

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



May 23, 2024

Brian Pyle
ERC Hospitality
9150 Commerce Center Cir Ste 135
Highlands Ranch, CO 80129

Re: Initial Submission Review – 7Brew Coffee Shop at East Quincy Ave – Site Plan and Conditional Use
Application Number: **DA-1245-24**
Case Numbers: **2024-6016-00, 2024-6016-01**

Dear Brian Pyle:

Thank you for your initial submission, which we started to process on May 2nd, 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 June 14th, 2024, 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 is tentatively set for July 24th, 2024. 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.

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: Nathaniel Burnett, Rega Engineering Group
Jazmine Marte, ODA
Filed: K:\SDA\1200-1299\1245-24rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Light spillover onto the property to the east exceeds the maximum 0.1 footcandles. [Planning]
- Request an adjustment (formerly waiver) from the Street Frontage Buffer requirements due to non-compliance with code Section 146-4.7.5. D. Street Frontage Landscape Buffer. Update the letter of introduction to provide justification and detail mitigation for this request. [Landscaping]
- Additional information needed for the slopes around the building, parking lot and landscape. Please provide slope arrows for these areas. [Civil Engineering]
- Standard parking stall dimension is 9'x19'. See various comments in the Traffic Letter. [Traffic Engineering]
- Will exiting and entering vehicles pose a stacking issue at the entrance to the drive through? [Fire/Life Safety]
- 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. [Forestry]
- Are there going to be any bathrooms? If so, the service line needs to tie in downstream of grease interceptor. [Aurora Water]
- Submit Resubdivision Plat for Filing No. 11. [Land Development Review]
- Please see the outside agency review from Xcel Energy.

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. Please specifically address the criteria for approval for a conditional use as described in [Section 146-5.4.3.A.3](#) of the UDO.
- 2B. Please specifically address the criteria for approval for a site plan as described in [Section 146-5.4.3.B.2.c](#) of the UDO.

[Operations Plan]

- 2C. Please provide a little more information on how the site will function. Will the public be allowed inside the building? Is there a walk-up order window? Are there public bathrooms?

[Site Plan Page 1]

- 2D. Title needs to include "site plan", e.g. "Seven Brew Coffee - Site Plan and Conditional Use"

- 2E. Add the following site plan notes:

"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, shown on the signing and striping plan for development."

"Fire lane and handicapped parking signs, sign details, handicapped parking stall details, and locations shall be approved with the civil plans, "signage and striping" package."

[Site Plan Page 10]

- 2F. This page should also be 24" x 36".

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

- 3A. There were no zoning or land use comments on this review.

4. Streets and Pedestrian Issues (Comments in teal)

[Site Plan Page 3]

- 4A. Extend the accessible route out to the sidewalk on the north side of the site.

**5. Parking Issues (Comments in teal)**

5A. See the comment from Traffic Engineering regarding parking stall spaces not meeting minimum dimensions.

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

[Site Plan Page 3]

6A. Provide details for any proposed outdoor furnishings, including benches and bike racks, somewhere in the site plan.

[Site Plan Page 5]

6B. The south elevation is considered a primary facade for the purposes of four-sided building design, and it will need a third human scale element as detailed in Section 146-4.8.7.D.3 of the UDO.

[Site Plan Page 6]

6C. Light spillover on to adjacent properties (excluding streets and sidewalks) shall not exceed 0.1 footcandles measured 10 ft away from the property line.

7. Signage Issues (Comments in teal)

[Site Plan Page 3]

7A. Mark the location of any order boards to ensure there are at least 4 stacking spaces located before it per Section 146-4.6.7.A of the UDO.

8. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

[Site Plan Page 1]

8A. Sheet numbering should be consecutive and not C1.0 etc. It should be 1, 2, 3 etc. Include a sheet index reference on the cover sheet as well.

[Site Plan Page 8]

8B. Request an adjustment (formerly waiver) from the Street Frontage Buffer requirements due to non-compliance. Adjustments should be added to the landscape plan, cover sheet and the letter of introduction. The letter of introduction should include an explanation as to why the code section is not being met and provide information on the mitigating measures being provided to offset the adjustment. The adjustment to be listed on the plan sheets is Section 146-4.7.5. D. Street Frontage Landscape Buffer.

8C. This sheet belongs directly after the preliminary grading and drainage plan. Include the tree mitigation plan sheet as well.

8D. Darken the building, sidewalks, parking, curbing, utilities etc. Include the parking stalls. This drawing is a little difficult to read as everything is the same line weight and/or may have the same layer color in AutoCAD.

