per this note, show and label all fire hydrants, knox hardware, and fire department connections on Sheet 5.

Sheet 10

- 10H. Repeat request to show and label the path of exit discharge.

11. Forestry (Becky Lamphear / 303.739.7177 / rlamphea@auroragov.org / Comments in Purple)

- 11A. Approved.



12. Aurora Water (Travis Haugen / thaugen@auroragov.org / Comments in red)

Sheet 01

12A. Site Plan will not be approved until PDL is approved

Sheet 04

12B. Remove pipe diameter and material.

13. Land Development Review (Maurice Brooks / 303.739.7294 / mbrooks@auroragov.org / Comments in magenta)

13A. Approved

14. Easements (Grace Gray / 303.739.7227 / ggray@auroragov.org)

15A. 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 releaseeasement@auroragov.org.

15. Xcel Energy Public Service Co (Donna George / 303.571.3306 / donna.l.george@xcelenergy.com)

15A. Approved