



Planning Division
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January 8, 2024

Michael Goldman
Waterway Gas & Wash Company
727 Goddard Ave
Chesterfield, MO 63005

Re: Initial Submission Review – Waterway Car Wash – Conditional Use and Site Plan with Adjustments
Application Number: **DA-2123-01**
Case Numbers: **2023-6058-00, 2023-6058-01**

Dear Mr. Goldman:

Thank you for your initial submission, which we started to process on Monday, December 11, 2023. 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 Friday, January 19, 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. There is an outstanding application balance of \$17,337.00 for this application. This must be paid prior to your next submission.

Your estimated Planning and Zoning Commission public hearing date is tentatively scheduled for March 13, 2024. Please remember that all abutter notices for public 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 public 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.

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 I

cc: Julie Rentz, 7600 E Orchard Rd Suite 150-N, Greenwood Village CO, 80111
Ben Bravenec, Case Manager
Lori Anne Thennes, ODA
Filed: K:\SDA\2123-01rev1.rtf



First Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Pedestrian crossing will be needed towards S Parker Rd.
- Show monument sign location.
- Provide the required street trees along E. Cornell Avenue.
- Please refer to the UDO, as reductions in the buffer widths are permitted, but the maximum buffer reduction is not being met. An adjustment is required. 10' is the maximum buffer reduction with a low wall.
- See formatting issues from Land Development Services on plat and site plan.
- Xcel requires additional easement application approval.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. Twenty (20) registered neighborhood organizations and eight (8) adjacent property owners were notified of the Site Plan and Conditional Use applications. As of the date of this letter, no public comments have been received

2. Completeness and Clarity of the Application

- 2A. Keep the title consistent on application. It should be the Waterway Car Wash – Site Plan and Conditional Use
- 2B. The sidewalk and pedestrian connection to S Parker Rd is not shown on the site plan and does not match other sheets of the plan document. Revise all applicable sheets to be consistent.
- 2C. Show Lot Dimensions on Site Plan.
- 2D. Adjustment for building frontage of Section 146-4.6.5.2.a needs to be addressed in the letter of introduction as well as the cover sheet. Addressing the code that you are not meeting and the mitigation used to approve the adjustment is needed. The detached sidewalk or existing street trees and building setbacks are examples you could use for adjustment mitigation.
- 2E. In the pre-application, staff outlined the parking requirements for the site, and the potential to provide additional information for an alternative parking calculation. The proposal shows part of a parking calculation but nothing regarding the building square footage needed to determine the parking requirement. Please clarify this information and the direction that you intend to proceed. An offline meeting may be helpful to further discuss this issue, please feel free to reach out if additional guidance is needed.
- 2F. Fees for this application are currently due and must be paid prior to resubmission of the site plan.
- 2G. Add dark circulation arrows on the site plan showing ingress and egress to the site.
- 2H. See the attached data block format and revise on cover sheet.

3. Urban Design and Site Plan Issues

- 3A. Pedestrian crossing needs to be shown on pavement from patio space to S Parker Rd.
- 3B. No more than 25 percent of the lot frontage on arterial or collector streets to a depth of 60 feet shall be occupied by surface parking. The remaining 75 percent of the lot frontage on arterial or collector streets shall be occupied by a structure, and no surface parking shall be located between the building and the street. As discussed in the pre-app, staff is supportive of an adjustment for this existing condition, but that needs to be clearly outlined as noted in comment 2D above.
- 3C. Standards for exterior lighting are found in Section 146-4.9. Show typical details of lighting on the plan and on building elevations. Lighting is limited to 25-feet in height and should be full-cutoff. Light sources must be color-correct such as halogen or LED. Shield light sources from all adjacent residential uses. Pedestrian sidewalks and gathering spaces such as the front entrance should include pedestrian-scaled lighting to ensure these areas are safe for pedestrians.
- 3D. Review photometric plan to meet requirements of Section 4.9.2.G of UDO. There is lighting runoff outside of the property line.
- 3E. Monument sign location and design detail (no content) should be included in the site plan if applicable. Area should also be a part of the site data table (these rows are missing). Sign 17 needs to be on site plan.



3F. Please show details of proposed bike racks.