8E. Include a legend on the plan that would indicate the symbology for the existing trees that are to remain.

8F. An easement has been indicated, but the line work appears to be missing.

8G. Turn the survey information off.

8H. Dimension and label the street frontage buffers.

8I. Not sure how deep the electric line is in the curbside landscape along the north property line in order to install the required street trees.

8J. The mature height and width within the Plant Schedule can be turned off. It is not required to be included.

8K. The red oak should be 2.5" where used along an arterial or collector street.

8L. Understood that the birch trees are being proposed in connection with basins, but they are high water use, which is a no, no in Aurora and as parking lot island trees, of which at least 3 of these are, should be deciduous canopy trees. Not multi stemmed. Please revise.

8M. Update the Sheet Notes per the comments provided.

8N. Update the buffer table provided per the review comments.

8O. Remove the Buffer Summaries table as that is not required and should be replaced with tables that are required.

8P. Please be advised that a buffer along the east side of the property is not required per our Unified Development Ordinance. This "Extra" plant material can be used to offset and be mitigation towards the street frontage buffers not being met. Currently the street frontage buffer depth along the west and north is not being met and there have been no trees provided for the street frontage buffer along the north. Street trees cannot count toward buffer requirements. There has also been extra landscaping provided in the employee/patron plaza space that can be used



- as mitigation.
- 8Q. The Oregon Boxwood will likely not survive in Aurora's climate and a different shrub species should be selected.
 - 8R. Remove the Line Data Table.
 - 8S. Do not include tree mitigation information such as trees to be preserved on the landscape plan. That should only be included on the tree mitigation plan.
 - 8T. Include sight visibility triangles and not sight triangles.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

9. Civil Engineering (Jonathan Phan / 303-326-8273 / jphan@auroragov.org / Comments in green)

[Site Plan Page 3]

- 9A. Label the roadway classification. (2.06.1.03 of the 2023 COA Roadway Manual)
- 9B. Need to proposed receiving ramp to the north.
- 9C. East Quincy Highlands FLG #09 CP doesn't have ramps leading to the south.
- 9D. Dimension existing sidewalk and landscape (TYP.) or add it to the site plan schedule.
- 9E. Label the radii (TYP.)
- 9F. Include the note "if not then the ramps shall be updated at civil plans".

[Site Plan Page 4]

- 9G. Show roadways and roadway names. Label the roadway classification. (TYP.) (2.06.1.03 of the 2023 COA Roadway Manual)
- 9H. Please add the following note: "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."
- 9I. Please add the following note: "The resultant grade in any direction within accessible parking areas shall not exceed two percent."
- 9J. 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."
- 9K. Please add the following note: "Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans."
- 9L. Label these dimensions, sidewalk, landscape etc. (TYP.)
- 9M. Additional information needed for the slopes around the building, parking lot and landscape. Please provide slope arrows for these areas.
- 9N. Minimum pavement slopes: 1% for asphalt, 0.5% for concrete and 2% for landscapes.
- 9O. Slope arrows by the access drive. Max 6% when sloping up and 4% when sloping down. (private to private) (4.05.4.1 of the 2023 COA Roadway Manual).

[Site Plan Page 6]

- 9P. Provide documentation that you have permission to place these street lights there. (easements or other permission would be acceptable)
- 9Q. Please add the following note: "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."
- 9R. 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 its not already shown) can be added to the street sections provided if desired.
- 9S. Private streets are treated the same as a public street.

[Site Plan Page 7]

- 9T. Please don't include street lights in the site plan. These will be included and reviewed in the civil plans.

**10. Traffic Engineering** (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in amber)

[Site Plan Page 1]

- 10A. Required note to be added: (Applicant/owner name, address, phone) shall be responsible for payment of 20.12% of the traffic signalization costs for the intersection of Picadilly Road and Quemoy Way, if and when traffic signal warrants are satisfied. Traffic signal warrants to consider shall be as described in the most recently adopted version of Manual on Uniform Traffic Control Devices, as of the date or dates of any such warrant studies. For warrant purposes, the minor street approach traffic shall typically be comprised of all through and left-turn movement and 50% of right turn movements unless otherwise determined by the traffic engineer. Pursuant to 126-38 of city code, the percentage of the traffic signalization costs identified above shall be paid to the city by the applicant / owner, to be held in escrow for such purpose, prior to the issuance of a building permit for the related development or as otherwise required by city code. The percentage above will be applied to the entire traffic signalization cost as estimated at the time of the escrow deposit to calculate specific dollar funding requirement.
- 10B. Additional note required: (Applicant/owner name, address, phone) shall be responsible for payment of 20.12% of the traffic signalization costs for the intersection of Quincy Avenue and Commercial/Retail Access which has been signalized in 2019. Pursuant to 126-38 of city code, the percentage of the traffic signalization costs identified above shall be paid to the city by the applicant / owner, to be held in escrow for such purpose, prior to the issuance of a building permit for the related development or as otherwise required by city code. The percentage above will be applied to the entire traffic signalization cost to calculate specific dollar funding requirement.

