



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

AuroraGov.org

7/25/2024

Jeremy Weber
Evergreen Devco, Inc.
2390 E Camelback Road Ste 410
Phoenix, AZ 85016

Re: Initial Submission Review: Bubble Bath Car Wash at Station 60– Site Plan and Conditional Use
Application Number: DA-2274-07
Case Numbers: 2024-6027-00, 2024-6027-01

Dear Mr. Weber:

Thank you for your initial submission, which we started to process on July 5th, 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 on or before August 12th, 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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7209 or sgubrud@auroragov.org.

Sincerely,

Stephen Gubrud, Planner I
City of Aurora Planning Department

cc: Juan Rodriguez, Lique Engineers, LLC
Brit Vigil, ODA
Filed: K:\\$DA\2200-2299\2274-07rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Document Completeness and Organization.
- Adherence to Open Space and Landscaping Requirements.
- Inclusion of Traffic Signage and Proper Access Spacing.
- Implementation of Horizontal Articulation on Building Elevations.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No neighborhood comments have been received since the initial application submittal. Therefore, a neighborhood meeting will not be required at this time.
- 1B. Two external referral comments were received from Xcel Energy and Buckley Space Force Base. You can find the comment letters attached following the City review comments.
- 1C. At this time, the application fee has been paid, therefore there are not any additional planning fees due at this time.

2. General Planning Comments

Cover Sheet

- 2A. This cover sheet needs some re-organization to ensure all items are present and legible. Please update the following:
 - a.) Move the Vicinity map up, closer to the project title.
 - b.) Increase the size of the amendment block (needs to be large enough to contain the amendment description). Relocate to the bottom 1/2 of the sheet, wherever convenient.
 - c.) Increase the size of required notes, should fill the rightmost 1/3 of this sheet up to approx. the top of this text box.
 - d.) Slight increase in the size of the signature block. Move up on the sheet to the maximum extent practicable. Data and amendment blocks will need to be moved.
 - e.) Relocate the data block to the area below the vicinity map/signature block.
 - f.) Slight reduction in the size of the sheet index. Relocate to the area under the vicinity map/signature block.
 - g.) Move the Logo to the remaining empty space, ideally in corners/sheet edges, not the center of the sheet.
- 2B. Title should read (all in bold lettering): **Bubble Bath Car Wash - Site Plan**
- 2C. Please fix the corrupted text.
- 2D. Please add required and provided bicycle parking counts to the data block.
- 2E. The notes should be much larger and need to be legible on an 11x17 printed copy. Please see the previous comment regarding the cover sheet layout.
- 2F. To avoid future amendment processes please include approximate signage data and show the location on the site plan.
- 2G. All sheets must be resized to 36 x 24.
- 2H. The overall project submittal should include a detailed operations plan that addresses concerns about noise from the vacuums, trash collection, any environmental issues associated with the water runoff or chemicals, hours of operation, peak hour employee counts, etc.

Sheet 2

- 2I. For all adjacent properties please indicate the applicable zone district (in this case all should be labeled MU-C).
- 2J. I am unable to find the referenced detail for these enclosures. Planning would expect the equipment to be fully enclosed to aid with noise mitigation. Please add these details.
- 2K. Please do not show the building interior/ floor plan on this sheet.



3. Streets and Pedestrian Comments

- 3A. Per the pre-app notes a plaza, courtyard, or open-space area is required for developments within this zone district. Please indicate the location of this feature on subsequent submittals. This area is generally oriented around a main or employee entry area and includes seating, pedestrian scale lighting, and enhanced landscaping features. The minimum dimension for this feature is generally 12 feet and should contain 300-400 sf of useable space.
- 3B. For any features included in the plaza area such as bench seating, trash receptacles, etc. please include a detail within the site details section of the site plan document.

4. Parking Comments

- 4A. Please dimension all parking spaces and ensure that they comply with requirements. ADA van space(s) appear to be currently out of compliance.