4. Architectural Design

- 4A. Wall signs should be outlined only, and not include any content.
- 4B. The south facade is a primary façade and will need additional architectural elements to meet the human scale checklist found in Table 4.8-8 of the UDO. This can mean architectural elements such as lighting fixtures at the entry.
- 4C. Include material board.

5. Landscaping Issues (Bill Tesauro / 954-868-0636 / btesauro@auroragov.org / Comments in Teal outlined in Red)

General

- 5A. Please indicate and label all existing and proposed UE on the landscape plans, as there appears to be some along S. Parker Road and E. Cornell Ave. on the SP and Utility plans. NOTE: Trees cannot be planted in these easements.
- 5B. Please indicate and label all existing and proposed lights on the landscape plans.
- 5C. Please indicate and label all proposed stop signs on the landscape plans.
- 5D. Please indicate and label all proposed and existing clear sight triangles on the landscape plans.
- 5E. Please indicate and label proposed and existing fire hydrants on the landscape plans
- 5F. Please indicate and label all the proposed vacuums in the VUA to be sure they do not interfere with the proposed landscaping.
- 5G. Please be advised that it is not necessary to provide the landscaping for the entire site if the only difference is the curbside landscaping.

Sheets 5-7

- 5H. Please provide the required street trees along E. Cornell Avenue.
- 5I. Please provide and label all the previously approved landscaping that may be missing from these areas. If there are no landscape plans, recommend providing the required tree removal mitigation trees in these areas to help buffer, soften and scale the building. NOTE: the tree mitigation is above the landscape requirements.
- 5J. Please label the building.
- 5K. Please be advised that the City Arborist indicated that these trees were too big to relocate. As such, please provide the required parking lot end island trees per the UDO standards.
- 5L. Please provide all the required landscape notes from the landscape reference manual.
- 5M. Please provide separate categories for the deciduous shade trees, ornamental trees, evergreen trees and deciduous and evergreen shrubs vs ornamental grasses and perennials.
- 5N. While two landscape plans have been provided, please provide a note on both plans indicating that the attached sidewalks along both E. Cornell and S. Parker Road have been granted and until the deferral is called in Public Works, the attached sidewalk condition shall be met.
- 5O. Please include a legend and add the existing trees to ream to the legend.
- 5P. Please update to include the parking lot screening, as well as the ground plane treatment i.e., native seed, etc.
- 5Q. Please flip the landscape bed so that it is actually adjacent to the parking lot where it technically needs to be.
- 5R. Please dimension the label the street landscape buffer.
- 5S. Please remove the non-required notes.
- 5T. Please provide a double row of shrubs for the required screening along the road.
- 5U. Please consider adjusting these trees so as not to conflict as much.
- 5V. Please provide a water use table that includes the low, high and no water use landscape areas as percentages of the overall landscape area.
- 5W. Please include the width required and width provided in both conditions for both street frontages.
- 5X. Please be advised that only 6 trees are provided, as there are only 3 existing trees (one proposed for removal). As such, please add the other required tree.
- 5Y. Please refer to the UDO, as reductions in the buffer widths are permitted, but the maximum buffer reduction is not being met. An adjustment is required. 10' is the maximum buffer reduction with a low wall.
- 5Z. Please label the dumpster on the landscape plans and provide the required landscape.



- 5AA. Please be advised that street trees are required for both conditions based upon the overall development application and not the sidewalk conditions. There appears to be existing utilities along E. Cornell Avenue that may prevent installation of the street trees, therefore an adjustment should be requested for the attached sidewalk conditions.
- 5AB. Please clarify this condition. If this is in fact the future condition, then you do not show the attached sidewalk condition on this sheet, please remove the grass hatch over the sidewalk.
- 5AC. Please correct these redlined tree quantities (239 and 6)
- 6.Addressing** (Phil Turner / (303) 739-7271 / pcturner@auroragov.org)
- 6A. 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)
- 6B. 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

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. Life Safety (Stephen Kirchner / 303-739-7489 / stkirchn@auroragov.org / Comments in blue)

Sheet 1

- 7A. Please add the following to the data block:
2021 IBC construction type, occupancy type, sprinklered or non-sprinklered, and include a line for van-accessible spaces.
- 7B. Replace all of note 4 with the following note.
- 7C. Replace note 9 with the following note.
- 7D. Show and label accessible route on this sheet.

