



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

10/2/2024

Jeremy Weber
Evergreen Devco, Inc.
2390 E Camelback Road Ste 410
Phoenix, AZ 85016

Re: Second Submission Review: Bubble Bath Car Wash at Station 60– Site Plan and Conditional Use
Application Number: DA-2274-07
Case Numbers: 2024-6027-00, 2024-6027-01

Dear Mr. Weber:

Thank you for your second submission, which we started to process on September 12th, 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 October 28th, 2024.

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.

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, Planner I
City of Aurora Planning Department

cc: Juan Rodriguez, Lique Engineers, LLC
Brit Vigil, ODA
Filed: K:\\$DA\2200-2299\2274-07rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Adherence to Open Space and Landscaping Requirements.
- Implementation of Horizontal Articulation on Building Elevations.
- Resolution of Sight Triangle Issues.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No neighborhood comments have been received since the initial application submittal. Therefore, a neighborhood meeting will not be required at this time.
- 1B. One external referral comment was received from Xcel Energy. You can find the comment letter attached following the city review comments.

2. General Planning Comments

Cover Sheet

- 2A. As a reminder, an operations plan for this location will be required to better understand daily site operations. Once this item has been prepared, please submit it along with all other materials during subsequent review submittal.

3. Streets and Pedestrian Comments

- 3A. Applicant has indicated that they would like to utilize a “pedestrian passage” to satisfy the previously noted building orientation requirement. Please indicate the location of this passage and what (if any) pedestrian-oriented enhancements are proposed for the area. Public/private sidewalks would not qualify for this unless directly linking the site to and from a nearby park or open space (i.e. a trail). Plaza/courtyard space is often prescribed as the least impactful method for meeting building orientation standards and would still be the recommendation for this case. We will be glad to show you some other recent car wash examples with this space included.
- 3B. Please include a sidewalk section for Colfax Avenue along the length of the lot frontage.

4. Parking Comments

- 4A. All previous comments have been addressed, no further comments at this time.

5. Architecture and Urban Design Comments

- 5A. Repeat comment: UDO section 146-4.8.5.B.2 describes the horizontal articulation methods required for each 50 linear feet of building facade (fronting a public or private road). As currently presented it does not appear this facade meets the prescribed standard. Please review <https://aurora.municipal.codes/UDO/146-4.8.5.B> (table 4.8-3) and indicate which method for horizontal articulation is being implemented on the eastern elevation. There is an approximate 100-foot section along the east elevation that appears to lack fenestration, color/material change, wall plane offset, roof form change, etc. Please provide a color/material board (hard copy or electronic) for this development as well.

6. Landscaping Comments (Tammy Cook / 954-266-6488 / tdcook@auroragov.org / Comments in bright teal)

Sheet 7

- 6A. It looks like a change occurred with the base file. Adjust landscaping accordingly.
- 6B. Text mask this text.
- 6C. Provide the correct building perimeter landscape table. The previous submission provided a table that was for a residential use. Per the pre-application notes, the requirement is 1 tree or tree equivalent per 40 linear feet of building face. It is per side of the building and not cumulative. It appears this requirement is being met, but just needs to be documented.
- 6D. Add a legend to this sheet that identifies the symbols being used for the plant material i.e. shrub, evergreen



- shrub, ornamental grass etc., or add the plant symbols to the Plant Schedule.
- 6E. Add a buffer width (required) and buffer width (provided) to this table for each buffer. 20' is required.
 - 6F. Because the site layout changed in this location between submittals add a note that states that a reduction to 10' in buffer width has been provided for a portion of the buffer where the trash enclosure has been located. The wall around the trash enclosure serves as the approved buffer reduction feature.
 - 6G. Include the striping here.
 - 6H. Turn this dimension off.
 - 6I. Label: 20.
 - 6J. Update the sheet number. It should be "7".
 - 6K. Edit: E. Colfax Avenue.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. Civil Engineering (Moustapha Agrignan/ 303-739-7420 / magrigna@auroragov.org / Comments in green)

Sheet 1

- 7A. ISP for the Norfolk St realignment shall be approved before this Site Plan approval.

Sheet 3

- 7B. Maximum height is required instead of the approximate.

8. Traffic Engineering (Jason Igo / 303-739-7584 / jigo@auroragov.org / Comments in orange)

Sheet 2

- 8A. Update sight triangle. Need to be in the middle of the lane instead of the middle of access. The sight triangle is placed 14.5' back of the flow line.
- 8B. Sight triangle should be 14.5' off the flow line.
- 8C. Would be better to extend the curb line to be closer to the trash enclosure so there is not a bunch of open asphalt. If not possible then stripe out on both sides of the enclosure with cross hatch pavement marking so people don't park in the space. 7' is enough space someone might try to park there.
- 8D. Should be a right-out only. This is less than 150' from Colfax. If there are southbound vehicles queued at Colfax it would be hard to see oncoming traffic.

Sheet 7

- 8E. Landscaping through the drive.
- 8F. Call out stop signs.
- 8G. Update sight triangles based on comments from sheet 2.
- 8H. This tree can't shift to the west. The tree could block the stop sign if shifted to the west. It could shift to the east a little but the current location will work.

Traffic Letter

Sheet 2

- 8I. Very minor comments. Round trips to whole numbers. For the table comparison, add AM and Daily trips to the table.

Sheet 3

- 8J. Round trips to whole vehicles.

Sheet 4

- 8K. Need to show comparison for Daily, AM, and PM.

9. Fire / Life Safety (Richard Tenorio/ 303-739-7628 / rtenorio@auroragov.org / Comments in blue)

Sheet 2

- 9A. The maximum allowable travel distance for fire apparatus without a turn-around of 150 ft. must be identified by a sign (shown above) or markings on the drive aisle.
- 9B. End Fire Lane.
- 9C. Label the width of the access easements by dedication on the drawings. (TYP)

Sheet 12

- 9D. 7' to the bottom of all the signs on one post (unless mounted on a wall).



Sheet 13

9E. The Accessible Route must also terminate into the ADA loading area of the ADA Parking Space.

10. Aurora Water (Jennifer Wynn / 734-258-6523 / jwynn@auroragov.org / Comments in red)

Sheet 4

- 10A. Advisory Comment: Preliminary Drainage Study must be approved before the site plan can be approved.
- 10B. Water easement should be 18' wide with 8ft between the meters.
- 10C. Please correct leader.
- 10D. Please note that the water recycling system needs to meet requirements from AW Standards and Spec, Appendix E.

11. Land Development (Roger Nelson / 303-739-2657 / ronelson@auroragov.org / Comments in magenta)

Generally

- 11A. Easement dedications are to be submitted to dedicationproperty@auroragov.org. Releases are to be submitted to releaseeasements@auroragov.org.

12.Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

- 12A. See attached comment letter.

13.Buckley Space Force Base (Porter Ingram / 303-668-2510 / robert.ingrum@spaceforce.mil)

- 13A. No further comments at this time.



Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

September 20, 2024

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Stephen GuBrud

Re: Bubble Bath Car Wash at Station 60 – 2nd referral, Case # DA-2274-07

To reiterate from the first referral, please be aware Public Service Company of Colorado (PSCo) owns and operates existing overhead electric distribution facilities that are being replaced by underground electric distribution facilities, and, planned underground electric distribution facilities along the east property line.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformer) – be sure to have the Designer contact a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com