



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

AuroraGov.org

April 24, 2025

Anthony Hinrichs
ABC Supply Co Inc
2151 E Broadway Rd Ste 115
Tempe, AZ 85282

Re: Initial Submission Review: Aurora ABC Supply Company – Site Plan Amendment
Application Number: DA-1909-01
Case Number: 1996-6090-08

Dear Anthony Hinrichs:

Thank you for your initial submission, which we started to process on Monday, March 31, 2025. 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 Thursday, May 15, 2025.

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.

The estimated Administrative Decisions date is *tentatively* set for Wednesday, June 25, 2025. Please remember that all abutter notices must be sent and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

Projects that have gone one year without a 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) 326-8834 or mjennings@auroragov.org.

Sincerely,

Morgan Jennings, Planner I
City of Aurora Planning Department

cc: Mike Beach - Ridgetop Engineering & Consulting 541 E Garden Drive, Unit N Windsor, CO 80550
Lorianne Thennes, ODA
Filed: K:\\$DA\DA-1909-01rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Correct Title (Planning)
- Sheet Labeling (Planning)
- GPDRS Coordination (Planning)
- Chain-link Fence Prohibited (Planning)
- Zoning (Planning)
- Lighting (Planning)
- Parking Lot Island (Landscaping)
- Street Frontage Buffers (Landscaping)
- Special Landscape Buffer (Landscaping)
- Curbside Area (Landscaping)
- Curb Ramps (Civil Engineering)
- Flow Direction Arrows (Civil Engineering)
- Accessible Route (Civil Engineering)
- Retaining Walls (Civil Engineering)
- Add Additional Notes (Civil Engineering)
- Advisory Comments (Civil Engineering)
- Roadway Manual (Civil Engineering)
- Variances (Traffic Engineering)
- Sight Triangles (Traffic Engineering)
- Fire Hydrant Direction (Fire/Life Safety)
- Accessible Parking Signs (Fire/Life Safety)
- Security Gates (Fire/Life Safety)
- Accessible Route (Fire/Life Safety)
- LPE (Aurora Water)
- Fence and Wall Standards (PROS)
- Master License Agreement (Land Development Services)
- Easement Dedications (Land Development Services)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No community comments at this time.

2. Completeness and Clarity of the Application

Site Plan

- 2A. Do not use the word “Subdivision” or “Filing” as part of a site plan title. Title should read “Aurora ABC Supply Company – Site Plan Amendment”.
- 2B. Label sheets numerically (Sheet 1, Sheet 2, Sheet 3, etc.), not “1 of X”.

Operations Plan

- 2C. Include operating hours of on-site lighting.

3. Streets and Pedestrian Comments

- 3A. An ADA Route needs to be shown connecting to the public right-of-way using a thick dashed line.
- 3B. Include required detached sidewalks and tree lawns to E 28th and Tower Road. See Engineering comments to follow.



4. Parking Comments

- 4A. ADA stalls shall be a minimum of 126" in width per [Section 146-4.6.5.D.8.b](#), Figure 4.6-4.

5. Architectural and Urban Design Comments

Advisory

- 5A. Continue coordination with the Gateway Park Design Review Committee (GPDRC) to ensure compliance with their standards. As mentioned in the Pre-App notes, if there is conflict between the UDO standards and the Gateway Park Design Standards, the more restrictive requirements will apply. Please provide a design approval letter from the Design Review Committee of Gateway before the Administrative Decision.

Sheet 3

- 5B. Chain-link fence is not permitted for this site. Per the Pre-App notes, the storage yard must be screened with an opaque fence or wall.
- 5C. Fence and wall symbology need to be listed in all legends.
- 5D. Identify zoning on all abutting properties on the Site Plan.

6. Signage & Lighting Comments

Sheet 11

- 6A. Please include the operating hours of on-site lighting in the Operations Plan.