Sheet 2

- 7E. Remove these references to fire lane easements.
- 7F. Show existing water line connection as 12" CIP and provide 6" lateral to support new fire hydrant.
- 7G. For questions regarding the new hydrant, please contact Mike Dean at mdean@auroragov.org or 303.739.7447
- 7H. Show and label accessible route on this sheet.
- 7I. Show location of accessible parking signs.
- 7J. For the dead-end fire lane, use the information provided to show and label location of fire lane signs on this sheet.
- 7K. Are these fire lane signs? If so, please identify and angle them per provided notes.

Sheet 4

- 7L. Move 3" water line to tap off the main at Parker Road
- 7M. Show existing water line connection as 12" CIP and provide 6" lateral to support new fire hydrant.
- 7N. For questions regarding the new hydrant, please contact Mike Dean at mdean@auroragov.org or 303.739.7447
- 7O. Provide two longitudinal spot elevations for dead-end fire lane.
- 7P. Show and label accessible route on grading sheet. Provide transverse and longitudinal spot elevations.

Sheet 10

- 7Q. Show Knox box at this location. See notes provided for mounting information.

Sheet 11

- 7R. Add these to sign details.

Sheet 12

- 7S. Show accessible route and fire lane easements on photometric plan.



8. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org)

- 8A. There will be trees impacted by the project. Due to the location, size and condition of trees on the site relocation is not an option. 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.
- 8B. Tree#16 Spruce is too large to spade, please determine if it will be preserved or removed.
- 8C. Tree#18 Ash is too large to spade, please determine if it will be preserved or removed.
- 8D. Please update tree mitigation table, if payment will be made into the Tree Planting Fund add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.
- 8E. The caliper inches that will be lost are 30”, but only 9” would be required for planting back onto the site. The mitigation value is \$3,140.00.

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
17	Honeylocust	8	\$0.00	Dead tree no mitigation	0
6	Austrian Pine	22	\$3,138.61		9
Total		30	\$3,138.61		9

NOTE: Mitigation values based on International Society of Arboriculture’s Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

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

- 9A. 23-12-28 RDN. See Advisory red line comments on site plan save with “Real Property” extension to file name.

10. Aurora Water (Melody Oestmann / (303) 739-7244 / moestman@auroragov.org)

- 10A. Fee not required.

11. Utilities (Iman Ghazali / (734) 258-6523 / ighazali@auroragov.org / Comments in Red)

Sheet 01

- 11A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

Sheet 04

- 11B. Provide these notes:
 - 1) Water service lines are public up through the meter and are private downstream of the meter.
 - 2) All sanitary service connections are private.
 - 3) All storm is private unless otherwise noted and shall be maintained by the property owner.
- 11C. Specify that the existing 1" meter is to be removed and the service line will be abandoned and capped at the main.
- 11D. Include a Domestic Service Allocation Agreement (DSAA) with the next submittal of this Site Plan package. The document shall be filled out with the requested information but it does not yet need to be signed and notarized. Please contact Jason Fowler (jfowler@auroragov.org) if you have questions regarding the DSAA.
- 11E. Show a water recycling system that will recycle at least 75% of used water.
- 11F. Show a sand/oil interceptor between the recycle line and the sanitary service line connection at the main.
- 11G. Show the diameters of all existing water mains.
- 11H. The water meter shall be in a pocket water easement if it is not located within a ROW. The meter shall also be



located within a landscaped area.

Sheet 05

- 11I. Show the existing water, sanitary and storm on this sheet.
- 11J. No trees shall be planted on top of existing wet utilities.
- 11K. Ensure at least 10 ft of horizontal clearance is provided between public storm infrastructure and trees.
- 11L. Show all existing utility easements on this sheet.

Sheet 06

- 11M. Show the existing water, sanitary and storm on this sheet
- 11N. No trees shall be planted on top of existing wet utilities.
- 11O. Ensure at least 10 ft of horizontal clearance is provided between public storm infrastructure and trees.
- 11P. Show all existing utility easements on this sheet.

12. Civil Engineering (Sarah Siggue / (303) 960 1349 / ssiggue@auroragov.org / Comments in Green)

Sheet 01

12A. Please add the following notes:

- In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above-ground utilities within a drainage easement requires prior written approval by the City Engineer.

