



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7217

*AuroraGov.org*

April 9, 2025

Ryan Ramey  
Cole Valley Partners LLC  
3519 NE 15th Avenue Suite 251  
Portland OR 97212

**Re: Initial Submission Review: Dutch Bros Coffee | Pomeroy – Site Plan and Conditional Use**  
**Application Number: DA-1670-09**  
**Case Numbers: 2025-6011-00; 2025-6012-00**

Dear Ryan Ramey:

Thank you for your initial submission, which we started to process on Monday, March 17, 2025. 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 Thursday, May 01, 2025.

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.

The estimated Planning & Zoning Commission hearing date is still set for Wednesday, June 11, 2025. 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.

Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7259 or [amuca@auroragov.org](mailto:amuca@auroragov.org).

Sincerely,

Ariana Muca, Planner III  
City of Aurora Planning Department

cc: Sabrina Rushing Barghausen Consulting Engineers LLC 18215 72nd Avenue South Kent WA 98032  
Ariana Muca, Case Manager  
Brit Vigil, ODA  
Filed: K:\\$DA\DA 1670-09rev1.rtf



## *Initial Submission Review*

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

- Clarify the building materials proposed and the percentages of each material type (Planning).
- Update the landscape plan to provide the required parking lot screening and front landscape buffer (Landscape).
- Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes (Addressing).
- Ensure street sections, curb radii and ramps all meet city standards (Public Works).
- Provide a truck turning exhibit for supply drop offs will need to be included in the plans (Traffic).
- Arapahoe County and Xcel fees are applicable.

### **PLANNING DEPARTMENT COMMENTS**

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

1A. No community comments were received during first review.

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

- 2A. The title shall appear in bold letters on the cover sheet and must include the words "Conditional Use." The correct title should read: DUTCH BROS COFFEE AT POMEROY SITE PLAN AND CONDITIONAL USE.
- 2B. Thank you for including the operations plan in your letter of introduction. Can you please add how the drive-thru meets the requirements.
- 2C. The title is only required on the cover sheet. Please remove the title from all subsequent sheets.
- 2D. The cover sheet currently includes an image of the site plan. This should be replaced with a vicinity map; the site plan does not need to be shown on the cover.
- 2E. Please add the number of bike parking spaces to the data table. While bike parking is shown on the site plan, staff must verify that the quantity meets code requirements.
- 2F. Remove the context sheet; it does not add any additional information beyond the site plan sheet (sheet 2 of 14).
- 2G. Include the zoning districts of abutting properties on the site plan sheet.
- 2H. The hatch patterns for landscape and concrete areas are visually similar and appear very dark. Staff recommends adjusting the tone of the hatch to a lighter gray for clarity.
- 2I. The Pomeroy Neighborhood Plan (DA-1670-10) is in progress. This application will need to be completed ahead of Dutch Bros Coffee site plan recordation. Construction of the internal access drive will be required concurrent with construction of this site.

#### **3. Streets and Pedestrian Comments**

- 3A. Please show the abutting linework for the sidewalk and curbside landscape along S. Aurora Parkway and S. Elk Way. Staff needs to ensure that the pedestrian connections from the Dutch Brothers site align with existing conditions. As part of this line work, the curbside landscaping and trees should be shown on the landscape plan.
- 3B. Ensure that all public sidewalks are a minimum of 5.5 feet wide to meet ADA standards.
- 3C. The northern screen wall is not a code requirement. If the wall is intended for design or grading purposes, please include a detail upon the second submission.

#### **4. Parking Comments**

- 4A. Please provide the typical dimensions for both standard and ADA parking stalls.
- 4B. Will there be customer pick-up parking spaces? Will you provide signage for these spaces?



### **5. Architectural and Urban Design Comments**

- 5A. Thank you for reorienting the building as discussed during the pre-application meeting. Bringing the building and patio closer to the street helps the project meet code requirements for building orientation and spacing.
- 5B. Please include details of the screen wall, providing material, color, and height.
- 5C. Exterior cement plaster is not a permitted building material per <https://aurora.municipal.codes/UDO/146-4.8.6> of the UDO. Staff recommends replacing it with either stucco or a cementitious panel.
- 5D. Please add a table to the building elevations listing the materials proposed and the percentage of each façade consisting of each proposed material type.
- 5E. Include electrical equipment and screening with the second submission.

### **6. Signage & Lighting Comments**

- 6A. Please provide dimensions for the wall signs located on the building facades.

