



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

*AuroraGov.org*

June 25, 2024

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

**Re: Second 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 second submission, which we started to process on Tuesday, June 3, 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 Friday, July 5, 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.

Your estimated Planning and Zoning Commission public hearing date is tentatively scheduled for July 24, 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](mailto:bbravenec@auroragov.org).

Sincerely,

A handwritten signature in cursive script that reads "Ben Bravenec".

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



*Second Submission Review*

**SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Justification of the parking calculation needs to be clearly represented.
- Tree mitigation needs to be addressed appropriately.
- Monument needs a license agreement.
- Previous TIS comments need to be addressed.

**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. Repeat: Show Lot Dimensions on Site Plan.

2B. Repeat: 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.

2C. Repeat: 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. This needs to be part of the letter of introduction. We can not move forward without a clear outline of how the parking calculation was achieved.

**3. Urban Design and Site Plan Issues**

3A. Please include patio furniture at the entrance of the building and include detail.

3B. Repeat: Please show details of proposed bike racks.

**4. Architectural Design**

4A. Repeat: 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.

4B. Why was the ACM detail on the south elevation removed? It helped achieve our architectural review for a primary façade.

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

**Sheet 01**

5A. Please correct redlined proposed adjustment, as the deferred conditions are being met.

**Sheets 05**

5B. Please change GD tree quantities from 11 to 13. Also, please correct the quantities on the landscape plans to reflect the proposed 13 of trees.

5C. Please indicate all the proposed mitigation trees on the plant list, as there are more mitigation trees on the landscape plans than the plant list. Also, please be advised that it appears that the proposed mitigation is incorrect, as the mitigation caliper must be above the required trees. NOTE: The minimum tree is 2" caliper, and the proposed mitigation is 5" caliper per tree. As such, only the 3" caliper per tree can be utilized for the mitigation of each tree.



5D. Please provide a smaller on center spacing on the parking screening shrubs (CL and SD) in order to provide better screening.

**Sheet 08**

- 5E. Please correct T-4 and T-9, as they are incorrect on the TD plans and do not concur with Tree inventory chart.
- 5F. Please contact the City Forester (Becky) on the redlined note #2 with regards to mitigation.
- 5G. Please recheck the proposed mitigation, as it appears that the proposed mitigation is incorrect with regards to it being above the required trees. (See Comment #3)

**6. Addressing (Phil Turner / (303) 739-7271 / [pturner@auroragov.org](mailto:pturner@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](mailto:CADGIS@auroragov.org)

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

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

**Sheet 1**

7A. Replace note 9 with the following note found on the site plan.

**Sheet 2**

- 7B. Please relabel accessible route.
- 7C. Provide this dead-end fire lane sign on both sides of entrance per note above.
- 7D. This sign needs to show the end of the fire lane.

**Sheet 4**

- 7E. Please relabel accessible route.
- 7F. See note provided and adjust the grade in the fire lane easement.
- 7G. See the note provided and adjust the grade in the accessible route.

**Sheet 11**

7H. Repeat request to add details to signage

**Sheet 12**

7I. Show path of exit discharge and show compliance with note below.

**8. Forestry (Rebecca Lamphear / 303-739-7139 / [rlamphea@auroragov.org](mailto: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.

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.

The caliper inches that will be lost are 86", but only 31" would be required for planting back onto the site. The mitigation value is \$7,970.00



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
15	Green Ash	14	\$1,094.08		6
16	Colorado Spruce	14	\$1,506.39		6
7	Green Ash	12	\$808.36		5
8	Green Ash	16	\$1,423.76		6
<b>Total</b>		<b>86</b>	<b>\$7,971.20</b>		<b>31</b>

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. Add the standard Site Plan Note: *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.*
- 9B. The proposed Monument sign will need to be covered by a License Agreement. Submit documents to [licenseagreement@auroragov.org](mailto:licenseagreement@auroragov.org) to start the process.  
Aurora Water (Melody Oestmann / (303) 739-7244 / moestman@auroragov.org)

**10. Utilities** (Jennifer Wynn / (734) 258-6523 / jwynn@auroragov.org / Comments in Red)

**Sheet 01**

- 10A. Repeat Advisory Comment: The site plan will not be approved until the preliminary drainage letter is approved.

**Sheet 04**

- 10B. A 3" water service requires an 18ft easement. Please revise.
- 10C. Please show the recycling system and sand oil interceptor as two separate systems. They must follow the AW standard details for these items.

**Sheet 05**

- 10D. Please show trees at least 5ft from water meter.

**Sheet 06**

- 10E. Please show trees at least 5ft from water, sanitary, and storm main.

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

**Sheet 02**

- 11A. Do not show the cross pans on the site plan. The cross pans will be shown and reviewed on the civil plans.

**Sheet 04**

- 11B. The maximum longitudinal slope in accessible path shall not exceed 5%.

**Sheet 12**

- 11C. Repeated comment from 1st Review  
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.

**12. Traffic Engineering (Jason Igo / (303) 739 7584 / [jigo@auroragov.org](mailto:jigo@auroragov.org))**

**Sheet 01**

12A. Previous comments for the TIS were not addressed with this submittal. Before the site plan can be approved the TIS will need to be approved.

**Sheet 05**

12B. Show sight triangle based on TE-13.

12C. Show stop signs on this page.

**13. 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.

**14. Xcel Energy (Donna George / (303) 571-3306 / [donna.I.george@xcelenergy.com](mailto:donna.I.george@xcelenergy.com))**

15A. No further comments