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December 21, 2023

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

**Re: Third 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 third submission, which we started to process on Thursday, November 30, 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.

Several issues remain; however, they may be addressed after the Planning and Zoning Commission hearing as a technical submission. Please revise your previous work and send us a new submission after the decision hearing for the site plan.

The Planning & Zoning Commission hearing date will be January 24, 2024, if outstanding issues can be resolved. 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](mailto: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



## *Third Submission Review*

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

- Bike parking shall not be isolated to the north.
- Adjustments for building frontage and perimeter landscaping must be shown on cover sheet and mentioned in the letter of introduction.
- Easement process needs to begin.

### **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.

#### **2. Completeness and Clarity of the Application**

- 2A. Repeat Comment. All adjustments proposed shall be stated on the cover sheet including adjustment pertaining Section 146-4.6.5.A.2. The adjustments proposed shall also be included in the letter of introduction. What sections are being adjusted, what the proposed adjustments are and how they are being mitigated must be included on the cover sheet and within the letter of introduction. This comment needs to be resolved and resubmitted asap or your public hearing date will be pushed back.
- 2B. Add DA-2354-00 to the cover sheet.

#### **3. Urban Design and Site Plan Issues**

- 3A. Repeat Comment. Bike parking should not be isolated on the northern island, it should be located with the patio space or along a bike/pedestrian path.

#### **4. Architectural Design**

- 4A. Approved

#### **5. Landscaping Issues** (Tammy Cook / 954-266-6488 / [tdcook@auroragov.org](mailto:tdcook@auroragov.org) / Comments in Teal outlined in Red)

- 5A. Approved

#### **6. Addressing** (Phil Turner / (303) 739-7271 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org) )

- 6A. Approved

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

#### **7. Civil Engineering** (Sarah Siggue / (303) 960 1349 / [ssiggue@auroragov.org](mailto:ssiggue@auroragov.org) / Comments in Green)

##### **Sheet CN2**

- 7A. Remove the signature and you can reference it.

##### **Sheet SP1**

- 7B. Repeat Comment. Provide a receiving plan on the east side of Jamaica St. The snip on the site plan shows the available public right of way across Jamaica St that is available for modifying the existing ramp. The PI permit pulled for the ramp work for west side of Jamaica Street can include the east side ramp without any additional insurance or liability as it will be within public right of way.

#### **8. Life Safety** (Erick Bumpass / (303) 739-7627 / [ebumpass@auroragov.org](mailto:ebumpass@auroragov.org) / Comments in Blue)

- 8A. Approved



**9. Aurora Water** (Diana Porter / (303) 739-7395 / [dsporter@auroragov.org](mailto:dsporter@auroragov.org))

9A. Approved

**10. Land Development Review** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

10A. Approved

**11. Easements** (Andy Niquette / (303) 739-7325 / [aniquett@auroragov.org](mailto:aniquett@auroragov.org))

11A. Easements identified during the plat and site plan review process have not been submitted at this time. Please note that the civil plans and site plan may not move forward until these documents have been submitted for review and processing.

**12. Utilities** (Jennifer Wynn / (734) 258-6523 / [jwynn@auroragov.org](mailto:jwynn@auroragov.org) / Comments in Red)

12A. Approved

**13. Traffic Engineering** (Carl Hairline / (303) 739 7584 / [charline@auroragov.org](mailto:charline@auroragov.org))

13A. Approved

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

14A. No further comments.

**15. Xcel Energy** (Donna George / (303) 571-3306 / [donna.I.george@xcelenergy.com](mailto:donna.I.george@xcelenergy.com))

15A. No further comments.