

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



May 22, 2024

Danielle Prescott  
Kimley-Horn and Associates Inc.  
6200 S Syracuse Way Ste 300  
Greenwood Village, CO 80111

**Re: Second 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 second submission, which we started to process on May 1<sup>st</sup>, 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 important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before June 12<sup>th</sup>, 2024, to maintain your estimated 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 date is tentatively set for July 24<sup>th</sup>, 2024. Please remember that all abutter notices for 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 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 303-739-7132 or [egates@auroragov.org](mailto: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\2373-00rev2



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please include an operations plan on the next submittal. Add an adjustment request to the letter of introduction if needed for landscaping. [Planning]
- The RTF sod is not considered a water-conserving sod and will not be permitted in the curbside landscape. [Landscaping]
- Because the slope is being modified slightly at the Chambers Rd entry, please provide a variance request indicating the justification for the slope above 6%. [Civil Engineering]
- Traffic Control Plans will need to be prepared during Civil Plan set and provided for review by the Traffic Division's Daniel Clark. [Traffic Engineering]
- Please show the Emergency Stop to be located within the required distances per 2302.2 of the 2021 IFC and show the distances to all fuel dispensers on the plans. [Fire/Life Safety]
- A couple more trees will require removal. [Forestry]
- Nothing can be planted above grease interceptor and tree trunks must be at least 8ft from meter. [Aurora Water]
- Storm Drain Development Fee Due: \$1,389.80. [Revenue/TAPS]
- Check with Land Development review to see if an updated plat is needed. [Land Development Review]
- Please see the outside agency reviews from Xcel Energy and RTD.

### PLANNING DEPARTMENT COMMENTS

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

1B. There were no community comments received on this review cycle.

#### 2. Completeness and Clarity of the Application (Comments in teal)

[Letter of Introduction]

- 2A. An operations plan addressing hours of operation, number of employees, any security measures, etc. needs to be included in the letter of introduction or as a separate document.
- 2B. If a landscape adjustment is needed, include the justification for such an adjustment and mitigation measures. Reference the code section relief is requested from.
- 2C. The letter of introduction needs to specifically address the criteria for approval of major site plans found in [Section 146-5.4.3.B.2.c](#) and of conditional uses found in [Section 146-5.4.3.A.3](#).

#### 3. Zoning and Land Use Comments (Comments in teal)

3A. There were no zoning or land use comments on this review.

#### 4. Streets and Pedestrian Issues (Comments in teal)

[Site Plan Page 3]

4A. Show the ADA path extending all the way to the ROW.

#### 5. Parking Issues (Comments in teal)

5A. There were no more Parking issues identified on this review.

#### 6. Architectural and Urban Design Issues (Comments in teal)

[Site Plan Page 10]

6A. No more than 0.1 footcandles of light generated on this site may spillover into adjacent properties to a distance of 10 ft.

#### 7. Signage Issues (Comments in teal)

7A. There were no signage issues identified on this review.



**8. Planning Transportation** (Tom Worker-Braddock / 303-739-7340 / [tworker@auroragov.org](mailto:tworker@auroragov.org))

- 8A. Dimensions should be included on the sidewalk between the parking spaces and the doors into the building.
- 8B. Project data block should include number of bicycle parking spaces provide.

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

[Site Plan Page 1]

- 9A. Update the Sheet Index to reflect the correct sheet count and titles.

[Site Plan Page 7]

- 9B. Correct the plant specification in the landscape schedule.
- 9C. Update the tree sizes to reflect 2.5" caliper.
- 9D. The RTF sod is not considered a water-conserving sod and will not be permitted in the curbside landscape per Aurora Water.
- 9E. Include the landscape adjustment on this sheet as well as the cover sheet.
- 9F. Please list the actual shrub quantities instead of the equivalents.
- 9G. Update the dimension for the non-street buffer per the comment provided.

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

- 10A. There were no more comments from Addressing on this review.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**11. Civil Engineering** (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

[Site Plan Page 3]

- 11A. Repeat: revise to sidewalk easement.
- 11B. Show curb line. 25' radius is required. [2 comments]
- 11C. This ramp does not appear to match any standard ramp detail. If it is intended to be a full drop ramp, City Engineer approval is required.
- 11D. Add: major arterial
- 11E. Where is the ADA pedestrian connection to the ROW?

