



501 S Cherry St  
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November 9, 2019

Ms. Liz Fuselier  
City of Aurora Planning Department  
15151 East Alameda Parkway  
Aurora, Colorado 80012

**RE: 7-Eleven – Site Plan @ 16920 E. Quincy Ave; Response to Pre-App Comments**

Ms. Fuselier:

Below is an outline of responses to the City's pre-application comments.

**Planning Department Comments**

**Key Issues:**

- **Zoning and Land Use Issue:** The existing fueling station use as shown on the site plan was granted the right to operate as a fueling station in 1984 when the Valley Plaza Planned Building Group Site Plan was initially approved. The redevelopment of this site required a Conditional Use approval from the Planning Commission. Additionally, the Valley Plaza Planned Building Group Site Plan will required a major amendment to reflect the changes in floor area, building concept, parking, etc. and the new site development.  
*Response: Acknowledged and provided.*
- **Traffic and Street Layout Issues:** All proposed streets whether public or private need to be labeled according to our street standard ordinance, