

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



June 9, 2023

John Newton
KBR Development, LLC
220 S Wilcox St STE 249
Castle Rock, CO 80104

Re: Initial Submission Review – Wash ‘N Go Express Car Wash – Conditional Use, Site Plan and Plat
Application Number: **DA-2354-00**
Case Numbers: **2023-6025-00, 2023-6025-01, 2023-3020-00**

Dear Mr. Newton:

Thank you for your initial submission, which we started to process on Tuesday May 2, 2023. 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 Friday, June 30, 2023. 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.

Your estimated Planning and Zoning Commission public hearing date is tentatively set for Wednesday, August 9, 2023. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing 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.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7220 or bbravenec@auroragov.org.

Sincerely,

Ben Bravenec
Planner I

cc: Jody Newton, 220 Wilcox ST STE 249 Castle Rock CO, 80104
Ben Bravenec, Case Manager
Scott Campbell, Neighborhood Services
Lori Anne Thennes, ODA
Filed: K:\\$DA\2354-00rev1.rtf



First Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Planning requires building frontage off Mississippi, as well as for the patio space to be connected to the main entrance of the building.
- The 15' alley does not meet landscaping requirements.
- A 5'6" Sidewalk is required off Jamacia and a 10' detached sidewalk with 10' landscape buffer is required off Mississippi.
- Accessible parking spaces must be shown.
- See comments from engineering regarding sidewalks and lighting.
- See formatting issues from Land Development Services on plat and site plan.
- Xcel requires additional easement application approval

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. Sixteen (16) registered neighborhood organizations and five (5) adjacent property owners were notified of the Site Plan and Conditional Use applications. As of the date of this letter, one public comment has been received concerning what is going to be built adjacent to the property to the north by phone call. The comment was resolved but will be checking in on future revisions. Review comments were received by two (2) outside agency and are attached to this letter.

2. Completeness and Clarity of the Application

- 2A. Include "And Conditional Use" in the title at the end of the name on the Cover Sheet and all additional sheets. A conditional use permit is needed for the use of "Motor Vehicle Wash" in the MU-C zoning district. Please remove the word major in "Major Site Plan".
- 2B. Include Amendment block in the Cover Sheet.
- 2C. Include Abutting zone districts on Site Plan.
- 2D. Show Lot Dimensions on Site Plan.
- 2E. Show Dimensions from Multi-Family property to the north to noise generators such as speaker boxes and vacuums.
- 2F. **Plat:** Show next door property lines, easements, and ROW dedications in plat documents.
- 2G. Fees for this application are currently due.
- 2H. Add dark circulation arrows on the site plan showing ingress and egress to the site.
- See the attached data block format and revise on cover sheet.

3. Urban Design and Site Plan Issues

- 3A. Patio space needs to maintain access to Mississippi but must be located at the buildings entrance. Change in paving materials or color is required for connection of the entry of the building to the public sidewalk. Patio space must include pedestrian scaled lighting, site furniture such as benches, and a landscaped border and amenities such as planters or seat walls. The building entrance shall be reflected with primary architectural features.
- 3B. On the east side of the building between the parking spaces, a walkway shall be provided to allow for pedestrian movement while customers clean their vehicles to allow for safe and convenient movement per Section 4.5.1 of the UDO.
- 3C. No more than 25 percent of the lot frontage on arterial or collector streets to a depth of 60 feet shall be occupied by surface parking. The remaining 75 percent of the lot frontage on arterial or collector streets shall be occupied by a structure, and no surface parking shall be located between the building and the street. A maximum of 25% of frontage on Mississippi can be parking, and the rest is required to be building frontage, not a drive lane. One option is to extend building to where it runs parallel to Jamacia. A good example can be found at 38th Ave and Wolff St at "Gleam Car Wash".



- 3D. Vehicle queuing only requires 1 space from outside of the washing bay. Queuing lane can be shortened and the site access off Jamaica St. can be shifted north.
- 3E. The sidewalk on Jamaica shall be 5'6".
- 3F. Show handicap spaces and dimensions on site plan.
- 3G. Parking spaces need to be 9' by 19'. Fully dimension the spaces.
- 3H. Lighting must utilize shielded lighting adjacent to the Multi-Family to the North.
- 3I. Standards for exterior lighting are found in Section 146-4.9. Show typical details of lighting on the plan and on building elevations. Lighting is limited to 25-feet in height and should be full-cutoff. Light sources must be color-correct such as halogen or LED. Shield light sources from all adjacent residential uses. Pedestrian sidewalks and gathering spaces such as the front entrance should include pedestrian-scaled lighting to ensure these areas are safe for pedestrians.
- 3J. Review photometric plan to meet requirements of Section 4.9.2.G of UDO.
- 3K. Wall signs should be outline only. Monument sign location and design detail (no content) should be included in the site plan if applicable. Area should also be a part of the site data table (these rows are missing).
- 3L. To help mitigate potential noise impacts to adjacent properties, vacuum needs to be located within the building to help shield noise and visual impact.
- 3M. Automated systems, speaker boxes shall not be directed towards the Multi-Family to the North. Electronic devices shall not be audible beyond the property line to the north.
- 3N. Please show details of trash enclosure as well as bike racks.

