



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

AuroraGov.org

August 6, 2024

Michael Goldman
Waterway Gas & Wash Company
727 Goddard Ave
Chesterfield, MO 63005

Re: Third Submission Review – Waterway Car Wash – Conditional Use and Site Plan with Adjustments
Application Number: **DA-2123-01**
Case Numbers: **2023-6058-00, 2023-6058-01**

Dear Mr. Goldman:

Thank you for your third submission, which we started to process on Tuesday, July 16, 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 important issues remain, you will need to make a technical submission after your Planning and Zoning Commission public 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 and Zoning Commission public hearing date is tentatively scheduled for August 28, 2024. 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: Julie Rentz, 7600 E Orchard Rd Suite 150-N, Greenwood Village CO, 80111
Ben Bravenec, Case Manager
Lori Anne Thennes, ODA
Filed: K:\\$DA\2123-01rev1.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Provide a smaller on-center spacing on the parking screening shrubs. Do not show the cross pans on the site plan.
- Monument sign needs a license agreement.
- TIS comments need to be addressed.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. Twenty (20) registered neighborhood organizations and eight (8) adjacent property owners 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. Please remove the parking from the adjustment section. Site the unlisted use section in the data table.

3. Urban Design and Site Plan Issues

- 3A. Repeat: Please include details of patio furniture.

4. Architectural Design

- 4A. Approved

5. Landscaping Issues (Bill Tesauro / 954-868-0636 / btesauro@auroragov.org / Comments in Teal outlined in Red) Sheets 05

- 5A. Repeat comment: Please provide a smaller on center spacing on the parking screening shrubs.
- 5B. Omit these Landscape Notes as they are shown on sheet 6. Instead, show the Adjustments shown on the Cover on this sheet.

6. Addressing (Phil Turner / (303) 739-7271 / pcturner@auroragov.org)

- 6A. 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)
- 6B. 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

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. Life Safety (Stephen Kirchner / 303-739-7489 / stkirchn@auroragov.org / Comments in blue) Sheet 12

- 7A. See note in site plan for path of exit discharge requirements.

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

- 8A. Approved.



9. Land Development Review (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

- 9A. The proposed Monument sign will need to be covered by a License Agreement. Submit documents to licenseagreement@auroragov.org to start the process.

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

- 10A. Approved

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

Sheet 02

- 11A. Repeat Comment: Do not show the cross pans on the site plan. The cross pans will be shown and reviewed on the civil plans. If cross pan is shown provide the following note: Cross pans are not reviewed and approved as part of the site plan process that are reviewed and approved during civil plans.

12. Traffic Engineering (Jason Igo / (303) 739 7584 / jigo@auroragov.org)

TIS

- 12A. Page 3. Add a couple of sentences with the assumption for the AM and Daily trip generation due to them not being in ITE Trip Manual.
- 12B. Page 7. Calculated daily trips don't match the assumption given in the notes. Either change the assumption to 10.9% or change the daily trips generated. Either will be acceptable.

13. Arapahoe County Planning Division (Terri Maulik / (720) 874-6650)

- 14A. Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other departments and/or divisions may submit comments.

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

- 15A. No further comments