



Planning Division
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AuroraGov.org

March 3, 2025

Kay Stallworthy
Cadence Capital
6400 S. Fiddler's Green Circle, Ste. 1820
Greenwood Village, CO 80111

Re: Technical Submission Review – 7-Eleven at Smith and Tower - Site Plan and Plat
Application Number: **DA-2208-00**
Case Numbers: **2020-6060; 2020-3059-00**

Dear Ms. Stallworthy:

Thank you for your technical 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 outside agencies.

Since only minor technical comments remain, we ask that you consult with Tammy Cook regarding the outstanding landscape review items and resolve them outside of a formal submittal. The Planning Department reserves the right to reject any final plan set that fails 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 response. Once the outstanding landscape comments have been addressed, the project will be ready to proceed to mylar recordation.

Projects that have gone one year without 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 303.739.7209 or sgubrud@auroragov.org.

Sincerely,

Stephen Gubrud

Stephen Gubrud, Planner II
City of Aurora Planning Department

cc: Kristin Sullivan, Foster Graham Milstein & Calisher, LLP, 360 South Garfield Street, Suite 600, Denver, CO 80209
Jerry Davidson, Perception Design Group, Inc.
Scott Campbell, Neighborhood Services
Cesarina Dancy, ODA
Filed: K:\\$DA\2208-00tech2



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Ensure accuracy of landscape buffer length and required plantings for Smith Rd.

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. There are associated stormwater drainage development fees totaling \$2,943.54 due prior to recordation of the plat. Please contact Melody Oestmann moestman@auroragov.org or 303-739-7244 to obtain a copy of the invoice.

2. Landscaping Issues (Tammy Cook/ 954-266-6488 / tdcook@auroragov.org)

- 2A. **Repeat Comment:** The buffer length should be the length of the frontage less the width of intervening driveways. The buffer lengths in the table are not consistent with those dimensions. Please revise the dimensions or provide more information.
- 2B. Length should only exclude the driveway. What is this based on? My calcs were closer to 325'.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

- 3A. Approved, no further comments.

4. Real Property (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta) **Site Plan**

- 4A. Approved, no further comments.

5. Regional Transportation District (RTD) (C. Scott Woodruff / clayton.woodruff@rtd-denver.com)

- 5A. RTD has provided a comment stating that there are no exceptions or further issues with the submitted site design. This review is for Design concepts and to identify any necessary improvements to RTD stops and properties 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.