



March 17, 2025

Erik Gates, Planner II
City of Aurora
Planning and Development Services
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

RE: Seventh Submission Review – QuikTrip 4274 – Conditional Use and Site Plan
Application Number: DA-2373-00
Case Numbers: 2024-6009-00, 2024-6009-01

Dear Mr. Gates,

Thank you for the comments on March 5th, 2025, for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the Site Development Plan, we have summarized your comments and our responses below.

COMMENT RESPONSE LETTER:

CITY OF AURORA: PLANNING DEPARTMENT
Planner II: Erik Gates 303-739-7132 or egates@auroragov.org.
Dear Ms. Prescott:

Thank you for your technical submission, which we started to process on February 14, 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 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.

Note: 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 303.739.7132 or egates@auroragov.org.

SIXTH SUBMISSION REVIEW **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Provide a detail for the new transformer screen wall. [Planning and Landscaping]

- Why was a section for the southern wall along Smoky Hill Rd eliminated? [Landscaping]
- Storm Drain Development Fee Due: \$1,389.80. [Revenue/TAPS]
- Make sure the License Agreement and the Easement documents (Dedications and Releases) have been recorded prior to any Building permits being approved. [Land Development Review]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns
 - A. Provide a detail of the transformer screen wall showing its height and material. The height should be no taller than is necessary to screen the transformers. Brick would be ideal for the wall material for future maintenance and longevity, at a minimum, it must be consistent with the materials and design of the principal building.
 - Response: Acknowledged, thank you.
2. Planning (Comments in teal)
 - A. There were no more Planning comments received on this review cycle.
 - Response: Acknowledged, thank you.
3. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal) [Site Plan Page 8]
 - A. Label the wall.
 - Response: Wall labeled as specified.
 - B. Include a detail i.e. material, color, height etc. of the proposed screen wall around the transformers.
 - Response: A detail of the proposed screen wall around the transformers is included as specified.
 - C. Provide a label for the tree behind the screen wall. What is the species? QR?.
 - Response: A label for the tree behind the screen wall is provided.
 - D. Why was a section for the southern wall along Smoky Hill Rd eliminated?
 - Response: This section of wall is eliminated to ensure the wall stays outside of the proposed storm sewer easement.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Aurora Water (Jennifer Wynn / 734-258-6523 / jwynn@auroragov.org / Comments in red) [Site Plan Page 4]
 - A. No further comments. Rejecting due to landscape rejection.
 - Response: Understood and acknowledged.
5. Revenue/TAPS (Melody Oestmann / moestman@auroragov.org)
 - A. Storm Drain Development Fee Due: \$1,242 X 1.119 acres = \$1,389.80.
 - Response: Understood and acknowledged.
6. Land Development Review (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)
 - A. (Advisory) make sure the License Agreement and the Easement documents (Dedications and Releases) have been recorded prior to any Building permits being approved.

- Response: Acknowledged. License Agreements and Easement documents will be recorded prior to any building permits being approved.

[Site Plan Page 3]

B. License Agreement needed for the Canopy in the easement.

- Response: License agreement to be provided for the Canopy in the easement.

C. Please check with the Engineering Dept. to see if there is a need for a dedicated Sidewalk easement Smoky Hill Rd and Chambers Rd. If so, label and proceed to dedicate it by separate document.

- Response: Verified with the Engineering Dept. 3/7/25 with Julie Bingham to define the easement as a "sidewalk easement".

We appreciate your review and approval of these plans. Please contact me at 720-897-6312 or danielle.prescott@kimley-horn.com should you have any questions.
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Danielle Prescott, P.E.
Project Manager