



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

May 1, 2024

Alain Hernandez
Genaros Automotive
15950 E 6th Ave,
Aurora, CO 80011

Re: Initial Submission Review: Genaros Automotive at Centretch – Site Plan and Conditional Use
Application Number: DA-1005-32
Case Numbers: 1997-6030-04; 1997-6030-05

Dear Alain Hernandez,

Thank you for your initial submission, which we started to process on April 9, 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 another submission. Please revise your previous work and send us a new submission on or before May 23, 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.

The estimated Planning & Zoning Commission hearing date is still set for Wednesday, July 10th, 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 303-739-7468 or Jschireman@auroragov.org.

Sincerely,

James Schireman, Planner I
City of Aurora Planning Department

cc: MC Architecture (Mihajlo Crnogorac), 6620 S Locust Way, Centennial, CO 80111
Britt Vigil, ODA
Filed: K:\\$DA\1005-32rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Remove unnecessary site plan sheets from the site and utilize City templates to improve organization and clarity.
- Identify a suitable meter location that does not conflict with other easements.
- As required by the IFC, update the building information to show this building will be sprinklered.
- Submit a drainage report to Aurora Water for acceptance and potential approval.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns (James Schireman / 303-739-7468 /

Jschirem@auroragov.org / Comments in sea-green)

- 1A. Fifteen (15) registered neighborhood organizations and six (6) 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. Review comments were received by three (3) outside agencies and are attached to this letter
- 1B. When you have finalized the building's materials and colors, please create a materials sample and colored elevation so that it can be used as an exhibit to visualize the building to the planning and zoning commission. A PDF of the sample materials is an acceptable format.
- 1C. (Applicable to all sheets) Adjust the sheet index so that it only features page numbers and not prefixes. Pages on subsequent sheets should appear as "Sheet X" and not "Sheet X of X".

2. Site Plan Clarity and Organization (James Schireman / 303-739-7468 / Jschirem@auroragov.org / **Comments in sea-green)**

Sheet T1

- 2A. Please refer to the site plan notes template available on the City of Aurora site plan webpage (<https://www.auroragov.org/cms/One.aspx?portalId=16242704&pageId=16529407>). The site plan is missing essential notes, primarily items 4, 5, 6, 10, 12, 13, 15, 17, 22, and 23.
- 2B. Under site plan note #4 please note that this site falls within the 55 LDN threshold.
- 2C. The "vicinity plan" should be labeled as a "vicinity map" and include all of the local and higher classification streets in the immediate vicinity, primarily the cul-de-sacs to the north.
- 2D. The cover sheet should feature a 2" by 3" amendment block so that any future changes to the site plan can be easily documented.
- 2E. Use the site plan data block template available on the City of Aurora site plan webpage.
- 2F. The signature block should include the site plan title as well.
- 2G. The City approvals section should list the planning commission as the "Planning & Zoning Commission".
- 2H. Make sure the title on the right margin matches the title of the site plan.
- 2I. The recorder's certificate block is not necessary for Arapahoe County site plans.

Sheet S1

- 2J. The land title survey does not need to be included as part of the site plan submittal.

Sheet S2

- 2K. The land title survey does not need to be included as part of the site plan submittal.

Sheet A1

- 2L. Identify and label the zoning of all abutting properties. Owner information is not necessary.
- 2M. Bays/interior configuration of the building are not necessary for the site plan submittal unless explicitly required by fire life safety.
- 2N. Call out each garage roll up door on the eastern elevation.
- 2O. Include site detail notes and new strokes in the legend to call out where fencing is being proposed. Each



- gate should include a respective site plan detail as well.
- 2P. Add surfacing to the legend as well to call out concrete, decorative pavers, mulch/landscape beds, and any other surfaces.
 - 2Q. Consider using smaller notation to label the number of parking spaces provided in a bay rather than a line that spans all the stalls. A circle with an X inside in the centermost stall in a bay is typically accepted.
 - 2R. Place the scale bar close to the engineering scale for ease of reading the site plan.

Sheet C0

- 2S. Remove this sheet as it is not required for the site plan submittal.