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

- 7A. Provide the required parking lot screening where indicated.
- 7B. Provide the required shrubs within the parking lot islands. Six are required and of those only 30% can be ornamental grasses.
- 7C. Include the height of the proposed screen walls. Label where not labeled.
- 7D. Please add the identified hatches to the legend.
- 7E. Don't have leader lines over text. Please correct.
- 7F. All trees/vegetation must have plant labels. Symbols alone are not permitted. Please refer to the pre-application review comments that were provided.
- 7G. Turn the accessible route information off on the landscape plan.
- 7H. Show the property line as a long dash and two short dashes.
- 7I. These identified items can be removed from the landscape plan sheet.
- 7J. The city does not review landscape construction drawings. Please remove the stamp/signature/seal.
- 7K. Add "Not for Construction".
- 7L. Per the Unified Development Ordinance, ornamental grasses can only be 20% of the total shrub count for a street frontage buffer. They must either be five gallon or the conversion is three one gallon grasses to one five gallon shrub. The shrub requirement for the street frontage buffer is not being met.
- 7M. Include a detail of the proposed screen walls. Include material, height and color.

### **8. Addressing (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@auroragov.org))**

- 8A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

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

### **9. Civil Engineering (Farhad Sarwari/ 303-739-7306 / [fsarwari@auroragov.org](mailto:fsarwari@auroragov.org))**

- 9A. Please review COA 2025 Roadway Manual is applicable on all Civil Plans submitted on/after January 01, 2025. Link:  
[https://www.auroragov.org/business\\_services/development\\_center/codes\\_rules/design\\_standards/engineering\\_design\\_standards](https://www.auroragov.org/business_services/development_center/codes_rules/design_standards/engineering_design_standards)
- 9B. Small text updates to the notes on the cover sheet. Please review the site plan set pdf for these minor text changes.
- 9C. Please remove the PE Stamp. Only include this level of detail in the civil plan signature set submittal, typ. to all sheets.



- 9D. All easement dedications and vacations by separate document are required to be executed prior to civil plan approval. As of this review, no easement dedications or vacations of existing easements have been accepted by the City for review, and civil plans will be returned. Please submit the required documents to: [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org)

*Site Plan*

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- 9E. Please provide 15' curb return radiiis and label them.
- 9F. 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."
- 9G. Advisory Note: Subdivision plat must be executed and submitted to the City prior to submittal of the signature set (3rd review) civil plan set. If the executed plat has not been submitted to the City prior to routing for final City signatures, the civil plan set will be returned and full submittal will be required.
- 9H. Please show proposed streetlights along private drive aisle.
- 9I. Please add RSN/EDN on all notes when CP is referenced.
- 9J. Please add roadway classification on all sheets: ARTERIAL, LOCAL ect.
- 9K. Please provide a sidewalk easement which is 6" wide beyond the edge of sidewalk, here and on the Plat.
- 9L. Please dimension proposed and existing sidewalks, at multiple locations.
- 9M. Please show enough linework for all existing features including sidewalks and ramps and apply appropriate hatchings. Hatching for existing features should match the hatching of proposed features, but with gray color.
- 9N. Please show the truncated domes on the ramps.
- 9O. Please add the following notes:
1. Minimum slope on unpaved areas is 2%, minimum slope on asphalt is 1%, and minimum slope on concrete is 0.5%.
  2. The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1.
  3. 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.
  4. The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent.
  5. The resultant grade in any direction within accessible parking areas shall not exceed two percent.
  6. The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope along an accessible path shall not exceed five percent.

*Grading*

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- 9P. Please remove all spot elevations from the site plan submittal. Only include this level of detail in the civil plan submittal, typ. all.
- 9Q. Please define proposed and existing contour line types in your legend.
- 9R. Please add slope arrows with slopes on landscape areas (at appropriate intervals all around the project). Max is 3:1 in private site and 4:1 in ROW.
- 9S. Please add access drive slopes.  
4% max when sloping down to street  
6% max when sloping up to street
- 9T. Please add longitudinal slopes for the drive aisle.
- 9U. Please include a section of these walls in this set and reference it here with detail number and sheet number. Please label the max height here as well.

*Lighting Plan and Details*

- 9V. Please show proposed streetlights along private drive aisle.
- 9W. Please add a row for Drive Aisle (Private) and meet the criteria.



- 9X. Copyright notes nor notes restricting reproduction shall not be placed on the signature sets or any reports submitted for approval. The City must be able to make copies of the approved plans and reports at any time without written authorization from the plan's or report's author.  
(3.D.7 of the 2025 COA Roadway Manual)

**10. Traffic Engineering** (Jason Igo / [jigo@auroragov.org](mailto:jigo@auroragov.org) / Comments in amber)

*Site Plan*

- 10A. Add note about developers responsible for signing and striping.
- 10B. Add note about landscaping within the sight triangle.
- 10C. Truck turning exhibit for supply drop offs will need to be included in the plans.
- 10D. Striped out area for the driver thru should be raised.
- 10E. Call out the existing sign on Elk way.
- 10F. Provide sight distance triangles for Elk Way and Private drive to verify no landscaping is in that sight triangle.