- The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Street light and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing site location of lights, electrical one line, and grounding details shall be submitted to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the street lights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.

12B. Remove copyright notes restricting reproduction of the approved plans and reports. (2.03.5.10 of the 2023 COA Roadway Manual)

Sheet 02

- 12C. Show proposed street lights on Cornell Ave.
- 12D. Show proposed/existing street lights on Parker Road.
- 12E. This ramp needs to be updated to current standards, and the receiving ramps at the north and south corners should be evaluated for ADA compliance.
- 12F. Show the accessible route.
- 12G. Dedicate sidewalk easements along Cornell Ave and Parker Road.
- 12H. Please ensure accurate labeling by moving the pointer to the correct spot.

Sheet 04

12I. Add the following notes:

- Minimum slope on unpaved areas is 2%, minimum slope on asphalt is 1%, and minimum slope on concrete is 0.5%.

- The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1.

- The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the



foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building.

- The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent.

- The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope in an accessible path shall not exceed five percent.

12J. Sidewalks associated with streets shall have a cross-slope of two percent down toward the street. (4.02.8 of the 2023 COA Roadway Manual).

12K. Per 2.08.1.08 of the Roadway Manual, "Maximum slopes shall be 3:1."

12L. Label the roadway classification and ROW width.

12M. Please add the following notes:

"Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans."

12N. This level of detail is appropriate in civil plans only. Please remove this note.

Sheet 12

12O. Label the roadway classifications.

12P. Show the existing street light.

12Q. Per the project's pre-app notes:

- New public streetlights are required along the frontage of Cornell.

- The existing streetlights shall be evaluated along Parker and if current 2023 photometric standards are not met, additional public streetlights may be required.

12R. Add the following note to the Photometric Site Plan:

Illumination within the site must comply with the 2015/2021 international building code requirement from section 1006 - means of egress illumination. Section 1006. Illumination required: the means of egress, including the exit discharge, shall be illuminated at all times the building is occupied. Section 1006.2 illumination level. The mean of egress illumination level shall not be less than 1 foot-candle (11 lux) at the floor level and continuing to the "public way".

12S. 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.

13. Traffic Engineering (Jason Igo / (303) 739 7584 / jigo@auroragov.org)

Sheet 01

13A. Add Note:

The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform



Traffic Control Devices (MUTCD) and City Standards, and shown on the signing and striping plan for the development.

Sheet 02

- 13B. Post another sign #15 (Stop sign and do not enter sign)
- 13C. ADA spots don't meet.
- 13D. Need to have ADA curb ramp in a location to complete an ADA route from the ADA parking spaces to access the building.
- 13E. Provide ADA route from public ROW to building.
- 13F. This is not a great location for pedestrians to cross. Parking along this edge should really be reconsidered.

Sheet 05

- 13G. Show sight triangle based on TE-13.
- 13H. Show sight triangles per COA STD TE-13.1 - Applies to all driveways. Any proposed plants in the triangle must comply with City required vertical requirements. Up size / revise plants as necessary. Add note: 'All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'
- 13I. Add Note:
All trees planted adjacent to public and/or pedestrian walkways shall be pruned clear of all branches between ground and a height of eight (8) feet for that portion of the plant located over the sidewalk and/or road or within sight triangles. No person shall place or maintain any structures, fences, landscaping, or any other objects within any sight triangle are described in section 4.04.2.10.2 that obscure or obscure sight visibility through structures, fencing, landscaping or other objects in the vertical plane above the sight triangle area between the height of 42 inches and 96 inches above the roadway surface. Typical of all sight triangles.
- 13J. Show sight triangle based on TE-13.

14. Arapahoe County Planning Division (Terri Maulik / (720) 874-6650)

- 14A. Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other departments and/or divisions may submit comments.

15. Xcel Energy (Donna George / (303) 571-3306 / donna.I.george@xcelenergy.com)

- 15A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the CUP and site plan for **Waterway Car Wash**. Please be aware PSCo owns and operates existing natural gas and underground electric distribution facilities including a switch cabinet and transformer. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.
- 15B. If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted by the Designer.
- 15C. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.