[Site Plan Page 3]

- 10C. Standard parking stall dimension is 9'x19'.
- 10D. Identify proposed STOP sign by Med Office Building project to north.
- 10E. Label proposed signage.
- 10F. Dimension access width.

[Site Plan Page 8]

- 10G. Provide an intersection sight triangle line per our Roadway Manual, TE-13.1 to ensure compliance with tree locations.

[Traffic Impact Study]

- 10H. Minor comment to trip distribution, need description of how decided, otherwise current traffic flow at Quincy & Picadilly differ in potential distribution. Also, signal warrant analysis incomplete, also need to see 2050 projected volumes. See additional comments in letter.

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

[Site Plan Page 1]

- 11A. Provide the Occupancy Type and Construction Type in the Site Data.
- 11B. Add note: Americans with Disabilities Act
“The applicant has the obligation to comply with all applicable requirements of the Americans With Disabilities Act.”

[Site Plan Page 3]

- 11C. Will exiting and entering vehicles pose a stacking issue at the entrance to the drive through?
- 11D. Provide a detail for this proposed accessibility ramp.
- 11E. Correct Site Plan Note #46: should be Fire Lane Sign.

[Site Plan Page 5]

- 11F. Show the proposed location of the Knox Box on this sheet.
- 11G. What is this door on the roof for and add it to the legend.
- 11H. Remove this overlap of the Exterior Elevation – West.

[Site Plan Page 6]

- 11I. Show a parking detail for the ADA Parking Space.
- 11J. Show the curb stop in the ADA Parking Space. (TYP on all sheets).

12. Forestry (Becky Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in Purple)

- 12A. Trees may have to be removed due to proximity to grading, please see notes on plan. 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.

- 12B. Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at: <https://auroraver2.hosted.civiclive.com/cms/One.aspx?portalId=16242704&pageId=16529352>

[Site Plan Page 9]

- 12C. grading must be at least 4' from tree. If this cannot be achieved it should be removed.
12D. Grading must be at least 3' from tree. If this cannot be achieved it should be removed.
12E. No mitigation too small and very poor condition.
12F. Grading must be at least 4' from tree. If this cannot be achieved tree should be removed.
12G. Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at: <https://www.auroragov.org/cms/one.aspx?pageId=16394080>
12H. 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.

13. Aurora Water (Ashley Duncan / 720-859-4319 / aduncan@auroragov.org / Comments in red)

[Site Plan Page 1]

- 13A. The site plan will not be approved by Aurora Water until the preliminary drainage report or letter has been approved.

[Site Plan Page 3]

- 13B. Please verify there is already a utility easement around the meter, if not dedicate a pocket easement.
13C. Are there going to be any bathrooms? If so, the service line needs to tie in downstream of grease interceptor.
13D. Please don't have clean outs in ROW. The tap also needs to be a saddle-tee.
13E. A clean out will be required every 100 linear feet within the service line.
13F. Bends for storm lines need to be made at a manhole.
13G. Proposed storm sewer tap needs to be a manhole.
13H. Advisory note: easement dedications can take 8-12 weeks.

[Site Plan Page 8]

- 13I. Shrubs need to be at least 3' away from meters.
13J. Please consider not planting anything directly on top of service lines.

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

[Site Plan Page 1]

- 14A. Submit Resubdivision Plat for Filing No. 11.
14B. Match COA 2022 Site Plan Checklist Note exactly: 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 City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees 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.

- 14C. Revise Filing No. reference.
14D. Revise property description to match bearings & distances as shown on Filing No. 9.

[Site Plan Page 3]

- 14E. Will a sight line easement be required?
14F. Label dashed easement line.



15. Xcel Energy Public Service Co (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

- 15A. Please be aware PSCo owns and operates existing natural gas distribution facilities along the south property line, and underground electric distribution facilities along the south, east, and north sides of the subject property. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via 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.
- 15B. 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.
- 15C. As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.