*TIS*

- 10G. Analysis of the access point will be needed for 2045. That road is planned to extend past the site.
- 10H. Add discussion on how 17 vehicles is sufficient for the drive through line.
- 10I. Add additional information for the appendix.
- 10J. The volumes for the NB right for the build years doesn't include site developed traffic.

**11. Utilities** (Ashley Duncan / +1 (720) 8594319 / [ADuncan@auroragov.org](mailto:ADuncan@auroragov.org) / Comments in red)

- 11A. ADVISORY: The site plan will not be approved by Aurora Water until the preliminary drainage report or letter has been approved.

*Grading and Utility Plan*

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- 11B. Remove the meter sizing. This will be determined on the civil plans.
- 11C. The meters will need to be in a pocket water easement.
- 11D. Remove the sizing and material type for any proposed water or sanitary lines.
- 11E. What are the numbers in the hexagons for? Please add to the legend.
- 11F. Our records show that the sanitary line ends before the storm line does in Elk Way. Please confirm. If you want to keep the sanitary connection where it currently is, you will have to extend the sanitary main.
- 11G. Call out the size of the existing storm line and add to site plan.
- 11H. Advisory: A grease interceptor isn't required unless a type 1 grease hood is going to be installed.
- 11I. Since this is a commercial property, you can tap the irrigation line after the commercial meter, no separate irrigation meter is required. You will still need to submit an irrigation plan with the civils.

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

*Cover Sheet*

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- 12A. Add 2021 to IBC construction and occupancy types.
- 12B. Add this note. Place the word INFLUENCE between the words EXCEEDING and UNDER.
- 12C. Replace note 9 with this note -see pdf for snip.
- 12D. Replace note 4 with this note-see pdf for snip.

*Site Triangles*

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- 12E. Show location of wheel stop and accessible parking sign. TYP.
- 12F. Show accessible route going to the end of the access aisle. TYP

*Site Plan*

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- 12G. Show water line extending to the NW.
- 12H. Please show and label accessible route on grading sheet and provide cross and longitudinal slope percentages.



- 12I. A water line will be needed from S Aurora Pkwy to the barricade on the private drive with a fire hydrant facing S Elk Way. I have provided an example of this.

*Details*

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- 12J. Change label to Knox Box. Use notes provided for mounting guidance. TYP.

*Lighting Site Plan and Details*

- 12K. The fire lane easement can be reduced to 23'.  
12L. Please remove the fire lane easement on Elk Way. It is a public right of way. The fire lane easement starts at the lot line.  
12M. Place this sign here.  
12N. Add these sign details.  
12O. Show and label fire lane signs and identify arrow direction.

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

- 13A. Change the title to represent the new plat info Lot, Block and name (w/o “Subdivision”) because this is a Site Plan. (Typ.)  
13B. Change and add the new Lots and Block in the existing Subdivision area for the new Subdivision.  
13C. Advisory: the Lot line Bearings, Distances and Curve Data will be confirmed by the proposed Subdivision Plat. (Typ.)  
13D. For the existing adjacent Street R.O.W. - add the recording information. (Typ.)  
13E. Add and label the 10' Utility easement to be dedicated on the proposed Subdivision Plat.  
13F. Check the names of the proposed easements in the private drive aisle. Confirm with Fire/Life Safety Dept.  
13G. Add the adjacent Subdivision name.  
13H. Change the legal description to the new Subdivision information.

*Site Plan*

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- 13I. Confirm with Aurora Water if there should be an easement around the Water meter and irrigation meter.

**14.Land Development Services (Grace Gray / [ggray@auroragov.org](mailto:ggray@auroragov.org) / 3037397277 / Comments in magenta)**

- 14A. All new easements are to be dedicated by plat. Easement releases to be submitted [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org).

**15.Arapahoe County (Sarah White / 720-874-6500)**

- 15A. 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.



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

16A. See below for comments.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303.571.3284  
[donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)

April 2, 2025

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Ariana Muca

**Re: Dutch Bros Coffee - Pomeroy, Case # DA-1670-09**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan and conditional use for **Dutch Bros Coffee - Pomeroy**. Please be aware PSCo owns and operates existing natural gas and underground electric distribution facilities along Aurora Parkway. The property owner/developer/ contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

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.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)