Sheet 12

- 6B. Per [Section 146-4.9.2.B](#), parking areas shall be lit with full cutoff shielded luminaire type lighting fixtures no more than 25 feet tall, and fixtures shall be downcast types with full cutoff shielding. The proposed lighting type does not meet code requirements.

7. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Sheet 1

- 7A. Only do single consecutive numbers 1, 2, 3 etc.

Sheet 9

- 7B. Darken the fence symbology.
- 7C. Show and label the 4' tall wall.
- 7D. Work with PROS but a chain link fence will likely not be permitted next to their future park.
- 7E. Add the proposed fence and wall symbology.
- 7F. Too many parking spaces in a row without a landscaped parking lot island. No more than 15 in a row. The ends of the parking rows are to terminate in a tree.
- 7G. What are these items? Please label.
- 7H. This requires one tree and six shrubs.
- 7I. Darken the building outline.
- 7J. Show and label the sand filter.
- 7K. Dimension and label the street frontage buffer.
- 7L. Darker and larger plant call outs.
- 7M. 4 trees only required here.
- 7N. 5 trees only required here.
- 7O. Make sure the shrubs in these areas will be less than 26" in height at maturity.
- 7P. Dimension and label the street frontage buffer.
- 7Q. 25' Special Landscape Buffer.
- 7R. Adjust tree quantities based upon the above review comments.
- 7S. Dimension and label the 25' wide Special Landscape Buffer.
- 7T. A solid opaque fence is required for screening and not chain link.
- 7U. Very few of these plants will screen. This is supposed to be a street frontage buffer.
- 7V. This curbside area is too narrow. A 10' detached walk requires a 10' curbside area.
- 7W. The curbside area along here is too narrow. This should be 8' wide.



Sheet 10

7X. Take out part of Landscape Note 3.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Sheet 3

- 8A. Add typical sections for E 28th Avenue and for Tower Road to this site plan, typ. all.
- 8B. Dimension curbside landscaping, typ. all.
- 8C. Please add this line type to the legend and label any existing or proposed easements, typ. all.
- 8D. Please add the following notes:
 - 1. Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans.
 - 2. A photometric analysis of the existing public streetlights along E 28th Ave and Tower Road shall be submitted with the street lighting plans in the civil plan submittal. During the civil plan submittal, the existing street light photometrics will be checked for compliance with the 2025 Roadway Manual, and additional lights will be added as required.
 - 3. Private streetlights will remain privately owned and maintained in perpetuity.
- 8E. Advisory comment: A key map/vicinity map is not required on each page, if the entire site can fit on one sheet.
- 8F. Show roadways and roadway names. Label the roadway classification and private/public denotation (typ. all highlighted). (2.06.1.03 of the 2023 COA Roadway Manual)
- 8G. Show any existing streetlights on the site plan (3.L.2.c of the 2025 COA Roadway Manual)
- 8H. Advisory: A photometric analysis of the existing streetlights will be required during the civil plan submittal and additional streetlights added as needed.
- 8I. Please show and label all existing and proposed above ground utilities, structures (including drainage) and signs to ensure there are no conflicts with proposed improvements.
- 8J. Please add a callout here indicating that the curb ramps will be evaluated during civil plan submittal. "The curb ramps at the northwest, southwest and northeast corners of the intersection of E 28th Ave/Tower Rd will be evaluated for ADA compliance during the civil plan submittal process. Detailed layout and design for those ramps will be completed as necessary with the civil plans."
- 8K. Per the pre-app notes, provide public improvements along Tower Rd, including but not limited to a detached 10' wide sidewalk, a minimum 10' wide landscaping strip, streetlights and sidewalk easements along Tower Road starting from the south side of the existing access.
- 8L. Per the pre-app notes, provide public improvements along E 28th Avenue, including but not limited to a detached 5.5' wide sidewalk, a minimum 8' wide landscaping strip, streetlights and sidewalk easements along E 28th Ave.

