



Planning Division
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March 5, 2025

Danielle Prescott
Kimley-Horn and Associates Inc.
6200 S Syracuse Way Ste 300
Greenwood Village, CO 80111

Re: Technical Submission Review: Quiktrip 4274 – Conditional Use and Site Plan
Application Number: DA-2373-00
Case Numbers: 2024-6009-00, 2024-6009-01

Dear Danielle Prescott:

Thank you for your technical submission, which we started to process on February 14, 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 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.

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 303.739.7132 or egates@auroragov.org.

Sincerely,

Erik Gates, Planner II
City of Aurora Planning Department

cc: Maddy Kish, Kimley-Horn
Ashley Goodrich, Quiktrip Corporation
Lorianne Thennes, ODA
Filed: K:\\$DA\2300-2399\2373-00tech3



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Provide a detail for the new transformer screen wall. [Planning and Landscaping]
- Why was a section for the southern wall along Smoky Hill Rd eliminated? [Landscaping]
- Storm Drain Development Fee Due: \$1,389.80. [Revenue/TAPS]
- Make sure the License Agreement and the Easement documents (Dedications and Releases) have been recorded prior to any Building permits being approved. [Land Development Review]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1B. There were no community comments received on this review cycle.

2. Planning (Comments in teal)

[Site Plan Page 3]

2A. Provide a detail of the transformer screen wall showing its height and material. The height should be no taller than is necessary to screen the transformers. Brick would be ideal for the wall material for future maintenance and longevity, at a minimum, it must be consistent with the materials and design of the principal building.

3. Landscaping Issues (Kelly Bish / 303.739.7189 / kbish@auroragov.org / Comments in bright teal)

[Site Plan Page 3]

3A. Label the wall.

[Site Plan Page 7]

3B. Include a detail i.e. material, color, height etc. of the proposed screen wall around the transformers.

[Site Plan Page 8]

3C. Provide a label for the tree behind the screen wall. What is the species? QR?

3D. Why was a section for the southern wall along Smoky Hill Rd eliminated?

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Aurora Water (Jennifer Wynn / 734.258.6523 / jwynn@auroragov.org / Comments in red)

4A. No further comments. Rejecting due to landscape rejection.

5. Revenue/TAPS (Melody Oestmann / moestman@auroragov.org)

5A. Storm Drain Development Fee Due: \$1,242 X 1.119 acres = \$1,389.80.

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

6A. (Advisory) make sure the License Agreement and the Easement documents (Dedications and Releases) have been recorded prior to any Building permits being approved.

[Site Plan Page 3]

6B. License Agreement needed for the Canopy in the easement.

6C. Please check with the Engineering Dept. to see if there is a need for a dedicated Sidewalk easement Smoky Hill Rd and Chambers Rd. If so, label and proceed to dedicate it by separate document.