



December 12, 2024

City of Aurora
Office of Development Assistance
15151 E. Alameda Parkway, Suite 5200
Aurora, CO 80012

Re: **Site Plan Comment Response Letter**
QuikTrip 4263
Parker Road and Havana Street, Aurora, Colorado

To Whom it May Concern,

Thank you for the comments on October 8, 2024 for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the Site Plan we have summarized your comments and our responses below.

Site Plan Organization

1. Label all of the surrounding properties with their corresponding zone district (Sheet 2)
 - *Response: Zone Districts for abutting properties have been noted on the plans.*
2. There's a typo on-site plan note 27 for the "Single Tenant Monument Sign" (Sheet 3)
 - *Response: Typo has been addressed, thank you*
3. Interior plans are not used for site plan submittals, this sheet can be removed (Sheet 16)
 - *Response: Acknowledged, sheet removed.*
4. Please include the trash enclosure as a separate detail drawing. It does not make sense for it to be part of the elevations (Sheet 19)
 - *Acknowledged, trash enclosure details have been moved to be on the site detail sheet rather than the elevations.*

Conditional Use Comments

1. A response to the conditional use criterion was not provided with the 2nd submittal. All of the comments are repeat comments from the first review, and the conditional use response must be provided before the public hearing can occur.
 - *Response: Apologies for these comments not being addressed. The Conditional Use Criteria has been addressed and will accompany the resubmittal of the Site Plan, thank you.*
2. The response to criterion four (4) references parking abutting Toward Road, which is not in the vicinity of this site plan. Please revise the CUP responses to factor in the unique conditions of the Parker and Havana site specifically.
 - *Response: CUP responses have been updated accordingly, thank you*

3. Please respond to the CUP criterion as exactly listed in section 146-5.4.3.A.3. Summaries of code criteria are not acceptable to demonstrate adherence to the code. Revise the responses and include them as a separate item from the overall letter of introduction.

- *Response: Understood, CUP criterion has been addressed in separate documentation accompanying the resubmittal of the site plan.*

4. In your next submittal, please include a separate operations plan that clarifies some of the following items, as well as any other potential adverse impacts generated by this use:

- a. Will the convenience store serve alcohol or feature a full-service kitchen

- i. *Response: Correct. QuikTrip will sell packaged beer and wine for off-premises consumption. The Convenience Store will have a full-service kitchen, but the intention and use of the kitchen will be a quick-service establishment. No service is done at seating.*

- b. What security measures are typically utilized, and how will the development address unhoused users?

- i. *Response: QuikTrip stores are monitored remotely by the security team in Tulsa. They are monitored 24/7 and employees have various panic buttons that they can press to alert the security center to call law enforcement or first responders. The Store's cameras cover every inch of our stores and lots, except of course the restrooms. If there is a problem with an unhoused person, faculty will do their best to ask them to relocate and connect them with resources. If they do not cooperate, the QuikTrip team will work to maintain a positive relationship with law enforcement and will call them in for help.*

- c. What safety precautions are in place regarding fueling safety, especially regarding spills or leaks? What state agency regulates underground tanks?

- i. *Response: Tanks are regulated by the CO Department of Labor & Employment – Division of Oil and Public Safety. Accompanying the resubmittal of the Site Plan will be a document detailing QuikTrip's Environmental Responsibility and their approach to fuel safety when it comes to spills, leaks, and authorities.*

Access and Connectivity Comments

5. Rather than providing an additional pedestrian connection on the northern half of the store, we discussed providing further landscaping to make a natural barrier. Please increase the plantings in this area in accordance with the other landscaping comments to strengthen the route adjacent to the plaza as the primary entrance.

- *Response: Increased landscaping is proposed with Site. Please see updated submitted plans.*

Parking Comments

6. The existing parking row in the site data table indicates 113 existing parking spaces, which does not seem to make the number of existing spaces confined to the area of improvements. Please clarify what the total is within the area. The image in the relines clarifies how I reached a total of 89 spaces.