[Site Plan Page 4]

- 11F. Because the slope is being modified slightly at the Chambers Rd entry, please provide a variance request indicating the justification for the slope above 6%. City Engineer approval is required.
- 11G. The determination between areas that will be asphalt or concrete is required with the site plan. Please identify the types on the plans. Detailed information regarding the depths, etc. will be reviewed/approved on the civil plans.

**12. Traffic Engineering** (Dean Kaiser / 303-739-7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in amber)

[Site Plan Page 3]

- 12A. Crosswalk striping to be perpendicular to Chambers Rd flowline.
- 12B. Show on Site Plan.
- 12C. EOR/walkway needs to be illustrated.
- 12D. Call out new mast ark signal pole.
- 12E. Add call-out for parking space markings (typ).

[Site Plan Page 4]

- 12F. Traffic Control Plans will need to be prepared during Civil Plan set and provided for review by the Traffic Division's Daniel Clark, [dclark@jrengineering.com](mailto:dclark@jrengineering.com).

[Site Plan Page 7]

- 12G. Future mature tree growth is going to obstruct vehicular view to the signalized intersection.

[Traffic Impact Study]

- 12H. Report acceptable, just asking for clean version with site access intersections labeled in Figs 4 & 5 for resubmission.



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

[Site Plan Page 2]

13A. Please correct the code cycles referenced to the 2021 IBC and the 2017 A117.1 ANSI.

[Site Plan Page 3]

13B. Please show the Emergency Stop to be located within the required distances per 2302.2 of the 2021 IFC and show the distances to all fuel dispensers on the plans.

[Site Plan Page 10]

13C. Please label the ADA Route to Accessible Route on the Photometric Plan.

[Site Plan Page 13]

13D. Please show the Emergency Stop location at the building exterior on the elevation plans.

**14. Forestry** (Becky Lamphear / 303-739-7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in Purple)

[Site Plan Page 8]

14A. This tree will require removal. [2 comments]

14B. Delete the bottom row, \$4,560 will be the required tree mitigation. All trees to be removed on site. Aurora Forestry cannot approve project until tree mitigation has been paid.

**15. Aurora Water** (Jennifer Wynn / 734-258-6523 / [jwynn@auroragov.org](mailto:jwynn@auroragov.org) / Comments in red)

[Site Plan Page 4]

15A. Please show 2" water meter.

15B. Advisory Comment: A 2" meter is likely oversized for this site. Reusing the current 1.5" meter would mean avoiding road closures.

15C. Water meter cannot be tapped from another water meter. It must have its own connection to the water main.

15D. Specify as irrigation meter.

15E. Please specify that old water service line is to be removed and capped at the main.

15F. Comment 11 is a repeat of Comment 4

15G. Please specify size of new sanitary connection.

15H. Show old sanitary service line and specify that it is to be removed and capped at the main.

15I. The meter must be out of the sidewalk and in a landscaped area.

**16. Revenue/TAPS** (Melody Oestmann / [moestman@auroragov.org](mailto:moestman@auroragov.org))

16A. Storm Drain Development Fee Due: \$1,242 X 1.119 acres = \$1,389.80.

**17. Land Development Review** (Roger Nelson / 720-587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)

[Site Plan]

17A. Numerous labeling comments. See the full red line comments on the site plan.

[Site Plan Page 1]

17B. Resubmit the subdivision plat so that comparisons can be accurately.

17C. Revise the Property Description to include the recording information for Filing No. 12. SP.

[Site Plan Page 2]

17D. Remove redundant standard note pertaining to Architectural features.

17E. Revise Note to exactly match City of Aurora standard notes.

[Site Plan Page 3]

17F. Off Site easements will need to be created by separate document.

17G. Label all existing easements and include recording information.

17H. Easements within the re-plat area can be dedicated on the plat.

17I. Be consistent with easement purposes between the plat and site plan.

17J. Be consistent showing easements between the plat and site plan.

17K. Be consistent with Bearing & Distance/Curve labels between the plat and site plan.

17L. Rotate North Arrow to match graphics.

17M. Continue working to secure license agreement for sign within the easement.



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

18A. There were no more comments from Xcel Energy on this review.

**19. Regional Transportation District (C Scott Woodruff / 303-299-2943 / [clayton.woodruff@rtd-denver.com](mailto:clayton.woodruff@rtd-denver.com))**

19A. The RTD engineering review has no exceptions to this project at this time.

19B. This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.