



December 11, 2024

Erik Gates, Planner II
City of Aurora
Planning and Development Services
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

RE: Fifth Submission Review – QuikTrip 4274 – Conditional Use and Site Plan
Application Number: DA-2373-00
Case Numbers: 2024-6009-00, 2024-6009-01

Dear Mr. Gates,

Thank you for the comments on October 10th, 2024, for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the Site Development Plan, we have summarized your comments and our responses below.

COMMENT RESPONSE LETTER:

CITY OF AURORA: PLANNING DEPARTMENT
Planner II: Erik Gates 303-739-7132 or egates@auroragov.org.

Dear Ms. Prescott:

Thank you for your technical submission, which we started to process on September 24, 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 issues remain, you will need to make another technical submission. 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 303-739-7132 or egates@auroragov.org.

FIFTH SUBMISSION REVIEW
SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Light spillover onto the adjacent north property should be reduced more as it is significantly above the 0.1 footcandles measured 10 feet away from the property line allowed by code. [Planning]
- Adjust the spacing so that the trees are further than 20' apart. Only 4 street trees are needed between the Smoky Hill Rd vehicular entrance and the bus stop. [Landscaping]

- Identify the max height, material, and provide a typical section for the proposed wall. [Civil Engineering]
- Identify trees specific to tree mitigation on this landscape plan. Tree mitigation is over and above the required landscape code requirements. [Forestry]
- The currently proposed 10' easement will only fit one meter, up to 2". Please widen the easement to make space for the 1.5" irrigation meter. [Aurora Water]
- Nothing can be planted above the grease interceptor and tree trunks must be at least 8ft from the meter. [Aurora Water]
- Storm Drain Development Fee Due: \$1,389.80. [Revenue/TAPS]
- The easements shown as to be dedicated by separate documents need to be completed before any building permits. [Land Development Review]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns
 - A. There were no community comments received on this review cycle.
 - Response: Acknowledged, thank you.

2. Planning (Comments in teal)
[Site Plan Page 11]
 - A. A greater effort should be made to reduce light spillover onto the north property where there is no internal vehicular drive isle. While it is acknowledged that some excess spillover may be unavoidable due to security concerns, the current levels are slightly greater than what was shown on the previous submittal and are significantly above what is allowed by code standards.
 - Response: The north property light spillover could not be improved further due to the drive aisle directly adjacent to the property line. The area includes a shared driveway, and the north property has an access easement through this property. The additional lighting in this area provides safety and value to the adjacent property.

3. Planning Transportation (Tom Worker-Braddock / 303-739-7340 / tworker@auroragov.org)
 - A. There were no more Planning Transportation comments on this review.
 - Response: Acknowledged, thank you.

4. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)
[Site Plan Page 1]
 - A. Remove the adjustment request as the landscape requirements are being met with the provision of a tall landscape screen.
 - Response: Acknowledged, landscape adjustment removed from cover sheet and landscape plan.

[Site Plan Page 3]

 - B. Why not have the concrete be at right angles to the street? The angular left-over space is hard to irrigate.
 - Response: The right angles were included to provide easier circulation for pedestrians and prevent persons from stepping in the landscape. Since this is ROW area maintained by COA, this will be updated to simplify irrigation.

[Site Plan Page 8]

- C. Add the written scale.
 - Response: Written scale added.

- D. In speaking with Tim York, Water Conservation Supervisor with Aurora Water, the RTF Tall Fescue will not be permitted in accordance with the Non-Functional Turf Ordinance. Questions reach out directly to Tyork@auroragov.org or (303) 326-8819.
 - Response: No sod proposed in tree lawn due to turf ordinance, shortgrass seed now proposed.

- E. These hatched areas along Smoky Hill Rd are not conforming to the shape of the concrete around the bus stop, but too your point, why is the bus stop area not squared off? Why is the concrete shown with angles?
 - Response: Landscaping has been updated.

