

Planning Division  
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October 9, 2023

John Newton  
KBR Development, LLC  
220 S Wilcox St STE 249  
Castle Rock, CO 80104

**Re: Second Submission Review – Wash ‘N Go Express Car Wash – Conditional Use, Site Plan and Plat**  
Application Number: **DA-2354-00**  
Case Numbers: **2023-6025-00, 2023-6025-01, 2023-3020-00**

Dear Mr. Newton:

Thank you for your second submission, which we started to process on Monday September 18, 2023. 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 Monday, October 23rd, 2023. 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 will be revised based upon the third submission date. 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: Jody Newton, 220 Wilcox ST STE 249 Castle Rock CO, 80104  
Ben Bravenec, Case Manager  
Scott Campbell, Neighborhood Services  
Lori Anne Thennes, ODA  
Filed: K:\\$DA\2354-00rev1.rtf



## *Second Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Planning requires patio space to be located at the main entrance or connected to a pedestrian connection. Bike parking shall also not be isolated to the north.
- Adjustments for building frontage and perimeter landscaping must be shown on cover sheet and mentioned in the letter of introduction.
- Correct grading and labeling issues per Civil Engineering's comments.
- Aurora Water's fees are currently due.

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments, and Concerns**

- 1A. Sixteen (16) registered neighborhood organizations and five (5) adjacent property owners were notified of the Site Plan and Conditional Use applications. As of the date of this letter, one public comment has been received concerning what is going to be built adjacent to the property to the north by phone call. The comment was resolved but will be checking in on future revisions.

#### **2. Completeness and Clarity of the Application**

- 2A. All adjustments proposed shall be stated on the cover sheet including adjustment pertaining Section 146-4.6.5.A.2. The adjustments proposed shall also be included in the letter of introduction. What sections are being adjusted, what the proposed adjustments are and how they are being mitigated must be included on the cover sheet and within the letter of introduction.
- 2B. Amendment block shall be larger located at the bottom right corner, and a similar width as the site data table.

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

- 3A. Patio space shall be located at one of the pedestrian connections, located at the connection from Jamaica or Mississippi.
- 3B. Bike parking should not be isolated on the northern island, it should be located with the patio space or along a bike/pedestrian path.

#### **4. Architectural Design**

- 4A. Please add an element above the entry door on the south elevation.

#### **5. Landscaping Issues (Tammy Cook / 954-266-6488 / [tdcook@auroragov.org](mailto:tdcook@auroragov.org) / Comments in Teal outlined in Red)**

##### **Cover sheet – CN1**

- 5A. The Adjustments shall also be shown on the coversheet and in the Site Plan report.

##### **Sheet 5 – L1**

- 5B. Consider an Adjustment for the building perimeter landscaping on the east side of the building to allow for the sidewalk.
- 5C. The Adjustments shall also be shown on the coversheet and in the Site Plan report.
- 5D. Label and dimension the non-street frontage buffer along South Jamaica Street.
- 5E. This yellow area on the plan represents the building face for the required building perimeter landscaping.
- 5F. Provide the marked up revisions to the Landscape Tables and provide additional evergreens (50%) on the west non-street frontage buffer.

##### **Sheet 6 – L2**

- 5G. Provide a table that documents the high, medium and low water use areas by square footage and by percentage of the overall landscape area.



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

10A. Approved.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**7. Civil Engineering** (Sarah Siggue / (303) 960 1349 / [ssiggue@auroragov.org](mailto:ssiggue@auroragov.org) / Comments in Green)

**Sheet SP1**

- 7A. Label the radius curb returns min 15'.
- 7B. Label street lighting.
- 7C. Provide a receiving plan on the east side of Jamaica st.

**Sheet GP1**

- 7D. Minimum grades shall be:
  - 0.50% for concrete surfaces
  - 1.0% for asphalt surfaces
  - 2.0 for all grass-lined swales, landscape areas, and all non-paved areas.
- 7E. Label the swale slope min 2%.
- 7F. Add the following note before "last": During civil plans submittal a variance will be requested for the following.
- 7G. Fix spelling Doirected (redlined on sheet 4).
- 7H. Add the following notes to this page: the resultant grade in any direction within accessible parking areas shall not exceed two percent. 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.
- 7I. Access drive slopes should be max 4% when sloping down to the public street and 6% when sloping up to the public street per 4.05.4 of the Roadway Manual.
- 7J. Label as "Proposed street light".
- 7K. Add a note that street light locations are conceptual. Final street light locations will be determined by photometric analysis submitted with the street lighting plan in the civil plan submittal.

**8. Life Safety** (Erick Bumpass / (303) 739-7627 / [ebumpass@auroragov.org](mailto:ebumpass@auroragov.org) / Comments in Blue)

- 8A. Please reference the IBC 2021 Edition in the data block.
- 8B. Please use the Knox Box Symbol to identify the location on the Elevation sheets.

**9. Aurora Water** (Diana Porter / (303) 739-7395 / [dsporter@auroragov.org](mailto:dsporter@auroragov.org))

- 9A. Storm Drainage Development Fees 1.8001 acres x \$1,242.00 = \$2,235.72
- 9b. \*\*\*Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.
- 9C. Please contact Diana Porter for additional information.
- 9D. Fees have not been paid.

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

Review is not yet complete and comments will be sent to you directly (as applicable). Contact the reviewer directly for comments, and please revise the plans as needed prior to the next submittal.

**11. Easements** (Andy Niquette / (303) 739-7325 / [aniquett@auroragov.org](mailto:aniquett@auroragov.org))

Review is not yet complete and comments will be sent to you directly (as applicable). Contact the reviewer directly for comments, and please revise the plans as needed prior to the next submittal.

**12. Utilities** (Cliff Stevens / (303) 653-6846 / [cstephen@auroragov.org](mailto:cstephen@auroragov.org) / Comments in Red)

- 12A. Please Clarify that the AC water line replacement is to be PVC.



**13. Traffic Engineering** (Carl Hairline / (303) 739 7584 / [charline@auroragov.org](mailto:charline@auroragov.org))

Review is not yet complete and comments will be sent to you directly (as applicable). Contact the reviewer directly for comments, and please revise the plans as needed prior to the next submittal.

**14. Mile High Flood District** (Derek Clark / (303) 455-6277)

14A. No further comments.

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

15A. No further comments.