

Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
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December 16, 2019

Mark Perrin  
o  
Twin Star Energy  
7671 Shaffer Parkway  
Littleton, CO 80127

Re: Initial Submission Review – 7-Eleven at Valley Plaza – Conditional Use and Site Plan Amendment  
Application Number: DA-2202-00  
Case Number: 1984-6044-02; 1986-6044-03

Dear Mr. Perrino:

Thank you for your initial submission, which we started to process on November 18, 2019. We reviewed it 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 January 8, 2020.

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 Commission hearing date is still set for February 26, 2020. 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 give me a call. I may be reached at 303-739-7541.

Sincerely,

Liz Fuselier, Planner I  
City of Aurora Planning Department

cc: Krysta Houchens-Entitlement and engineering solutions (EES) 501 S. Cherry Street, Ste. 300 Glendale CO 80246  
Scott Campbell, Neighborhood Liaison  
Mark Geyer, ODA  
Filed: K:\\$DA\2202-00rev1.rtf



## *Initial Submission Review*

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- New Cover Sheet and Site Plan (Planning)
- Operations Plan (Planning)
- UDO Development Standards (Planning)
- Street Trees and Site Landscaping (Landscaping)
- Sidewalk and Dimensional Ramps (Public Works)
- Sight Triangles (Traffic)
- Accessible route designation (Fire and Life safety)
- Drainage easement dedication (Water and Real Property)
- Tree Mitigation (Forestry)

### PLANNING DEPARTMENT COMMENTS

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

1A. Referrals were sent to 6 adjacent property owners, eighteen neighborhood organizations and seven outside agencies. Written comments were received from Xcel Energy and the Tri-County Health Department and can be found at the end of this letter. Please respond to their comments within the response letter for your next submission.

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

2A. Hatch over site area to be amended and label area with current Development Application number (DA-220202-00).

2B. Valley Plaza Site Plan (Pages 1+2) will be removed and will undergo a separate mylar change to reflect this amendment.

2C. Please create a new Cover Sheet; The Cover Sheet will become Sheet 1 with the Site Plan and Conditional Use request to follow. Site Plan requirements will follow separately via email.

#### **3. Zoning and Land Use Comments**

3A. See Site Plan requirements to be provided separately via email.

3B. Conditional Use requirements will need to be added to the new Cover Sheet.

3C. The site plan should be titled “7 Eleven at Valley Plaza Site Plan and Conditional Use”.

#### **4. Streets and Pedestrian Issues**

4A. Indicate pedestrian and bicycle access from the property to surrounding properties and right of way access.

4B. Adjust Bicycle rack location to ensure access to the main building.

#### **5. Parking Issues**

5A. Site Plan shows vacuum bays as parking spaces. Are these being counted as permitted spaces?

5B. Please provide an Operations Plan with your next submission.

#### **6. Architectural and Urban Design Issues**

6A. Label elevations directions (North, South, East and West).

6B. Increase font size of Exterior Materials Schedule.

6C. Provide a materials Board with your next submission.

6D. Add banding or some other architectural feature to break up the east facing wall of the carwash building.

6E. Refer to Section 146-3.3.5.00.9 (Motor Vehicle Fuel Dispensing Station-Design Standards) to comply with the required development standards.



## 7. Signage Issues

7A. Show signage placement on the site plan by using dashed lines.

7B. Be sure to include any monument sign location and proposed signage on the canopies.

## 8. **Landscaping Issues** (Kelly K. Bish PLA, LEED [AP/Kbish@auroragov.org](mailto:AP/Kbish@auroragov.org)/ (303) 739-7189/ Comments in bright teal)

8A. Sheet 4-Landscape Cover Sheet and Plant List

- Increase the font size of the Landscape Plant List.
- Add the street tree requirement along E. Quincy Avenue. 1 tree per 40 linear feet. Include the length being measured in the table.
- Building perimeter landscaping should be listed by each side, not as one lump sum. Building perimeter landscaping is required on all sides.
- Update the standard landscape notes per the comments provided.
- Add “Not for Construction” to all landscape sheets.
- Provide a table that breaks down the planting areas into water conserving (shrub beds, native seed etc.) and non-water conserving sod etc. Include square footages as well as what percentage that represents of the overall landscaped area.

8B. Sheet 5-Landscape Plan

- Add the missing plant to the plant schedule.
- Dimension and label the street frontage buffer.
- Label the car wash cleaner bar, car wash, dumpster and vacuum stations.
- Draw the edger with a line type that is more discernable.
- Add the edger to the landscape legend.
- Include all utilities, sanitary, electric etc. grayed back.

