



March 8, 2024

**City of Aurora**

**Office of Development Assistance**

15151 E Alameda Parkway, Aurora, CO 80012

Re: Genaros Automotive LLC (#1612763)/Pre-Application Meeting held March 24, 2022

Dear Development Review Team,

As requested for the pre-submittal form, I am submitting the responses to pre-application meeting notes:

**KEY ISSUES COMMENTS RESPONSES:**

1. **Conditional Use:** The proposed use is located within 300 feet of residential uses; therefore, it is subject to Conditional Use approval. Please see Planning comments included in these notes for further information.
  - a. **RESPONSE:** Please refer to provided Conditional Use letter as part of the site plan submittal package.
2. **Common Space and Amenities:** The incorporation of an on-site amenity is required for all commercial developments and considered an important mitigation tool for the Conditional Use. Typically, this condition is met with an outdoor seating area or patio adjacent to the building.
  - a. **RESPONSE:** The on-site amenity has been proposed north of the main entry as indicated with keynote 'C' on sheet A1-SITE PLAN. Its size is 350SF.
3. **Pedestrian Connectivity:** Provide pedestrian connectivity within the site and between the building and E 6th Avenue. Pedestrian access should connect the building to the parking areas, adjacent sites, and to the public way. Please propose a direct and continuous sidewalk and crossing from the front door to the sidewalk on 6th Avenue.
  - a. **RESPONSE:** The pedestrian connection has been proposed from the north main entry sidewalk to the western facing curbed ramp connecting to E 6<sup>th</sup> Ave.
4. **Landscape:** The street frontage landscape buffer along E 6th Avenue was included in the AAA Transmission & Car Care Center Site Plan. Verify the plant material in the existing buffer landscape and replace any missing material per the approved Site Plan.
  - a. **RESPONSE:** The street frontage landscape is to remain as per existing conditions, and it is indicated on sheet L1.
5. **Forestry:** There are no trees on this property that will be impacted by construction activities; however, there are trees that should be protected located on the neighboring property to the south.
  - a. **RESPONSE:** Acknowledged.
6. **Water Meter:** The water meter for lot 15900 is located directly north of the proposed building and site. This meter must be relocated to accommodate the proposed site and project.
  - a. **RESPONSE:** The water meter for lot 15900 is relocated to the existing lateral, branched off the water main to the south of the building.
7. **Fire Service Line:** The initial plan shows a proposed fire service line to the south of the building connecting to a dead-end water main. Fire services cannot be connected to a dead end main per Aurora Water standard 5.05.4. Please revise.
  - a. **RESPONSE:** The proposed fire service shown in the current plan is relocated to the north of the proposed building.

8. **CDOT Coordination:** 6th Avenue is a state highway therefore approval and access permits will need to be obtained from the Colorado Department of Transportation (CDOT). Please work directly with CDOT on the required approvals and permits.
  - a. **RESPONSE:** The applicant has shared requested drawings and forms and received access permit from the CDOT. Please see attached as part of the submittal package.
9. **Public Improvements:** This application shall update the existing curb ramps at the existing access off E 6th Avenue to the north of the site.
  - a. **RESPONSE:** The existing curb ramps at the access off E 6th Avenue to the north of the site have been updated as per the requirement.
10. **Detention:** If an existing pond is to be used, the volume shall be evaluated, and the pond shall be brought up to current standards. Any missing volume from an existing pond shall be made up with an onsite facility.
  - a. **RESPONSE:** Not applicable to this site. Stormwater management is achieved through bio-retention cell areas (rain gardens).
11. **Underground Detention:** Per City of Aurora Storm Drainage Design and Technical Criteria Section 3.61, underground detention may be used only as a last resort and must be approved by the City Engineer, when all other alternatives are exhausted. If a development chooses to propose underground detention, they are doing so at-risk of significant redesign if the underground detention is not approved.
  - a. **RESPONSE:** Stormwater management is achieved through bio-retention cell areas (rain gardens). The proposed approach involves directing stormwater runoff toward the designated rain garden via a series of catch basins and underground pipes. Since there is no municipal stormwater pipe along 6th Street, bio-retention is proposed as Best Practice Management (BPM) for the subject site.
12. **Fire Lane Easement:** The fire lane easement on the south side of the building encroaches into the existing 26' fire lane easement by 6'. This is an existing condition that needs to be corrected through our Real Property group within Public Works. This portion of the fire lane easement can be vacated and rededicated with a 20' fire lane easement.
  - a. **RESPONSE:** The design team believes that the current design works with existing 26' fire lane easement so there is no need for rededication with a 20' fire lane easement.