4. Architectural Design

- 4A. Corrugated metal is not permitted as a primary material according to Table 4.8-5 of the UDO, and the proposed elevations demonstrate the material use beyond an architectural accent. Please provide more details on material.
- 4B. The proposed plan must meet Façade Character elements for Four-Sided Building Design located at Table 4.8-8 in the UDO. The primary building face of the east and south will need additional architectural elements to meet the checklist found in Table 4.8-8 of the UDO. The north elevation is defined as a secondary building face and will need to include more human scale elements such as architectural detailing or building-mounted lighting fixtures.

5. Landscaping Issues (Tammy Cook / 954-266-6488 / tdcook@auroragov.org / Comments in Teal outlined in Red)

Cover Sheet

- Add the Landscape Architects' contact information.

Sheet 6 – L1

- An 8' curbside landscaping is required per the pre-app comments.
- Identify the landscape incentive feature/ features chosen to reduce buffers per the table 4.7-2.
- At the north property line, this access lane is not required by our Public Works or Fire and Building Life Safety Division. Why is this being provided as it prevents the installation of the required non-street buffer which is required to be 25' with an allowed reduction to 12' utilizing a masonry wall.
- The alley is 15' and is not counted as buffer.
- Label and dimension the non-street frontage buffer.
- Add the 30% Evergreen requirement and 50% of the shrubs shall be flowering species to the table.
- Keep in mind, while there is a street frontage buffer requirement, this is also considered a parking lot and should be screened. The provision of the wall with the landscaping along the exterior will help to meet the screening requirements.
- Dimension and label the street frontage buffer.
- Add 25 linear feet to the table.



- This street frontage buffer appears to be 10'. 10' is permitted but must include a low wall as a buffer reduction feature.
- This does not appear to meet the minimum curbside landscape requirements per the pre-application review letter. A detached 5.5' sidewalk and 8' curbside landscape are required.
- A landscape island is required at the terminus of this parking area at the north end of the vacuum stalls.
- Label and dimension the non-street frontage buffer.
- The Letter of Introduction states that there will be 3-4 employees always present with 2 handicapped designated spaces and 2 standard spaces. The site plan/landscape plan provided does not indicate any handicapped or standard spaces. All the parking spaces appear to be vacuum stalls. Please delineate where the employee parking will be, and handicapped spaces are. If 4 employees are anticipated, and ONLY two standard stalls are provided, where are the other two employees supposed to park?
- This yellow area on the plan represents the building face for the required building perimeter landscaping.
- Provide the building perimeter landscape. The table states 3 trees have been provided and 4 shrubs but there do not appear to be those being provided ALONG the building face.
- A deciduous canopy tree and six shrubs are required in every landscape island.
- What is this hatch on the base file, and can it be removed?
- The installation of the low wall will screen this with the landscaping along the exterior. Otherwise, this is not being screened and is a parking lot.
- Provide a label for this element and others on the plan.
- Sod is not allowed per the City of Aurora turf ordinance.
- The city no longer uses the site distance triangle criteria. Only sight distance. Please remove this.
- Label and dimension the street frontage buffer. Per the pre-app comments this was required to be 20'.
- Per the pre-app review notes, this was to be a 10' detached sidewalk with a 10' wide curbside landscape area.

Sheet 7 – L2

- Provide a table that documents the high, medium and low water use areas by square footage and by percentage of the overall landscape area.
- Remove the reference to the previous landscape code.
- Remove these notes since the city does not review landscape construction drawings.

6. Life Safety (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue)

Sheet # 1

1. Please add the Construction type, occupancy classification, Code Cycle (2021 I-Codes, 2020 NEC, NFPA 13 & 72 2019 Editions, 2017 A117.1 ICC), and required Accessible parking Spaces per Table 1106.1 to the Site Data.

Sheet # 2

2. Please correct the Code Cycle to 2021 for the IBC and to the 2017 for the ANSI in note #5.
3. Please remove note # 18 if no Gating System is being submitted as part of this project.
4. Please add “Section 126” to note # 1 of the Aurora Site Specific Notes.

Sheet # 3

5. Please show the Accessible Parking Spaces as required per table 1106.1 of the 2021 IBC.

Sheet # 4

6. Please remove the Fire Lane, FDC, and Fire Sprinkler Riser Room Sign Details from the sign package. Please keep the Accessible Sign details.