- F. Because the UDO requirements are being met with a tall landscape screen, there is no requirement for an adjustment. [2 comments]
 - Response: Removed as specified.

- G. Adjust the spacing so that the trees are not 20' apart, but further.
 - Response: Tree has been adjusted to 30' apart.

- H. Subtract out the bus stop area.
 - Response: Bus stop area subtracted out.

- I. Adjust spacing. Only 4 street trees are needed between the Smoky Hill Rd vehicular entrance and the bus stop.
 - Response: Trees have been adjusted to 30' apart and 4 trees are shown.

[Site Plan Pages 8 - 10]

- J. Remove the stamp and signature.
 - Response: Removed.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

- 5. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

[Site Plan Page 1]

- A. Site Plans are not stamped.
 - Response: Acknowledged, stamps have been removed

[Site Plan Page 3]

- B. Identify the max height, material, and provide a typical section for the proposed wall.
 - Response: Max height, material, and typical section provided for the proposed wall.

6. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in amber)
[Traffic Impact Study Page 1]
 - A. Report is acceptable, just asking for a clean version with site access intersections labeled in Figs 4 & 5 for resubmission.
 - Response: Site access intersections labeled in TIS.

[Traffic Impact Study Page 14]

 - B. Minor comment, label intersections #2 & 3.
 - Response: Intersections labeled.
7. Forestry (Becky Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in Purple)
[Site Plan Page 8]
 - A. Identify trees specific to tree mitigation on this landscape plan. Tree mitigation is over and above the required landscape code requirements.
 - Response: Mitigated tree callouts have been updated.

[Site Plan Page 9]

 - B. 7.5" will be planted back on site, and 14.5" will be required to be paid into the community tree fund. The price per inch is \$207.16 (\$4,557.52/22). The payment into the community tree fund will be \$3,003.82 (\$207.16*14.5). Please add this information to the tree mitigation sheet.
 - Response: Note has been added, thank you. 4.5" will be required to be paid at \$932.22.
8. Aurora Water (Jennifer Wynn / 734-258-6523 / jwynn@auroragov.org / Comments in red)
[Site Plan Page 4]
 - A. Replacement and Relocation (hydrants older than 5yo must be replaced when relocated).
 - Response: Hydrant is now labeled to be replaced and relocated.
 - B. This hydrant along S Chambers Rd is public.
 - Response: Hydrant is now labeled as public.
 - C. Aurora Water does not have 2.5" meters. Please use a 2" or 3" tap and meter.
 - Response: Pipes have been adjusted to 2" size.
 - D. The currently proposed 10' easement will only fit one meter, up to 2". Please widen the easement to make space for the 1.5" irrigation meter.
 - Response: Proposed utility easement has been updated to 15' width.
 - E. Please call out the meter size and verify that you need a meter this large. Typically gas stations do not have a meter this large.
 - Response: Meter size called out and changed to a 2" meter as proposed.
9. Revenue/TAPS (Melody Oestmann / moestman@auroragov.org)
 - A. Storm Drain Development Fee Due: \$1,242 X 1.119 acres = \$1,389.80.
 - Response: Understood and acknowledged.

10. Land Development Review (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)
 - A. The easements shown as to be dedicated by separate documents need to be completed before any building permits - submit documents to dedicationproperty@auroragov.org. Confirm the size and configuration of the easements with the requesting departments.
 - Response: All easements will be completed before any building permits as specified.
 - B. Please check with the Engineering Dept to see if there needs to be a dedicated sidewalk easement at this site. If so, label it and proceed to dedicate it to a separate document.
 - Response: A pedestrian and traffic easement with varying width is proposed from the property line surrounding South Chambers Road and East Smoky Hill Road and has been labeled as such.

We appreciate your review and approval of these plans. Please contact me at 720-897-6312 or danielle.prescott@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Danielle Prescott, P.E.
Project Manager