5. Architecture and Urban Design Comments

- 5A. UDO section 146-4.8.5.B.2 describes the horizontal articulation methods required for each 50 linear feet of building facade (fronting a public or private road). As currently presented it does not appear this facade meets the prescribed standard. Please either modify the elevations to implement such an articulation method or indicate which features are intended to fulfill the said requirement. I think the addition of some vertical columns can help tremendously as well, especially if they are the same stone as the main parapet tower. Something is needed for the side, long elevations.
- 5B. Architectural materials and overall design to conform to the Commercial and Residential Design section of the Station 60 Master Plan.

6. Landscaping Comments (Tammy Cook / 954-266-6488 / tdcook@auroragov.org / Comments in bright teal)

Cover Sheet

- 6A. PDF printing issues.

Sheet 7

- 6B. Remove indicated items.
- 6C. Please indicate what landscaping feature(s) is/are present here.
- 6D. Show the property line thicker and as a traditional line type. That is a long dash and two short dashes.
- 6E. Provide more than 3 shrub species on this landscape plan. The shrub rose while listed isn't being specified anywhere and so there is only Russian Sage and Mugo Pine.
- 6F. Why is this listed, but not being use?
- 6G. Mugo pines are not considered a buffer plant. They take too many years to grow before they will provide any screening or buffering.
- 6H. Please insert the required counts as indicated in the Landscape Ordinance Compliance section.
- 6I. Confirm: 391? or something less, (driveways and curb cuts).
- 6J. Driveways/curb cuts can be subtracted.
- 6K. SH is not in the plant schedule.
- 6L. Perennials may be used as accents but may not be used to satisfy the parking lot landscape requirement. Six shrubs are required. Do not use all mugo pine given their eventual size. Update all parking lot islands.
- 6M. Shift this to satisfy the parking lot end island and buffer tree requirement.
- 6N. There is both a perennial and shrub version. Perennials don't typically come in 5 gallons.
- 6O. No, this area has not been accounted for on the ISP. Provide landscaping.
- 6P. Turn the label off.
- 6Q. Please be advised. While a nice ornamental tree, these typically do not perform well here.
- 6R. See the review comment on this sheet.
- 6S. Do not include the interior of the building. Only include a darker building outline.
- 6T. This is the incorrect building perimeter landscape requirements. This is for a townhome or multifamily building. Per the pre-application notes, the requirement is 1 tree or tree equivalent per 40 linear feet of building face. It is per side of the building and not cumulative.



- 6U. Sod is not permitted in parking lot islands. This should be 6 shrubs.
- 6V. All parking rows are to terminate with a tree. The site is over-parked and therefore make adjustments to the parking to provide the required parking lot island tree.
- 6W. Dimension and label the street frontage buffers.
- 6X. Arrow locations need to be adjusted.
- 6Y. Only use deciduous canopy trees in the parking lot islands.
- 6Z. Verify whether the landscaping for the abutting streets/private drives is to be installed, maintained, and irrigated by the car wash or if it will be the master developer. If this is done by the car wash, then do not show it grayed back. Include the plant callouts, update the plant schedule, and include the landscaping as proposed by the previously approved Infrastructure Site Plan. Do not include the reference notes to the previous Infrastructure Site Plan IF the car wash applicant is responsible for it.
- 6AA. Typo: Tahoma
- 6BB. Relocate the flagpole. Conflict with parking lot island tree.
- 6CC. Turn off the elevation information.
- 6DD. Darken the sidewalk edges...all sidewalks.
- 6EE. Add this note if the landscaping is to be installed by the master developer. Refer to CN#2021-6057-00, Station 60 Infrastructure Site Plan.
- 6FF. These areas that were previously designed and to be installed by the master developer should read differently and not be the same layer/pen color as the mulches, ground plane treatment, etc. as the proposed landscaping. They read too similarly.
- 6GG. Update this note to state the following if the landscaping is to be installed by the master developer: Refer to CN#2021-6057-00, Station 60 Infrastructure Site Plan.
- 6HH. Label as private streets.
- 6II. Label the retaining walls.
- 6JJ. 6' HT.
- 6KK. Please separate grasses and perennials from the shrubs.
- 6LL. Update the table to include the provided quantities.
- 6MM. Remove this portion of the note.
- 6NN. See miscellaneous comments from landscaping.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. Civil Engineering (Moustapha Agrignan/ 303-739-7420 / magrigna@auroragov.org / Comments in green)

