



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

September 4, 2024

Brian Pyle  
ERC Hospitality  
9150 Commerce Center Cir Ste 135  
Highlands Ranch, CO 80129

**Re: Second Submission Review – 7Brew Coffee Shop at East Quincy Ave – Site Plan and Conditional Use**  
Application Number: **DA-1245-24**  
Case Numbers: **2024-6016-00, 2024-6016-01**

Dear Mr. Pyle:

Thank you for your third submission, which we started to process on August 12, 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 a technical submission after your Planning Commission meeting date. Please note that any approval granted by the Planning Commission will be conditioned upon the completion of the remaining comments in this letter. If you have any concerns about meeting these requirements, please let me know prior to proceeding towards a hearing.

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 Planning Commission date is tentatively scheduled for September 25<sup>th</sup>, 2024. Please remember that all abutter notices for 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 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 303-739-7132 or [egates@auroragov.org](mailto:egates@auroragov.org).

Sincerely,

Erik Gates, Planner II  
City of Aurora Planning Department

cc: Nathaniel Burnett, Rega Engineering Group  
Jazmine Marte, ODA  
Filed: K:\SDA\1200-1299\1245-24rev3



## *Third Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Several shrub location and variety issues need to be addressed. [Landscaping]
- The site plan will not be approved by Aurora Water until the preliminary drainage report or letter has been approved. [Aurora Water]

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

1B. There were no community comments received on this review cycle. A neighborhood meeting will not be required at this time.

#### **2. Completeness and Clarity of the Application (Comments in teal)**

2A. There were no more completeness or clarity comments on this review.

#### **3. Zoning and Land Use Comments (Comments in teal)**

3A. There were no zoning or land use comments on this review.

#### **4. Streets and Pedestrian Issues (Comments in teal)**

4A. There were no more Streets or Pedestrian issues identified on this review.

#### **5. Parking Issues (Comments in teal)**

5A. There were no more Parking comments on this review.

#### **6. Architectural and Urban Design Issues (Comments in teal)**

6A. There were no more Architectural or Urban Design Issues on this review.

#### **7. Signage Issues (Comments in teal)**

7A. There were no more Signage comments on this review.

#### **8. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)**

[Site Plan Page 6]

- 8A. Shift the shrubs so that they are not so close to the water meter. Aurora Water prefers that vegetation is kept well out of their easements and that vegetation does not impede access or future maintenance.
- 8B. Provide at least two different species of shrubs per the UDO. Curbside landscapes should have a variety of plants varying in height, color and texture.
- 8C. Add two more shrubs to the E. Quincy Avenue buffer to be in compliance.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **9. Civil Engineering (Jonathan Phan / 303-326-8273 / [jphan@auroragov.org](mailto:jphan@auroragov.org) / Comments in green)**

[Site Plan Page 3]

9A. The north ramp across the private drive should be labeled "52".

#### **10. Traffic Engineering (Dean Kaiser / 303-739-7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in amber)**

10A. There were no more Traffic Engineering comments on this review.

#### **11. Fire / Life Safety (Richard Tenorio / 303-739-7628 / [rtenorio@auroragov.org](mailto:rtenorio@auroragov.org) / Comments in blue)**

11A. There were no more Fire/Life Safety comments on this review.



**12. Aurora Water** (Ashley Duncan / 720-859-4319 / [aduncan@auroragov.org](mailto:aduncan@auroragov.org) / Comments in red)

[Site Plan Page 1]

12A. ADVISORY: The site plan will not be approved by Aurora Water until the preliminary drainage report or letter has been approved.

[Site Plan Page 3]

12B. Please remove the extra line at the proposed sanitary underground junction on the north end of the site.

12C. Since there are call-outs for the water (49) and sanitary lines (34, 48), one is also needed for the storm line.

**13. Land Development** (Rebecca Westerfield / [rwesterf@auroragov.org](mailto:rwesterf@auroragov.org) / Comments in purple)

13A. There were no more Land Development comments on this review.