#### DEVELOPMENT STANDARDS COMMENTS:

1. 3A. Development standards for the I-1 District can be found within Section 146.4.2.2, in Table 4.2-4 Summary of Special Purpose Districts Dimensional Standards Table. The front building setback is 20'; side is 5'; and, the rear setback is 5'. Additional use specific standards for a Motor Vehicle Repair and Service use are located in Section 146-3.3.5.NN.
  - a. **RESPONSE:** The proposed building complies with requested development standards.
2. 3B. Subdivision Standards  
The site comprises a portion of Lot 2 of the Aurora Centretech Park Subdivision Filing No. 12. Because the property has been subdivided, a subdivision replat will be required. Please see Section 146-4.3 for Subdivision Standards. The expectation for subdivision is that all lots have direct frontage to the street and be rectangular in shape.
  - a. **RESPONSE:** Per pre-submittal meeting with the City of Aurora reviewers, a subdivision replat will not be required.
3. 3C. Common Space and Amenities  
The incorporation of an on-site amenity is required for all commercial developments and considered an important mitigation tool for the Conditional Use. Typically, this condition is met with an outdoor seating area or patio adjacent to the building. This space, if provided, shall be connected to any pedestrian walkways throughout the site and have access to sidewalks within the right-of-way. For this type of use an approach may be for a customer waiting area outside the main entrance. Typically, this area will be 200 square feet with a minimum dimension of 10 feet. The area will include site furniture such as benches and a picnic table and shade features. The area should include landscape elements such as a landscape border around the area.
  - a. **RESPONSE:** The on-site amenity has been proposed north of the main entry as indicated with keynote 'C' on sheet A1-SITE PLAN. Its size is 350SF.

4. 3D. Access and Connectivity

Provide pedestrian connectivity within the site and between the building and E 6th Avenue. Pedestrian access should connect the building to the parking areas, adjacent sites, and to the public way. Please propose a direct and continuous sidewalk and crossing from the front door to the sidewalk on 6th Avenue. The site access is located on E. 6th Avenue, which is a state highway. Please coordinate with CDOT (Colorado Department of Transportation) regarding approval and access permits. See Public Works Traffic comments below for additional information.

- a. **RESPONSE:** The pedestrian connection has been proposed from the north main entry sidewalk to the western facing curbed ramp connecting to E 6<sup>th</sup> Ave. The applicant has shared requested drawings and forms and received access permit from the CDOT. Please see attached as part of the submittal package.

5. 3E. Parking, Loading, and Stacking

Off-street parking is required by Section 146-4.6 and is based on the proposed use, size of the building, number of service bays and number of employees. A motor vehicle repair and service use requires 1 space per 1.5 employees, plus 1 space per 150 gfa of repair or maintenance space, plus 1 space per 600 gfa of showroom. Additionally, provide one accessible parking space for each 25, or portion thereof, parking spaces. Show and label the locations of all customer parking, employee parking and vehicle storage areas on the Site Plan.

In addition to vehicle parking, the development is required to provide bicycle parking spaces. Bicycle spaces must comply with Section 146-4.6.3.F.2. Each inverted "U" rack counts as two bicycle parking spaces. Place bicycle parking in a convenient, paved, and well-lit location.

Section 146-4.6.5 details requirements for the design and placement of parking areas. Generally, parking areas should be located and designed to provide for adequate vehicle circulation, safe pedestrian connections, screening from adjacent sites and streets, and to avoid abutting significant stretches of adjacent streets.

- a. **RESPONSE:** The parking requirements are an on-going coordination with the case manager and the City. In the Operations letter and site plan submittal, the applicant has provided a mutual signed parking access agreement between the owners of 15950 & 15900 E 6<sup>th</sup> Ave. The project provides bicycle parking along the main north entry. The parking location and appropriate vehicle circulation complies with requested standards.

6. 3F. Fencing and Walls

Fence and wall standards can be found in Section 146-4.7.9. Please show all proposed fencing and gates on the Site Plan and include details. As discussed in the Pre-application Meeting, fencing should not be located in the front of the proposed building and may not open into public access easements. Any proposed fencing must comply with one of the allowable fence designs as described in 4.7.9.D and allowances for this commercial use.

- a. **RESPONSE:** Please refer to provided site plan drawings for location, size and material for the fence and walls.

7. 3G. Landscape, Water Conservation, Stormwater Management

General Landscape Plan Comments

Prepare your landscape plans in accordance with the Unified Development Ordinance (UDO) and the Landscape Reference Manual. The landscape comments provided herein are based upon the following code section 146-4.7 Landscape, Water Conservation, Stormwater Management. Please ensure that your landscape architect or designer has a copy of these documents as well as our project specific comments.

- a. **RESPONSE:** Noted.

8. Please label all landscape sheets "Not for Construction". Landscape construction drawings are not required and therefore do not necessitate the signature, stamp and seal of a licensed landscape architect upon final approval by the City of Aurora. Landscape plans are used by the city to determine compliance with the landscape standards and for code enforcement purposes.

