



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

Worth Discovering • auroragov.org

June 30, 2023

Sofia Hernandez
Circle K Stores Inc.
950 S Cherry St, Ste 510
Denver, CO 80246

Re: Initial Submission Review – Aurora Hills Star Mart
Case Number: 1978-6043-09

Dear Ms. Hernandez:

Thank you for your initial submission, which we started to process on Thursday, June 15, 2023. We have reviewed your plans and attached our comments along with this letter.

Since several important issues remain, you will need to make another submission. To stay within the typical review timeframes, please revise your previous work and send us a new submission on or before Friday, July 14, 2023 (but you may still submit after this 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.

If you have any comments or concerns, please don't hesitate to send an email or give me a call. I may be reached at jloma@auroragov.org or 720-346-2145. Also, please contact each reviewer directly, their contact information is provided adjacent to the department comment.

Sincerely,

Josue Loma

File: K:\\$MA\1978-6043-09 Aurora Hills Star Mart \Rev1



Initial Submission Review

1. Planning (Josue Loma / 720-346-2145 / jloma@auroragov.org / Comments in teal)

1A. Please provide a letter of introduction explaining the scope of work, including any proposed landscaping changes.

1B. Page 1-2 (Original Plan) and Page 7 (Updated Site Plan):

- Please add a red cloud and delta 9 to the parking calculations table to show that these values are changing via this amendment.
- In your parking calculation, kindly note that per Section 4.6.3(c) the minimum number of required off-street parking spaces shall not include fuel pump spaces and EV charging stations.
- Please note that per code, a motor vehicle fuel dispensing station with 2010 sf GFA shall be required to provide a minimum of six off-street parking spaces and one ADA space. The minimum number of required off-street parking spaces is met by the existing parking along the store front.

1C. Page 6 (Updated Site Plan): To ensure consistency in the information provided in the site plan, please eliminate

CS01 by moving the “site data” to the sheet titled “General Data” (Page 1). *Matrix: CS01 has been removed.*

- Please note that all new information included on page 1 must be legible and typed in the same font.
- If a full update is made to page 1, please ensure that all written information is accurately reflected on the updated sheet.

1D. Page 7 (Updated Site Plan):

- Please provide an elevation detail of the proposed transformer and switchgear. The elevation detail should be shown on an existing sheet where there is space or on a new separate detail page, if necessary.
- Please note that all mechanical equipment measuring 4’ in height or greater must be screened from the public view per Sec. 4.7.8 (b)(1)(c) and 4.8.11(b)(2).
- Please move and update the numbering of SP01 to read as 2A and place it directly behind sheet 2 of the original site plan. *Matrix: SP01 sheet number changed to 2A.*
- Please add a red cloud and delta 9 to all new sheets to be included in the new site plan. *Matrix: Rev clouds and deltas added.*

1E. Page 8 (Updated Site Plan): Please move and update GR01 to be sheet 3 of the overall site plan. *Matrix: GR01 sheet number changed to 3.*

1F. Page 9 to 10 (Updated Site Plan): Please move and update LS01 and LS02 to read as 1A and 1B, respectively, and place them directly behind the existing landscape plan. *Matrix: Sheet numbers updated as directed.*

1G. In addition to planning and zoning comments made in this letter, please incorporate any additional guidance provided by Brandon Cammarata via email.

2. Landscaping Issues (Kim Kreimeyer / 303-739-7126 / kkreimey@auroragov.org / Comments in bright teal)

2A. Page 6 (Updated Site Plan): Please revise the original landscape plan sheet plant schedule, as well as this sheet.

2B. Page 6 (Updated Site Plan): Please note that there is an existing tree in this location and the tree is required per



code. Please show the existing tree on the plan.

Matrix: There is not a tree in this location today and one cannot be added to this location due to utility easement conflicts

2C. Page 6 (Updated Site Plan): Please add a red cloud and delta 9 on all new sheets being added to this site plan.

Matrix: Clouds and deltas have been added to new sheets

3A. Engineering (Kendra Hanagami / 303-739-7295 / khanagam@auroragov.org / Comments in green)

3A. Page 6 (Updated Site Plan): Please add a red cloud and delta 9 on all new sheets being added to this site plan.

Matrix: Rev clouds and deltas added.

3B. Page 6 (Updated Site Plan): Please add the label “existing traffic signal” to the corner traffic signal.

Matrix: Label added.

3C. Page 8 (Updated Site Plan): Please update the word “propose” to “proposed.”

Matrix: Typo fixed.

3D. Page 8 (Updated Site Plan): Please include the material type and hatch in legend.

Matrix: Concrete hatch included in legend.

- Advisory comment for civil plans; Per 2.08.1.06 Minimum pavement slopes: 1% for asphalt, 0.5% for concrete.

3C. Page 8 (Updated Site Plan), please note that a minimum 2% slope in any disturbed unpaved areas is required.

Matrix: Required slopes added to site notes.

Matrix: Required slope added to site notes.

4. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

6A. The referral agency has approved with no comments.

5. Utilities (Cliff Stephens / cstephen@auroragov.org / Comments in red)

5A. The referral agency has approved with no comments.

6. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple)

6A. Page 9 (Updated Site Plan): There looks to be one tree that will need to be removed for electrical box and other structures between the street and the property. Due to the location, size and condition of trees on the site, relocation is not an option. Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund. Please review the redlined site plan for additional details of this comment.