## 9. **Addressing** (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

9A. 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**

### 10. **Civil Engineering** (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)

10A. Add note as indicated on the Cover Sheet.

10B. Dimension existing sidewalk.

10C. Directional ramps are required per updated COA standards.

10D. A 10' sidewalk is required on Quincy Avenue.

10E. A drainage easement required for underground facilities. The easement must be a minimum of 4' away from the outside of the structure and must tie through the site to a public way.

### 11. **Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in amber)

11A. Traffic letter has been approved.

11B. Include striping on Quincy avenue and add sight triangles where indicated.

11C. Label sight triangles on private drive and where indicated.

11D. Review turning template as indicated on site plan.

11E. Update landscaping to ensure no conflicts.



12. **Fire / Life Safety** Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

12A. Sheet 1 of 15 / Cover Sheet

- Add Accessible Route, compliance with the ADA and Building Addressing notes to cover sheet

12B. Sheet 3 of 15 / Site Plan

- Label knox box.
- Provide an accessible parking sign on building.
- In the Data Block add the construction type.
- Indicate the location for the emergency disconnect.
- Show fire lane signage.

12C. Sheet 9 of 15 / Elevations

- Identify the knox box

12D. Sheet 12 of 15 / Photometric Plan

- Delineate the entire accessible route with a heavy dashed line. Ensure that a minimum of 1-foot candela is provided within the area of the entire accessible route.

13. **Aurora Water** (Daniel Pershing/ 303-739-7646 / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / Comments in red)

13A. Detention facility will require a drainage easement to be dedicated.

13B. Please denote all storm sewer as private. TYP

13C. See additional redline comments.

14. **Forestry** (Rebecca Lamphear / 303-739-7139 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

14A. There will be several trees removed for this development. Due to the location, size and condition of trees on the site, relocation is not an option. The use of tree equivalents is not permitted to mitigate for tree loss. And tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.

Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

The caliper inches that will be lost are 211", but only 70" would be required for planting back onto the site. The mitigation value is \$16,700.00.



TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Green Ash	15	\$1,163.08		
2	Austrian Pine	19	\$2,531.33		
3	Juniper	10	\$621.55		
4	Juniper	8	\$404.69		
5	Juniper	15	\$1,374.55		
6	Austrian Pine	21	\$3,087.39		
7	Austrian Pine	10	\$717.18		
8	Green Ash	15	\$1,163.08		
9	Green Ash	13	\$877.64		
10	Austrian Pine	14	\$0.00	dead no mitigation required	
11	Austrian Pine	16	\$1,801.50	To be removed	
12	Green Ash	16	\$1,321.10	To be removed	
13	Austrian Pine	22	\$3,386.28	To be removed	
14	Austrian Pine	20	\$2,802.41	To be removed	
15	Green Ash	18	\$1,667.71	To be removed? This tree is not on tree inventory plan	
16	Juniper	11	\$748.06	To be removed	
17	plum	11	\$0.00	mostly dead no mitigation required	
18	Plum	11	\$0.00	mostly dead no mitigation required	
19	Juniper	10	\$621.55	To be removed	
20	Juniper	8	\$404.69	To be removed	
21	Plum	11	\$632.97	To be removed	
22	Green Ash	19	\$1,856.31	To be removed	
23	Green Ash	12	\$750.21	To be removed	
24	Green Ash	12	\$750.21	To be removed	
Total		156	\$28,683.50		
			Mitigation Value for trees to be removed		
			\$16,742.99		
			Mitigation inches for trees to be removed		
			70		

NOTE: Mitigation values based on International Society of Arboriculture's Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.



15. **Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

15A. Contact Andy Niquette (303.739. 7325) to begin the easement dedication process for the proposed drainage easement.

16. **Xcel Engery** - Reviewed by: Donna George, Right of Way & Permits / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com) / (303) 571-3524

16.A Please see attached letter.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571.3284  
donna.l.george@xcelenergy.com

December 6, 2019

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

Attn: Elizabeth Fuselier

**RE: 7-Eleven at Valley Plaza, Case # DA-2202-00**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a possible conflict** with the above captioned project. Please be aware PSCo owns and operates existing underground electric distribution facilities in the area of the planned trees along the southerly property line. Placement of shrubs and trees over underground facilities must be avoided. This will help avoid having to move and possibly destroy plants during maintenance and repair operations. Damaged or destroyed plant material will not be replaced. If planting above underground facilities cannot be avoided, plant materials with roots that extend **less than** 18-inches below grade at maturity should be used.

PSCo also has existing natural gas along the northerly property line. 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](http://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 may need to be acquired by separate document for new facilities.

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