Sheet 1

- 7A. Please add the following note: "The Infrastructure Site Plan (ISP) and civil plans for the associated infrastructure must be approved before the issuance of building permits. The construction shown on the civil plans for the ISP for associated infrastructure must be initially accepted by the City prior to the issuance of Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (CO) per the approved Public Improvement Plan."
- 7B. Add note #4; "The applicant must comply with all applicable requirements of the Americans with Disabilities Act."

Sheet 2

- 7C. Remove the stamp from the site plan, TYP.
- 7D. What is this connecting to? If tying into a different site, please add the site plan case number.
- 7E. Existing or proposed? Please differentiate, TYP. Please add the ISP case number.
- 7F. Provide a receiving ramp.
- 7G. Provide curb ramp, TYP.
- 7H. Proposed ...(dimension).
- 7I. The fire lane radii should meet the requirements in Section 4.07.1.01 in the Roadway Manual.
- 7J. Label/dimension all existing and proposed easements.
- 7K. Is there scoring or hatch? If it is a scoring, please remove scoring on ramp, TYP.



Sheet 3

- 7L. Please revise the slope per section 4.07.9 of the 2023 COA Roadway Design Manual.
- 7M. Show and label proposed easements.
- 7N. Provide access drive slope to the street.
- 7O. max 4% slope required for access drive sloping down to the street.
- 7P. Provide/define pavement material.
- 7Q. Please add the following note: "Detailed layout and design for proposed curb ramps within the right-of-way or along an accessible route will be completed with the civil plans."
- 7R. Please add the following note: "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."
- 7S. Show proposed grades tying into existing.
- 7T. Provide the max height or height range for the proposed retaining wall. Provide a typical section for the wall. Any retaining walls over 30" require railing.
- 7U. Advisory note: Please review section 4.02.7.03.3.1 regarding when structural cales are required. Structural cales, if applicable, will be required with the first submittal of the civil plans.
- 7V. Provide a typical section for the retaining walls.

Sheet 9

- 7W. Remove all the copyright notes, TYP.

Sheets 11 & 12

- 7X. Please remove the indicated details.

Sheet 13

- 7Y. Advisory note: A Photometry plan will be required for all private streets per section 2.13 of the 2023 COA Roadway Design Manual with the civil plan.

8. Traffic Engineering (Jason Igo / 303-739-7584 / jigo@auroragov.org / Comments in orange)

Sheet 2

- 8A. Label type of intersection. Example (Full movement, Right in Right out, Three quarters.)
- 8B. Label Sight triangles.
- 8C. Include required stop signs where indicated.
- 8D. Access spacing is 150'. This is to close this intersection. The access should line up with the QuikTrip to the east access.
- 8E. Sidewalk connection here. This reduces the pedestrian tip by 250'.
- 8F. This doesn't meet van-accessible spacing.

Sheet 7

- 8G. Add sight triangles for the accesses.
- 8H. ADD NOTE: All proposed landscaping within the sight triangle shall comply with COA Roadway Specifications, Section 4.04.2.10.
- 8I. This looks to get 3-4 feet tall and looks like it could be in the sight triangle. Plants should be 2' or less in the sight triangle.
- 8J. Trees need to be 50' from stop signs.

Traffic Letter

Sheet 2

- 8K. It is only called Exhibit in the appendix this will need to match.