Sheet A2

- 2T. Please affirm that no rooftop equipment will be added in conjunction with this building, otherwise screening walls will be necessary and should be shown the building elevations.
- 2U. Show any wall-mounted electrical equipment as part of the building elevation.
- 2V. Please revise the building height measurements so that the total height of the building from grade can be easily determined.

Sheet E1

- 2W. Upscale the photometric plan to at least 1" = 40' so that the photometric plan can be more easily read.
- 2X. Coordinate the photometric lighting feature symbology with the product sheets so staff can easily discern what lights are in what locations on the plan.

Sheet A3

- 2Y. Add details to show the typical types of service yard fencing, as well as details for fence gates.

Sheet SD1.1

- 2Z. The 4-rail wood fence shown on this sheet was not clearly identified on the site plan. Please highlight where this fence was proposed.
- 2AA. Include details that show elevations of each face of the proposed trash enclosure.

3. Conditional Use Comments (James Schireman / 303-739-7468 / Jschirem@auroragov.org / Comments in sea-green)

- 3A. As part of your next submittal, please include a criterion response letter that explicitly addresses the conditional use approval criteria found in section 146-5.4.A.3 (<https://aurora.municipal.codes/UDO/1465.4.3.A.3>). Each response should highlight the design and operations approaches and measures that minimize the proposed use's ability to result in adverse impact.
- 3B. Please highlight in the operations plan how the auto repair facility will dispose of environmentally hazardous materials.
- 3C. Please highlight in the operations plan how many vehicles the auto repair facility will serve in a single day and over the week. Also, clarify how long vehicles will be allowed to be stored on site before needing to be picked up by a customer or moved to a long-term storage facility.

4. Site Plan Comments. (James Schireman / 303-739-7468 / Jschirem@auroragov.org / Comments in sea-green)

- 4A. As part of your next submittal, please include a criterion response letter that explicitly addresses the major site plan approval criteria found in section 146-5.4.B.2.c (<https://aurora.municipal.codes/UDO/146-5.4.3.B.2>). Each response should highlight the specific design approaches that make this proposed site plan compatible with the City of Aurora Comprehensive Plan.



- 4B. Include the site's address on the site plan sheets.

Sheet A1

- 4C. Show the minimum setback requirements for this site and the provided setbacks on the site plan.
- 4D. Coordinate with traffic to identify and label the sight triangle for this site's entrance and exit to clearly identify where monument signage could be allowed in the future.
- 4E. Call out the distance from the trash enclosure to the building to determine compliance.

Sheet A2

- 4F. Sec 3.3.5.NN.8 requires that all repair and servicing operations shall be screened from view, meaning that fence elevations should be updated to show a permitted screening fence material.
- 4G. Fences fronting arterial streets (E 6th Avenue) are required to feature 18" by 18" masonry columns at least once every 120 feet and at every fence corner, point of transition, or termination point.

5. Streets and Pedestrian Comments

Sheet A1

- 5A. The pedestrian crossing directly across from the sidewalk and the building entrance should utilize a different colored paving material to call attention to it as a pedestrian crossing.

6. Parking Comments (James Schireman / 303-739-7468 / Jschirem@auroragov.org / Comments in sea-green)

- 6A. Because a shared parking agreement is being provided, the overall site meets the minimum required off-street parking requirements for this use. Please note in the parking section of the data block that a shared parking agreement accounts for the higher number of total parking spaces provided.
- 6B. Because this site is required to provide 62 parking spaces, a total of three accessible spaces should be required. While a shared parking agreement may satisfy the total number of spaces required, the three accessible spaces for this use should remain on site and located in a direct and safe location in relation to the building's primary entrance. Please show the 3 total required accessible spaces on this site.

7. Architectural and Urban Design Comments (James Schireman / 303-739-7468 / Jschirem@auroragov.org / Comments in sea-green)

Sheet A2

- 7A. The building should feature at least 1 horizontal articulation method from table 4.8-3 at an interval of 100 feet or less on each street-facing façade.
- 7B. Demonstrate you are satisfying the four-sided building design requirements in section 4.8.7, especially for this primary façade, which requires 2/3 methods/features compared to other special purpose facades. Significant changes in stucco texture and color could be considered to satisfy this requirement, per staff approval.