Sheet 6

- 8M. Please remove these curb ramp details.
- 8N. Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans.
- 8O. Please remove ALL spot elevation labels and only include that level of detail on your civil plan submittal, typ. all.
- 8P. Please include additional flow direction arrows, particularly for the cross and running slopes of the fire lane, accesses, and accessible routes. (3.J.1.e of the 2025 COA Roadway Manual)
- 8Q. Please show and call out the accessible route on your plan.
- 8R. Provide the max height or height range for the proposed retaining wall. Provide a typical section for the wall.
- 8S. Any retaining walls over 30" require railing.
- 8T. Show all retaining walls. The party responsible for the inspection and maintenance of these walls must be noted on the plans. This information must also be provided on the site plan or contextual site plan.



- 8U. Please add a callout here indicating that the curb ramps will be evaluated during civil plan submittal. "The curb ramps at the northwest, southwest and northeast corners of the intersection of E 28th Ave/Tower Rd will be evaluated for ADA compliance during the civil plan submittal process. Detailed layout and design for those ramps will be completed as necessary with the civil plans."
- 8V. Advisory comment: Section 3.J.1.h and 3.J.2.j of the 2025 COA Roadway Manual identifies where structural calculations will be required with the first civil plan submittal.
- 8W. Please add the following notes:
1. Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans.
 2. A photometric analysis of the existing public street lights along E 28th Ave and Tower Road shall be submitted with the street lighting plans in the civil plan submittal. During the civil plan submittal the existing street light photometrics will be checked for compliance with the 2025 Roadway Manual, and additional lights will be added as required.
 3. Private street lights will remain privately owned and maintained in perpetuity.

Sheet 8

- 8X. Advisory comment: The access aisle should also have a maximum 2% slope in any direction.
- 8Y. Advisory comment: Section 3.J.1.h and 3.J.2.j of the 2025 COA Roadway Manual identifies where structural calculations will be required with the first civil plan submittal.
- 8Z. The maximum height on the plans shows as 4'. Please update to reflect an accurate condition.

Sheet 11

- 8AA. For Tower Rd and E 28th Ave, public streets shall have public streetlights in conformance with COA standards.
- 8BB. Identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:
- Roadway Classification (typical section name)
 - Adjacent Land Use Category (i.e., TOD), as applicable
 - Number of lanes
 - Back-to-back curb width
 - Pedestrian Activity Level
 - Pavement Type: R3, for all lighting calculations
- 8CC. Please add the following notes:
1. A photometric analysis of the existing public street lights along Tower Rd and E 28th Ave shall be submitted with the street lighting plans in the civil plan submittal. During the civil plan submittal the existing street light photometrics will be checked for compliance with the 2025 Roadway Manual, and additional lights will be added as required.
 2. Private street lights will remain privately owned and maintained in perpetuity.
- 8DD. Show any existing street lights on the site plan (3.L.2.c of the 2025 COA Roadway Manual)
- 8EE. Advisory: A photometric analysis of the existing street lights will be required during the civil plan submittal and additional street lights added as needed.

9. Traffic Engineering (Jason Igo / jigo@auroragov.org / Comments in orange)

Sheet 3

- 9A. Only a preliminary review of the signing and striping was done. A full review will be done during civil plans.
- 9B. Any Variances such as gate setback and access spacing need memo's to explain why the variance is necessary, what mitigation measures were considered to improve the situation, and engineering reasons why it is not a safety concern. The City Engineer will need to sign all variances.
- 9C. Label the type of accesses type on the plans.
- 9D. Gate set back should be 45'. This applies to exit only gates as well because fire truck might use that gate to come into the site.



- 9E. Accesses should be offset by a minimum of 75'.
- 9F. Sight triangles don't look to match the design speed on 28th Ave.
- 9G. This sign would be blocked by the fence. The stop sign is not needed. Remove sign from plan.

Sheet 9

- 9H. Add sight triangles for 28th Ave on landscaping drawings.

Sheet 10

- 9I. Roadway manual has been updated and sight triangle compliance section has moved. The new section is COA Roadway Specifications, Section 8.B.1.