- a. **RESPONSE:** Noted. Please refer to provided landscape plans with requested information.
9. Landscape plans must be prepared on 24" x 36" sheets. Plans shall have plant symbols, plant labels with quantities, and a plant schedule upon first submission or a complete review will not be possible. Landscape plans shall include the necessary landscape tables for each of the required landscape treatments (i.e. standard right-of-way landscaping, street and non-street frontage buffers, building perimeter landscape tables etc.) to demonstrate compliance with code requirements. Should any of the above information be missing, it may result in additional submittals and ultimately delays in approval of the plan set.
- a. **RESPONSE:** Noted. Please refer to provided landscape plans with requested information.
10. Include sight distance triangles per the Roadway Design and Construction Specifications Manual. All landscaping within the designated triangles shall not exceed 26" in height as measured from the roadway surface.
- a. **RESPONSE:** The sight triangle will remain unchanged for the project per previously approved site plans for AAA Transmission and Car Care Center.. The landscaping within designated triangles along the 6<sup>TH</sup> Ave is to remain as is.
11. Section 146-4.7 Landscape, Water Conservation, Stormwater Management Requirements The following points are not necessarily an all-inclusive list of the landscape requirements found within Section 146-4.7. The applicant is responsible for reviewing this section of the UDO and determining all applicable landscape conditions.
- a. **RESPONSE:** Noted.
12. Section 146-4.7.5 D. (Street Frontage Landscape Buffers)  
The street frontage landscape buffer along E 6th Avenue was included in the AAA Transmission & Car Care Center Site Plan. Verify the plant material in the existing buffer landscape and replace any missing material per the approved Site Plan. In addition, please include additional street trees along the back of sidewalk to meet maximum spacing requirements of one tree every 40 feet.
- a. **RESPONSE:** Please refer to provided site and landscape drawings.
13. Section 146-4.7.5. E.2.b. (Non-Street Perimeter Buffers)  
Because there is an existing privacy fence along the southern boundary, the required 18' wide non-street perimeter buffer may be reduced to 12' wide. The buffer shall include 1 tree and 10 shrubs per 40 linear feet. Perennials and ornamental grasses maybe used as accents but may not satisfy the shrub/buffer requirement.
- b. **RESPONSE:** Please refer to provided site and landscape drawings.
14. Section 146-4.8.5 J. (Building Perimeter Landscaping)  
Building perimeter landscaping is required when building elevations face public rights-of-way, residential neighborhoods, public open space, or whenever an entrance door is present. Landscaping shall consist of one tree or tree equivalent per each 40 linear feet of elevation length or per building face. Building perimeter landscaping provided within 20' of the building face may count towards the building perimeter landscaping requirements including landscaping provided within the parking lot. Depending upon the length of the building, landscaping may need to be pro-rated if less than 40 linear feet.
- a. **RESPONSE:** Please refer to provided site and landscape drawings.
15. Section 146-4.7.5 K. (Parking Lot Landscaping)  
Both interior and exterior parking lot landscaping is required for all proposed/existing parking lots. No parking row shall exceed 15 spaces without an intervening landscaped island, median or landscaped peninsula. All parking rows must terminate in a landscaped island. Each 9' x 19' parking lot island shall be landscaped with one tree and six five-gallon shrubs. Ornamental trees may be used as accents at the ends of parking rows but shall not be used as the primary shade tree within the parking lot.
- a. **RESPONSE:** Please refer to provided site and landscape drawings.
16. Section 146-4.7.8 B. 2.b. (Service, Loading, Storage and Trash Area Screening)  
All trash dumpsters, recycling bins and service areas shall be screened by fences, walls,

landscaping, berms or any combination of items. Fencing and wall screening shall be accompanied by landscaping on the exterior side to soften the appearance of the wall and/or fence. Evergreen plantings are required along the exterior.

**a. RESPONSE:** Please refer to provided site and landscape drawings.

17. Section 146-4.7.3 M. (Detention and Water Quality Ponds)

To meet water quality objectives, the city encourages applicants to utilize Low Impact Development (LID) techniques as permanent best management practices (BMPs). Some examples of LID techniques are depicted in the images below and include permeable pavements, vegetative swales and rain gardens. Applicants may propose their own BMPs or work with Aurora Water/Public Works.

**a. RESPONSE:** Please refer to civil site plan, drainage report and drainage plans. The project will utilize the existing detention and water quality ponds.

18. 3H. Exterior Lighting

Standards for exterior lighting are found in Section 146-4.9. Show typical details of lighting on the plan and on building elevations.

**a. RESPONSE:** Noted and refer to provided site plan drawings.

19. 3I. Signs

Section 146-4.10 governs signage standards. Please review this section for complete details. Show the location of any monument signs on the plans and indicate the location of wall-mounted signs on the building elevations.

**a. RESPONSE:** Existing podium sign is to remain along the 6<sup>th</sup> Ave. The new, wall mounted building sign is being proposed on the north façade, centrally located.

Sincerely,

**MC Architecture**

Mihajlo Crnogorac, RA, AIA

Alain Hernandez  
Property Owner