- *Response: After review of the area, it was confirmed that the existing parking spaces within the area of improvements comes to a total of 115 spaces, 113 being standard parking spaces. Through the improvements of this site, there is a removal of 79 parking spaces.*

Signage & Lighting Comments

7. Please refer to the redlines to clarify the allowable signage totals. Extra multi-tenant monument signs should not count towards the signage total, and the proposed individual tenant signage cannot exceed the maximum allowable area.

- *Response: Understood, signage has been adjusted and reduced to meet the city requirements. Refer to updates plans for details regarding signage areas and totals.*

8. Clarify that both of the monument signs shown on the site plan notes are multi-tenant sign. If any single tenant monument signs are proposed, include them as well

- *Response: Plans have been updated to clarify whether a sign is a multi-tenant sign or not.*

Landscaping Issues

9. Is there another existing or proposed utility along Parker Road?

- *Response: Reviewed the utility plan and survey. All utilities are being shown on the landscape plan and tree mitigation plan.*

10. The north arrow is not oriented correctly

- *Response: North arrow is oriented correctly.*

11. Remove this sheet as the city does not review landscape construction drawings, i.e. specifications

- *Response: Sheet 10 contains the landscape plan and plant schedule.*

12. Please have this sheet (sheet 11) occur right have sheet 6 or the utility plan.

- *Response: All sheets have been reorganized to accommodate.*

13. While a very nice evergreen, Taxus do not grow here. Please select another plant

- *Response: Taxus was not proposed in the second submittal, please refer to submitted plans for updates.*

14. Grasses in the curbside landscape are required to be five gallons. No more than 40% for the total shrub.

- *Response: Removed all ornamental grasses from curbside landscape.*

15. Provide a north arrow and scale
 - *Response: North arrow and scale are provided.*
16. Remove the contractor-directed noted from the Landscape Schedule
 - *Response: Note has been removed.*
17. Correct the sidewalk and shrub overlap along Havana Street.
 - *Response: Shrubs adjusted around monument*
18. The curbside landscape is supposed to have a “diversity” of plant materials of varying heights, textures, colors, etc. for aesthetic interest. Only two different plants are being provided.
 - *Response: Six species of shrubs are being proposed in the curbside landscaping.*
19. Bluegrass is no longer permitted unless in parks, activated spaces, etc. This can be native seeds or shrubs.
 - *Response: switched to native buffalo seed.*
20. Dimensions and label the street frontage buffer as required by the Havana Overlay District. A nine-foot-wide buffer is required along both street frontages since both are within the Havana Overlay District. Five feet can be provided with a low wall and double row of shrubs. The Manzanita along will not screen the parking lot.
 - *Response: Buffers dimensioned on Parker and Havana. Double row of shrubs provided.*
21. Turn the accessible route information off on this sheet
 - *Response: Accessible route line work removed*
22. Add the missing hatches to the legend
 - *Response: All landscape hatches are shown in the plant schedule.*
23. Dimension and label the non-street buffer.
 - *Response: nonstreet buffer labeled.*
24. Don't hatch the sidewalk for clarity. However, darken the edges of walk
 - *Response: Sidewalk hatch removed.*
25. Based upon the width of the curbside area along Parker Road, it can either be all native seed with trees or you must provide one shrub per 40sf of curbside area, but it cannot just be rock mulch.
 - *Response: Curbside area along Parke Road has shrubs and native seed.*
26. Label the bus stop
 - *Response: Bus stop has been labeled.*
27. The internal area adjacent to Parker Road is essentially a parking lot. Ensure that the shrub material being provided will screen the area from Parker Road.
 - *Response: Shrubs along Parker Road have been replaced with a taller species.*
28. If space does not allow for the required quantity of plant material to be provided, ask for an adjustment and do not try and squeeze plant material in for the sake of trying to meet UDO requirements when it will be detrimental to the success of the landscape. There are several shrubs required by the Havana Overlay District and it does not appear to be feasible to meet that requirement. If trees can be provided, then they may count toward the required vegetation.
 - *Response: Plantings do not appear to be overcrowded in buffer areas, all Havana Overlay District planting requirements are being met.*
29. Update the landscape tables per the comments provided
 - *Response: Tables updated.*
30. Regarding detail, L6, the city does not allow plant material to be mulched with decomposed granite.
 - *Response: River rock mulch is being proposed, the decomposed granite detail has been removed.*

Referral Comments

31. Curb return radii at Arterial and driveway intersections at both Parker and Havana entrances should be a min of 25'
 - *Response: Understood, plans have been updated accordingly.*
32. Private street, private driveway, parking lot drive, and fire lane grades, other than single-family residential, may be 4% maximum when sloping down toward the public street and up to 6% maximum when sloping up toward the public street.