Sheet 3

- 8L. This is for a gas station, and we have civil plans for this development, and it is on the east side of the private drive. What space is this taking development taking? These trips will need to stay.
- 8M. We will want to see AM Peak hour and Daily trips. I know ITE only has generation for PM peak hour. List assumptions on how AM and daily were created. Look at ITE code 947 to base some of the assumptions off of.
- 8N. Will need to do a vehicle queuing evaluation based on car wash operations. Either do queuing observations at 3 other locations or provide a study that evaluated queuing for car washes. Does the site have enough storage to store all vehicles that are queued up for a car wash?



Sheet 6

8O. Report list this as Exhibit A. Terminology needs to match between the report and the appendix.

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

Cover Sheet

9A. Add the following items to the DATA BLOCK: - Construction Type- Building Use Group- Van Accessible Parking Spaces Required- Van Accessible Parking Spaces Provided

Sheet 2

- 9B. Using a heavy dashed delineation and label show the exterior accessible route of travel throughout the site plan to accessible parking and accessible passenger loading zones. 60% of the required building entrances. Indicate all entrances and required exits on the plan. Curb ramps at street crossings and accessible parking space access aisles connect to adjacent sidewalks. Provide marked crosswalks in all areas where the accessible route crosses a drive aisle. Show and label the location of accessible units required by IBC Chapter 11 and the revised 2003 HB-1221 to be part of the exterior accessible route.
- 9C. Delineate and add the Accessible Route to the Legend, Site Plan, and Photometric Plan.

Sheet 4

- 9D. Show and label the width of all fire lane easements by dedication.
- 9E. The Utility Plan must show the water lines (to include sizes): Mains in the street. Lines through the interior of the property. Fire hydrants are proposed and existing.
- 9F. Maximum allowable travel distance for fire apparatus without a turn-around (150 ft).

Sheet 9

9G. Show the location of the building Knox Box in the Legend and on the Elevation drawings.

Sheet 11

9H. Provide a detail for the Accessible Parking spaces, loading area, and ramp to the adjacent sidewalk.

Sheet 13

9I. The photometric plan must show and label the location of the internal site accessible route. Provide a minimum of 1 foot-candle of lighting within the accessible route.

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

Sheet 4

- 10A. Advisory Comment: Please be aware that your water service line is under a structure.
- 10B. Please specify that these connections will be wet taps.
- 10C. These sheets are not within this plan set. Please remove reference.
- 10D. Any extra fixtures must be downstream of the meter and outside of the easement.
- 10E. Meters must be within an easement.
- 10F. Stubs not to be used must be removed and capped at the main.
- 10G. Please use two 45-degree bends instead of one 90-degree. Include cleanouts at each bend.

11. Land Development (Roger Nelson / 303-739-2657 / ronelson@auroragov.org / Comments in magenta)

Cover Sheet

- 11A. Note required by Real Property: All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately owned and maintained herein are acknowledged by the undersigned as being subject to the City's use and occupancy of said easements or rights-of-way. The undersigned, its successors, and assigns, further agree to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.
- 11B. Lot 4, Block 1, Station 60 Subdivision Filing No. 2? Situated in the Southeast Quarter of Section 32, Township 3 South, Range 66 West of the 6th p.m., City of Aurora, County of Adams, State of Colorado
- 11C. Cannot find or create the font "Arial-BoldMT". Some characters may not display or print correctly.



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

12A. See attached comment letter.

13.Buckley Space Force Base (Porter Ingram / 303-668-2510 / robert.ingrum@spaceforce.mil)

13A. Buckley Space Force Base has had the opportunity to review the development application for Bubble Bath Car Wash at Station 60- Site Plan and Conditional Use. The installation has no issue with the project and finds it in compliance with AFH 32-7084. Please request the developer follow the attached procedures for crane use during construction (60-day notice before use). Thank you for the opportunity to review this project.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

July 12, 2024

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Stephen GuBrud

Re: Bubble Bath Car Wash at Station 60, Case # DA-2274-07

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan and conditional use for **Bubble Bath Car Wash at Station 60**. Please be aware PSCo owns and operates existing overhead electric distribution facilities that are being replaced by underground electric distribution facilities, and, planned underground electric distribution facilities along the east property line.