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

Sheet 3

- 10A. Ensure the fire hydrant faces in the direction of the supply water line.

Sheet 4

- 10B. Please identify the outside storage area that is designated to be occupied at any time. Fire apparatus must have access to all portions of the outside storage area with 150 feet of fire hose lay to the most remote area. The driving surface must also be able to support the 85,000 lb. imposed load of the fire dept. apparatus.

Sheet 6

- 10C. Show the accessible route on the Grading and Photometric Plans. The route must terminate at the public way and into the loading areas of the accessible parking spaces. 65% of the exits on the building must be included in the accessible route.

Sheet 7

- 10D. 7 ft to bottom of the lowest sign. Remove 5'0" (Min).

Sheet 8

- 10E. Accessible parking signs must NOT be placed in the sidewalk. They must be placed at the back of sidewalk, on a wall or in the gutter pan in front of the space.
- 10F. Installation of security gates across a fire apparatus access road shall be approved and permitted by License Agreement. Where security gates are installed at primary access points those gates shall have an approved automatic means of emergency operation (siren operated system or SOS), a Knox key switch or Knox Box with a means of manual operation. Security gates installed at secondary access points shall have an approved means of operation. The security gates and the emergency operation shall be maintained in proper working condition at all times. In the event that there are electric gate operators, they shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed in compliance with the requirements of ASTM F 2200.
 - Gating or barrier systems must be shown on the site plan in the following manner:
 - the minimum gate width shall be 23 feet and shall not encroach into the fire lane easement.
 - gating and barrier systems must be located a minimum of 35 ft. back from the adjacent street flow line.
 - a detail of the gating or barrier system must be included in the site plan and civil plan submittals.
 - Label the type of gating or barrier system being installed on the site plan in the following manner:
 - 23' automatic sliding gate with approved siren operated system, Knox key switch and manual release.
 - 23' manual swinging gate with approved Knox hardware.
 - 23' manual sliding gate with approved Knox hardware.
 - 23' electrical sliding gate with approved Knox hardware.
 - 23' electric cantilever gate with approved Knox hardware.
- 10G. Deferred Submittal Required for Gating Systems: A licensed contractor is required to obtain a valid building permit through the Aurora Building Division prior to the installation of any gating system utilized by emergency responders to enter the site. Call 303-739-7420 to begin the plan review, permitting and inspection processes.



Sheet 11

- 10H. The Photometric Plan must show and label the location of the internal site accessible route. Provide a minimum of 1 foot-candle of lighting within the accessible route.

11. Aurora Water (Steven Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

Sheet 6

- 11A. Advisory comment: LPE for the building shall be a minimum of 1' above all 100yr wsel.

12. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org)

- 12A. No Forestry comments.

13. PROS (Adison Petti / apetti@auroragov.org / Comments in mauve)

Sheet 9

- 13A. PROS: Fence and wall standards for land uses adjacent to public parks, open space and trails are found in UDO 146-4.7.9.K and O. Omega Wire Welded (D.1.F) may be an acceptable alternative. See also PROS Manual Appendix F.

14. Land Development Services (Darren Akrie / 303-739-7331 / dakrie@auroragov.org / Comments in red)

Sheet 1

- 14A. Correct Subdivision name is Timberline Subdivision Filing No.1 on all sheets.

Sheet 3

- 14B. A master license agreement shall be required for gate encroaching into Fire Lane Easement. Please see link for license packet.
https://www.auroragov.org/business_services/development_center/land_development_review_services
- 14C. This is a 23' wide fire lane easement previously dedicated by separate document. Reception #A7114192.
- 14D. Sidewalk easement dedication by separate document needed for portion of sidewalk and pan within private property.

Advisory (Grace Gray / 303-739-7277 / ggray@auroragov.org)

- 14E. All departments requiring a license, easement dedications or releases need to be started. Easement dedications to be submitted to dedicationproperty@auroragov.org, releases to be submitted to releaseeasements@auroragov.org.