

Planning Division
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Aurora, Colorado 80012
303.739.7250



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December 31, 2024

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 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.

Sincerely,

Erik Gates, Planner II
City of Aurora Planning Department

cc: Maddy Kish, Kimley-Horn
Ashley Goodrich, Quiktrip Corporation
Lorianne Thennes, ODA
Filed: K:\SDA\2300-2399\2373-00tech2



Technical 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

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

2. Planning (Comments in teal)

2A. There were no more Planning comments on this review.

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

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3A. Make sure to add the M's for mitigation and the GD3 to the mitigation trees.

3B. Update the Plant Schedule per the comments provided.

3C. Update the landscape tables per the comments provided.

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3D. 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.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Julie Bingham / 303.739.7403 / jbingham@auroragov.org / Comments in green)

4A. There were no more Civil Engineering comments on this review.

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

5A. There were no more Traffic Engineering comments on this review.

6. Forestry (Becky Lamphear / 303.739.7177 / rlamphea@auroragov.org / Comments in purple)

6A. There were no more Forestry comments on this review.

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

7A. No further comments. Rejecting due to landscape rejection.

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

8A. Storm Drain Development Fee Due: \$1,242 X 1.119 acres = \$1,389.80.

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

9A. 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.

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9B. Confirm the size and configuration of the easements with the requesting departments.

9C. Please check with the Engineering Dept. to see if there needs to be a dedicated Sidewalk easement here. If so, label and proceed to dedicate it by separate document.



- 9D. Please check with the Aurora Water Dept. to see if there need the (Utility) Water easement name should be change. If so, label and proceed to dedicate it by separate document.