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](https://www.xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformer) – be sure to have the Designer contact a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

Warning this process can take up to 60 days, no exception

CRANES/BOOM EQUIPMENT Off Airfield

Lawrence Aragon (L.A.), Airfield Manager: 720-847-9731, lawrence.aragon.1@us.af.mil

Pete Mendoza, Asst. Airfield Manager: 720-847-6352, peter.mendoza.2@us.af.mil

Mandatory steps:

- Inform Airfield Management of cranes/booms that will be used during construction. Send map with marked location/address and MAXIMUM tip height of crane/equipment above ground level (see page 2). Airfield Management will send it to GeoBase for the Lat/Long and Elevation. Airfield Management will then in turn send it to our Terminal Procedure Representative for evaluation. This part of the process will general take approx. 5 business days.
- Airfield Management will inform the submitter if a FAA notification is needed IAW UFC 3-260-01 Appendix B Section 1 para. B14-5. The submitter will need to file an electronic form 7460-1 off airport form 30 days prior (14CFR Part 77 states 45 days prior) to start of construction for FAA for determination at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. When FAA sends determination, Airfield Management will need a copy of the PDF document. NOTE: The sooner Airfield Management is notified the more we can help without delaying your construction.
- 72 hours (NLT 24 hours) prior to the crane/boom going up, Airfield Management will need to be contacted. Resend map with location, reemphasize max height of boom/crane, start and end dates, days of week and times it will be erect (see page 2). This will allow Airfield Management to post the NOTAMs for the Pilots in the area.
- Obstruction flags will need to be on top of crane/boom and obstruction lights may be needed if the equipment stays up between sunset and sunrise.

CRANES/BOOM EQUIPMENT On Airfield

Mandatory steps:

- A temporary construction waiver (TCW) will need to be initiated IAW UFC 3-260-01 Appendix B Section 1 para. B1-2.1.4 prior to construction to ensure full routing and approval from the Buckley Garrison Commander before the start; may take 60 days (Mike Mont-Eton will assist with the process).
- Inform the Airfield Manager of cranes/booms that will be used during construction. Send map with marked location/address and MAXIMUM tip height of crane/equipment above ground level (see page 2). Airfield Management will send it to GeoBase for the Lat/Long and Elevation. Airfield Management will then in turn send it to our Terminal Procedure representative for evaluation.
- Airfield Management will inform the submitter if a FAA notification is needed IAW UFC 3-260-01 Appendix B Section 1 para. B14-5. The submitter will need to file an electronic form 7460-1 off airport form 30 days prior (14CFR Part 77 states 45 days prior) to start of construction for FAA for determination at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. When FAA sends determination, Airfield Management will need a copy of the PDF document and must be submitted with TCW Package for approval. NOTE: The sooner Airfield Management is notified the more we can help without delaying your construction.
- 72 hours (NLT 24 hours) prior to the crane/boom going up, Airfield Management will need to be contacted. Resend map with location, reemphasize max height of boom/crane, start and end dates, days of week and times it will be erect (see page 2). This will allow Airfield Management to post the NOTAMs for the Pilots in the area.
- Obstruction flags will need to be on top of crane/boom and obstruction lights may be needed if the equipment stays up between sunset and sunrise.
- If need to drive on the airfield, contact Pete Mendoza at x6352, peter.mendoza.2@us.af.mil

Example of Map in Relation to Runway with Required Data



55ft max height crane/boom

East side Hangar 801

1 June – 31 July 2019

Mon-Fri 7am-5pm