

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



December 29, 2023

Bill Pyle
ERC Management
9150 Commerce Center Circle Unit 135
Highlands Ranch, CO 80129

Re: Second Submission Review – I-225 & Mississippi Drive-Thru Coffee Shop – Conditional Use and Site Plan
Application Number: **DA-1077-02**
Case Numbers: **2023-6041-00, 2023-6041-01**

Dear Mr. Pyle:

Thank you for your second submission, which we started to process on Thursday December 7, 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, January 12, 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.

Your estimated Planning and Zoning Commission public hearing date is tentatively set for Wednesday, February 28, 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: Jon Spencer, 2009 W Littleton BLVD #300. Littleton, CO 80120
Ben Bravenec, Case Manager
Megan Weikle, ODA
Filed: K:\SDA\1077-02rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Add sidewalk connection to the west of the site to connect to the public ROW to the building.
- Review photometric plan to avoid lighting runoff.
- Queuing based on national traffic studies at coffee shops show the 85% queue to be 13 vehicles. This is showing only the ability to queue 11 vehicles without impacting drive aisle in the parking lot.
- Dedicate 20ft private easement for these private utilities crossing adjacent lot.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. Twenty-Five (25) registered neighborhood organizations were notified of the Site Plan and Conditional Use applications. As of the date of this letter, no public comments have been received.

2. Completeness and Clarity of the Application

- 2A. Conditional Use must have PC approval which requires the site plan to have PC approval as well.
2B. Development application fees have been paid.

3. Urban Design and Site Plan Issues

- 3A. Repeat Comment. Add small connection from the ADA accessible access on Mississippi to the 5.5' private sidewalk on the west side of the building.
3B. 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.
3C. Repeat comment. Review photometric plan to meet requirements of Section 4.9.2.G of UDO.

4. Architectural Design

- 4A. Include building-mounted lighting fixtures.

5. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in Teal)

Sheet 8

- 5A. Add the stop bars and drive lane delineations as well as the concrete or striped median down the middle.
5B. Show the property line as a traditional line type. A long dash and two short dashes.
5C. The proposed parcel boundary line type should be the line type used for the actual property boundary.

Sheet 9

- 5D. The street trees and buffer trees overlap since there is not a detached sidewalk condition. 52 shrubs are required as noted, but the (50 shrubs) and note may be removed.

6. Addressing (Phil Turner / (303) 739-7336 / pcturner@auroragov.org)

- 6A. Approved.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Sheet 01

- 7A. See note that does not apply to this project.

**Sheet 02**

- 7B. Repeat Comment from 1st Review:
Please provide a license agreement for the existing stairs within the public ROW. Please start the coordination with real property prior to the next submittal.
- 7C. Advisory comment:
Sorry for the confusion. Please evaluate existing public lighting during the civil plan submittal (through photometrics) and ensure it meets the criteria of the 2023 Roadway Manual. For the site plan, please do not include the photometrics for the public street lighting.
- 7D. Please ensure these Northings and eastings match the plat. I am showing slightly different numbers (typ all).
- 7E. Should this be 60' per the plat from the property line to the section 24 line? (typ).
- 7F. New comment based on new information:
I think this is the wrong subdivision plat reference. I believe it should be Potomac East Sub. Flg. No. 3 not this referenced document. Please verify and remove this from all sheets if it is incorrect (typ).

Sheet 03

- 7G. Please move the ramp back towards the site in order to remove the railing from the public ROW. If this cannot be accommodated, a license agreement will be required for the railing within the ROW.
- 7H. 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 14

- 7I. This does not match the site plan.

8. Traffic Engineering (Jason Igo / (303) 739 7584 / jigo@auroragov.org / Comments in Yellow)**TIS**

- 8A. The queue analysis in this report only evaluated one 3 hour window of one day at one location. This is a very small sample size of data that might not represent a good queue length.

This study listed below showed that the 85% queue length at coffee shops was around 13 vehicles.

Aurora Traffic would like to see 3 days of data from 3 locations. This sample size would give us more confidence in the data provided. We understand budget and time are an issue and so we are willing to go with the 85% queue length (13 vehicles) listed in other report.

<https://mikeontraffic.typepad.com/files/drive-through-queue-generation.pdf>8B.

- 8B. Add average Queue.

Sheet 03

- 8C. Chevron striping doesn't allow vehicles to cross the painted area. The diagonal striping as shown would allow vehicles in the south drive through lane to enter the north lane. This is why the original comment was made.
- 8D. Is there going to be a stop sign with the stop bar? The sign should be included with the stripe.
- 8E. Align cut through with curb ramp on the other side or move curb ramp on the other side to align with cut through.
- 8F. This area should be raised curb and gutter and not just pavement markings.
- 8G. Queuing based on national traffic studies at coffee shops show the 85% queue to be 13 vehicles. This is showing only the ability to queue 11 vehicles without impacting drive aisle in the parking lot.

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

- 9A. Approved.

10. Forestry (Rebecca Lamphear / (303) 739-7177 / rlamphea@auroragov.org)

- 10A. Approved.



11. Land Development Review (Roger Nelson / 720-857-2657 / ronelson@auroragov.org / Comments in magenta)

11A. See Site Plan redlines.

12. Utilities (Jennifer Wynn / (734) 258-6523/ jwynn@auroragov.org / Comments in Red)

Sheet 07

12A. Please dedicate 20ft private easement for these private utilities crossing adjacent lot.

12B. Extend 10ft private utility easement to the utility easement for the water meter.

12C. Extend 10ft private utility easement to the main connection.

13. Easements (Andy Niquette / (303) 739-7325 / aniquett@auroragov.org)

13A. Approved

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

14A. No further comments