8. Signage & Lighting Comments

Sheet A2

- 8A. Remove all signage from the building elevations, allowable signage is determined by the data presented on the cover sheet and approved by a separate permit.

9. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Sheet T1

- 8A. Add the landscape consultants' contact information.
- 8B. Only do sheet numbers aka 1, 2, 3, etc. Do not use T1, C1 or 1 of 12, etc.

Sheet L1

- 8C. Proposed landscape material should be darker and not the same line weight as existing plant material.
- 8D. Create a legend for the existing landscaping to remain. Make sure to call out what each symbol



represents.

- 8E. Provide landscape tables documenting the required and provided building perimeter landscaping and non-street buffer along the south.
- 8F. Include in a legend the proposed fencing symbology and the proposed wall symbology.
- 8G. Include the proposed fencing and walls on the landscape plan.
- 8H. Refer to the approved landscape plan. Add a deciduous tree here along E. 6th Avenue. While the approved plan indicates two trees in this general location, due to the presence of the utility easements, it is not possible to provide both trees.
- 8J. Please turn the accessible route information off on the landscape plan.
- 8K. Include the proposed utilities.
- 8L. Dimension and label the non-street buffer. According to the pre-application notes a minimum 12' wide buffer is required. Refer to the pre-application notes regarding the required plant quantities.
- 8M. No scale is listed. This cannot be an architectural scale. Must be engineering scale.
- 8N. Update the notes per the comments provided.

10. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 10A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement, and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

11. Civil Engineering (Jonathan Phan / 303-326-8273 / jphan@auroragov.org / Comments in green)

Sheet A1

- 11A. Remove duplicated site plan notes that are shown on the site plan cover sheet.
- 11B. Label the proposed curb return radii per section 4.04.5.03 of the 2023 COA Roadway Manual
- 11C. Include the dimensions and purpose of the sidewalk and landscaping, per the site plan redlines.

Sheet C0

- 11D. Remove this cover sheet as it is only required for the civil plans.

Sheet C1

- 11E. Label the E 6th Avenue roadway classification and dimension the ROW per 2.06.1.03 of the 2023 COA Roadway manual.
- 11F. Provide slope arrows by the access entrance. Slope can be a max of 4% when sloping down to a public street and 6% when sloping up.
- 11G. Dimension all the easements shown on the site plan.
- 11H. Indicate the max height or height range for the proposed retaining wall. Also, indicate this feature is private and to be maintained by the property owner.
- 11I. Remove the point elevations from the grading sheet and include the curb ramps by building.
- 11J. Hatch the southern area as mulch and add an item to the legend.
- 11K. Add all the relevant engineering site plan notes as shown on the redlines.

Sheet E1

- 11L. Include the notes provided per the redlines to the photometric plan sheets.

Sheet A3

- 11M. Remove the curb ramp details from this sheet and include them in the civil plan instead.



12. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in orange)

Sheet T1

- 12A. Add site plan note requiring the developer to stripe and place signage for adjacent streets.

Sheet A1

- 12B. Add stop signs to all of the referenced locations of the site plan redlines.
12C. Add an R4-7 sign adjacent to the site exit, per the site plan redlines.
12D. Add typical parking stall dimensions
12E. Add missing pedestrian ramps and call out those already indicated on the site plan.
12F. Call out striping for all pedestrian crossing areas.
12G. Relocate the tree on the western side of the site to allow for stop sign visibility.
12H. Provide details for all accessible parking.

13. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

Sheet A1

- 13A. Update the site plan notes to reference the applicable years for the fire and building codes, as indicated in the redlines.
13B. Per the 2021 IFC Section 903, this building is required to be sprinklered. Update the building information data block to show the building will be sprinklered.
13C. Update the turning radii of the fire lane easement to directly connect to the 23' fire lane, as no encroachments are allowed within the fire lane easement.

