

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



October 10, 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 Ms. Prescott:

Thank you for your technical submission, which we started to process on September 24, 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\2373-00tech1



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Light spillover onto the adjacent north property should be reduced more as it is significantly above the 0.1 footcandles measured 10 feet away from the property line allowed by code. [Planning]
- Adjust the spacing so that the trees are further than 20' apart. Only 4 street trees are needed between the Smoky Hill Rd vehicular entrance and the bus stop. [Landscaping]
- Identify the max height, material, and provide a typical section for the proposed wall. [Civil Engineering]
- Identify trees specific to tree mitigation on this landscape plan. Tree mitigation is over and above the required landscape code requirements. [Forestry]
- The currently proposed 10' easement will only fit one meter, up to 2". Please widen the easement to make space for the 1.5" irrigation meter. [Aurora Water]
- Nothing can be planted above the grease interceptor and tree trunks must be at least 8ft from the meter. [Aurora Water]
- Storm Drain Development Fee Due: \$1,389.80. [Revenue/TAPS]
- The easements shown as to be dedicated by separate documents need to be completed before any building permits. [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 11]

2A. A greater effort should be made to reduce light spillover onto the north property where there is no internal vehicular drive isle. While it is acknowledged that some excess spillover may be unavoidable due to security concerns, the current levels are slightly greater than what was shown on the previous submittal and are significantly above what is allowed by code standards.

3. Planning Transportation (Tom Worker-Braddock / 303-739-7340 / tworker@auroragov.org)

3A. There were no more Planning Transportation comments on this review.

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

[Site Plan Page 1]

4A. Remove the adjustment request as the landscape requirements are being met with the provision of a tall landscape screen.

[Site Plan Page 3]

4B. Why not have the concrete be at right angles to the street? The angular left over space is hard to irrigate.

[Site Plan Page 8]

4C. Add the written scale.

4D. In speaking with Tim York, Water Conservation Supervisor with Aurora Water, the RTF Tall Fescue will not be permitted in accordance with the Non-Functional Turf Ordinance. Questions reach out directly to Tyork@auroragov.org or (303) 326-8819.

4E. These hatched areas along Smoky Hill Rd are not conforming to the shape of the concrete around the bus stop, but too your point, why is the bus stop area not squared off? Why is the concrete shown with angles?

4F. Because the UDO requirements are being met with a tall landscape screen, there is no requirement for an adjustment. [2 comments]

4G. Adjust the spacing so that the trees are not 20' apart, but further.

4H. Subtract out the bus stop area.

4I. Adjust spacing. Only 4 street trees are needed between the Smoky Hill Rd vehicular entrance and the bus stop.

[Site Plan Pages 8 - 10]



4J. Remove the stamp and signature.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

[Site Plan Page 1]

5A. Site plans are not stamped.

[Site Plan Page 3]

5B. Identify the max height, material, and provide a typical section for the proposed wall.

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

[Traffic Impact Study Page 1]

6A. Report is acceptable, just asking for a clean version with site access intersections labeled in Figs 4 & 5 for resubmission.

[Traffic Impact Study Page 14]

6B. Minor comment, label intersections #2 & 3.

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

[Site Plan Page 8]

7A. Identify trees specific to tree mitigation on this landscape plan. Tree mitigation is over and above the required landscape code requirements.

[Site Plan Page 9]

7B. 7.5" will be planted back on site, and 14.5" will be required to be paid into the community tree fund. The price per inch is \$207.16 (\$4,557.52/22). The payment into the community tree fund will be \$3,003.82 (\$207.16*14.5). Please add this information to the tree mitigation sheet.

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

[Site Plan Page 4]

8A. Replacement and Relocation (hydrants older than 5yo must be replaced when relocated).

8B. This hydrant along S Chambers Rd is public.

8C. Aurora Water does not have 2.5" meters. Please use a 2" or 3" tap and meter.

8D. The currently proposed 10' easement will only fit one meter, up to 2". Please widen the easement to make space for the 1.5" irrigation meter.

8E. Please call out the meter size and verify that you need a meter this large. Typically gas stations do not have a meter this large.

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

9A. Storm Drain Development Fee Due: \$1,242 X 1.119 acres = \$1,389.80.

10. Land Development Review (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

10A. The easements shown as to be dedicated by separate documents need to be completed before any building permits - submit documents to dedicationproperty@auroragov.org. Confirm the size and configuration of the easements with the requesting departments.

10B. Please check with the Engineering Dept to see if there needs to be a dedicated sidewalk easement at this site. If so, label it and proceed to dedicate it to a separate document.