The city would be supportive of such a variance, but the variance should be identified in subsequent civil plan submittals.

 - *Response: Through coordination with the city an agreement is being drafted for a deferral for future development.*
33. Provide a typical section for the wall. Any retaining walls over 30" require railing
 - *Response: Understood, plans have been updated accordingly.*
34. Please review section 4.02.7.03.3.1 regarding when structural calcs are required. Structural calcs, if applicable, will be required with the first submittal of the civil plans.

Response: Understood, thank you. Calculations will be provided with first submittal of civil plans.
35. Additional streetlights may be required along Parker and Havana streets to comply with current photometric standards, if necessary. Public streets shall have public streetlights in conformance with COA standards.
 - *Response: Understood, updates have been made accordingly to plans.*
36. Please relocate signs outside of the right-of-way.
 - *Response: Per coordination with the City, a license agreement will be pursued with first submittal of Construction Documents.*

Traffic Engineering

37. Consider adjusting the fire lane so it does not encroach with the parking stalls on the southern side of the storefront.
 - *Response: Understood, updates have been made accordingly to plans.*

Fire/Life Safety

38. See note to adjust the fire lane so the parking stall does not encroach.
 - *Response: Understood, updates have been made accordingly to plans.*
39. See comment for emergency fuel shutoff switch location
 - *Response: Understood, updates have been made accordingly to plans.*
40. See fire lane connector sign detail. See the updated fire truck turning template detail.
 - *Response: Understood, updates have been made accordingly to plans.*
41. See note to label the emergency fuel shutoff switch.
 - *Response: Understood, updates have been made accordingly to plans.*
42. See comments to show and label the emergency fuel shutoff and Knox Box.
 - *Response: Understood, updates have been made accordingly to plans.*
43. Show and label the accessible route, as well as the 23' fire lane easement.
 - *Response: Understood, updates have been made accordingly to plans.*

Land Development Services

44. Adding the following note: All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately owned and maintained herein are acknowledged by the undersigned as being subject to the City's use and occupancy of said

easements or rights-of-way. The undersigned, its successors and assigns, further agree to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.

- *Response: Note added to plans.*

45. All signs located within easements will need license agreements.

- *Response: Understood, thank you.*

46. Coordinate with Aurora Water to confirm if the water meter needs to be covered by easement.

- *Response: Understood, updates have been made accordingly to plans.*

47. Fire lane easement needs to be dedicated by separate document.

- *Response: Understood, thank you*

48. The other easement dedications (Fire Lane and Access easement; Water Easement) by separate documents should be completed prior to any building permits. (submit documents to dedicationproperty@auroragov.org) The intake team will process them and move them into the system.

- *Response: Understood, thank you*

Real Property Easements

49. Easement dedications should be submitted to dedicationproperty@auroragov.org, and releases submitted to releaseeasements@auroragov.org.

- *Response: Understood, easement dedication process will begin with the Construction Document process.*

RTD

50. There will be a need for a temporary bus stop during construction so please coordinate with RTD with the location and installation. Please refer to the provided redlines for bus stop alterations.

- *Response: Understood, Coordination with RTD has been initiated.*

51. The boarding area needs to be realigned with the full width of the bus pad - see drawing. There is no grading information within the bus stop, so we will need to see a detail showing the grading of the boarding area to confirm ADA and RTD requirements are being met.

- *Response: Understood, stop has been realigned according to the alignment within the attached drawing, thank you.*

With Kimley-Horn, you should expect more and will experience better. Please contact me at (303) 228-2332 or Shelby.Madrid@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Shelby Madrid, P.E.
Project Manager