Sheet # 5

7. Please delineate the entire Accessible Route with a Heavy Deashed Line and provide a symbol and legend for reference.

Sheet # 8

8. Please delineate the entire Accessible Route with a Heavy Deashed Line and provide a symbol and legend for reference.

Sheet # 10

9. Please show Knox Box location on the Elevations sheet.

7. Land Development Review (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

See the red line comments on the plat and the site plan. Update the Title Commitment on the Note and send in the revised Title. Add all the existing easements on the graphic page. And dedicate any new easements on the plat. But if you want to dedicated them by separate document, submit your items to dedicationproperty@auroragov.org to start the process. On the Site Plan: add the changes indicated and add the boundary bearings and distances and curve data as shown.

8. Aurora Water (Diana Porter / (303) 739-7395 / dsporter@auroragov.org)

- Storm Drainage Development Fees 1.8001 acres x \$1,242.00 = \$2,235.72
- ***Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.
- Please contact Diana Porter for additional information.

9. Utilities (Cliff Stevens / (303) 653-6846 / cstephen@auroragov.org / Comments in Red)

- I & M Plan was not included as described in narrative. This can be submitted with the Civil Plans.
- Show the extent of street cut and water line replacement for the AC water main. This may require more than 10 feet of pipe replacement with the hydrant and meter line both.

10. Civil Engineering (Sarah Siggue / (303) 960 1349 / ssiggue@auroragov.org / Comments in Green)

Sheet GP1

- Sidewalks associated with streets shall have a cross-slope of two percent down toward the street. Other non-accessible, private walks' cross-slope shall have a preferred cross-slope of two percent, but, may on a case-by-case basis range between two-percent to five-percent. There shall be a minimum two-foot recovery zone along sidewalks before there is a significant change of slope. (4.02.8 of the 2023 COA Roadway Manual)
- Show detectable warnings at all ADA ramps.
- Labeled the roadway classification and ROW width.
- 5% min. for first 10 feet or to property line for landscaped areas per section 2.08.1.06.2 of the COA Roadway Design and Construction Specifications. Impervious surfaces within ten feet of the buildings foundation shall be sloped a minimum of 2% away from the building.
- On the plat this is Lot 2.
- Jamaica St is a local street. 15' radius curb returns required per section 4.04.5.03 of the COA Roadway Manual.
- Per the pre-app notes the proposed sidewalk dimension on Jamaica St. is required to be 5.5'.



Sheet LT1

- Include sheet title. (TYP.)
- Min 1 street light is required on Jamaica St.
- Label roadway names.

Sheet SP1

- Label curbside landscaping and its dimension that would be 10' per the pre-app notes.
- Label curbside landscaping and its dimension that would be 8' per the pre-app notes.
- Show the existing street light.
- Public access easement is required for alley.
- Dedicate sidewalk easement along Jamaica St.

Sheet GP1

- Please add the following note:
"Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans."

Sheet CN1

- Per 2.03.5.10 of the Roadway Manual, "Copyright notes shall not be placed on the signature sets or any reports submitted for approval. The City must be able to make copies of the approved plans and reports at any time without written authorization from the plan's or report's author" (TYP.)

Sheet LT1

- Add the following note to the Photometric Site Plan: "Illumination within the Site must comply with the 2015 international building code requirement from section 1006 - means of egress, including the exit discharge, shall be illuminated at all times the building is occupied. Section 1006.2 illumination level. The means of egress illumination level shall not be less than 1 foot-candle (11 lux) at the floor level and continuing to the "Public Way".
- Add the following note to the Photometric Site Plan: "Illumination within the Site must comply with the 2015 international building code requirement from section 1006 - means of egress, including the exit discharge, shall be illuminated at all times the building is occupied. Section 1006.2 illumination level. The means of egress illumination level shall not be less than 1 foot-candle (11 lux) at the floor level and continuing to the "Public Way".

11. Traffic Engineering (Carl Hairline / (303) 739 7584 / charline@auroragov.org)

Comments were not received at this date and to contact the reviewer directly for comments. Please revise the plans and TIS as needed prior to the next submittal.

12. Addressing (Phil Turner / (303) 739-7271 / pturner@auroragov.org)

- Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:
 - Parcels
 - Street lines
 - Building footprints (If available)
- Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <https://auroragov.org/CADtoGISstandards> OR by contacting CADGIS@auroragov.org



13. Mile High Flood District (Derek Clark / (303) 455-6277)

No comments.

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

- Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the conditional use permit, site plan, plat for **Wash N' Go Express Car Wash**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities within the subject property. The property owner/developer/ contractor must complete the application process for any new natural gas or electric service, or modification including relocation and/or removal to existing facilities via 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 contact Russ McClung, the Right-of-Way Agent at russell.w.mcclung@xcelenergy.com.
- As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.