



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

Worth Discovering • [auroragov.org](http://auroragov.org)

April 1, 2024

Bill Pyle  
ERC Management  
9150 Commerce Center Circle Unit 135  
Highlands Ranch, CO 80129

**Re: Third Submission Review – I-225 & Mississippi Drive-Thru Coffee Shop – Conditional Use and Site Plan**  
Application Number: **DA-1077-02**  
Case Numbers: **2023-6041-00, 2023-6041-01**

Dear Mr. Pyle:

Thank you for your third submission. 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. If you choose to, you can resubmit after your 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 hearing date is tentatively set for Wednesday, April 24, 2024. Please remember that all abutter notices must be sent, and the site notices must be posted at least 10 days prior to the decision 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.

Please coordinate with me to pick up the signs to post on your property during the week of April 25th. As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7220 or [bbravene@auroragov.org](mailto:bbravene@auroragov.org).

Sincerely,

Ben Bravenec  
Planner I

cc: Jon Spencer, 2009 W Littleton BLVD #300. Littleton, CO 80120  
Ben Bravenec, Case Manager  
Megan Weikle, ODA  
Filed: K:\\$DA\1077-02rev2.rtf



## *Third Submission Review*

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

- License agreement processes must be started to approve site plan.
- Please move the ramp back towards the site in order to remove the railing from the public ROW.

### **PLANNING DEPARTMENT COMMENTS**

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

1A. Twenty-Five (25) registered neighborhood organizations 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. Conditional Use must have PC approval which requires the site plan to have PC approval as well.  
2B. Development application fees have been paid.

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

3A. Approved

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

4A. Approved

#### **5. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in Teal)

5A. Approved

#### **6. Addressing** (Phil Turner / (303) 739-7336 / [pturner@auroragov.org](mailto:pturner@auroragov.org) )

6A. Approved.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **7. Civil Engineering** (Kendra Hanagami / (303) 739-7295 / [Khanagam@auroragov.org](mailto:Khanagam@auroragov.org)/ Comments in Green)

##### **Sheet 01**

7A. Site plan cannot be approved until the license agreement process is started for the existing stairs, or proposed railing within ROW.

##### **Sheet 02**

7B. Repeat Comment from 1st Review:

Please provide a license agreement for the existing stairs within the public ROW. Please start the coordination with real property prior to the next submittal.

As of 3/21/24, I did not see a folder created in AMANDA indicating this process has been started with the City.

7C. COA Response to previous comment response:

The information about the existing light photometrics is not something that the city can provide. You will need to hire a lighting consultant to obtain this information.

7D. Advisory comment for civil plan submittal:

Show a conceptual landing at this location to allow an accessible route user to turn/navigate as appropriate.

##### **Sheet 03**

7E. Repeat Comment from 1st Review:

Please move the ramp back towards the site in order to remove the railing from the public ROW. If this cannot be accommodated, a license agreement will be required for the railing within the ROW.

As of 3/21/24, I did not see a folder created in AMANDA indicating this process has been started with the City.

##### **Sheet 07**



7F. Advisory comment for civil plan submittal:  
Show a conceptual landing at this location to allow an accessible route user to turn/navigate as appropriate.

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

8A. Approved

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

9A. Approved.

**10. Forestry** (Rebecca Lamphear / (303) 739-7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org))

10A. Approved.

**11. Land Development Review** (Roger Nelson / 720-857-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)

11A. Approved

**12. Utilities** (Jennifer Wynn / (734) 258-6523/ [jwynn@auroragov.org](mailto:jwynn@auroragov.org) / Comments in Red)

**Sheet 01**

12A. Site Plan can not be approved until private easement is recorded

12B. Please show private party easement on page 1 and 3 and label with recording information.

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

13A. Approved

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

14A. No further comments