Sheet A1

- 13D. Include site plan details that show the required accessible signage.
13E. Show the fire hydrant facing the drive aisle.
13F. Show the accessible route from the public right of way to the building's primary entrance.
13G. Provide a fire service line and label it as a 4" Fire Land DIP (Private).
13H. Show the location of the FDC, which must be 100' within a fire hydrant.

Sheet C1

- 13I. Provide spot elevations at corners of the accessible parking stalls and their aisle. Accessible route should feature spot elevations, right up to the building entry.
13J. Label fire lane easements and include typical widths.

Sheet C2

- 13K. Show and label the FDC, Fire Riser Room, and Fire Service Line.

Sheet L1

- 13L. Add a note to the landscaping sheet that states that no landscape material shall be placed or kept near the hydrant to obscure it. Refer to redlines for exact note.

Sheet A2

- 13M. Label the knox box to allow entry into the building.
13N. Show and label the FDC, and Fire Riser Room door location.

Sheet E1

- 13O. Show the accessible route on the photometric plan as a heavy dashed line.

Sheet A3

- 13P. Update the site plan detail sheet to show all the required IFC signage including accessible parking, sprinkler room, FDC, and fire lane signage.



Sheet SD 1.1

- 13Q. Update the trash enclosure foundation plan to include a detail of the enclosure's gating/latch mechanism and hinges.

14. Aurora Water (Jenny Wynn / 303-739-7490 / jwynn@auroragov.org / Comments in red)

- 14A. (Advisory Comment): The site plan cannot be approved until the preliminary drainage report is accepted and approved.

Sheet C2.

- 14B. Please indicate the existing utility sizes.
- 14C. Clarify if there is a main extension as part of this application and show the service lateral connection point.
- 14D. Please include a fixture unit table with the civil plan submittal to determine the appropriate meter sizes for each building.
- 14E. Show the existing fire hydrant, as indicated on the redlines.
- 14F. Gas lines cannot occupy the City of Aurora easements. In addition, show the easement definitions for the pocket easement for the relocated water meter.
- 14G. A water utility easement must be dedicated and include the service lateral from the main and the meter of the western building.
- 14H. Show the domestic sanitary service connection downstream of sand/oil interceptor.

15. Forestry (Becky Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

- 15A. There are no trees on this property, however, trees adjacent to this property to the south may be impacted by the development of this site. We are requesting that you send a certified letter to the adjacent property indicating the methods used to protect these trees, as well as remedies as a result of potential damage incurred from the development. Please provide the City of Aurora a copy of this letter including the date sent and received.

Construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. Parks, Recreation & Open Space Dedication and Development Criteria manual. These notes shall be added to the plan.

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

- 16A. Add the Standard Site Plan Note on the first page. Change the Lot Line to be solid/continuous (Typ.) Add the Subdivision name and Filing Number. Match the easement with the Plat easement name.

Sheet A1

- 16B. Add the lot filing numbers to all adjacent lots, per the redlines.
- 16C. Label the eastern easement as a "Fire Lane, access, and utility easement".
- 16D. Use a solid/continuous line to indicate lot lines.

17. External Agencies

CDOT (Steve Loeffler / 303-757-9891 / steven.loeffler@stats.co.us)

- 17A. CDOT highlighted that a state highway access permit has been offered, but not formally issued. Please coordinate with CDOT to receive permit approval to satisfy their requirements.



RTD Clayton Woodruff / 303-299-2943 / clayton.woodruff@rtd-denver.com

17B. RTD reviewed the proposed site plan and clarified that no exceptions would apply, meaning no design changes are being requested to accommodate RTD facilities.

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

17C. Please see the attached letter on the following page from Xcel Energy providing advisory information:



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

April 22, 2024

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: James Schireman

Re: Genaros Automotive at Centretch, Case # DA-1005-32

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan and conditional use for **Genaros Automotive at Centretch**. Please be aware PSCo owns and operates existing underground electric distribution facilities for streetlighting along the north property line, and existing natural gas distribution facilities within the road.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](https://www.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 have the Designer contact a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com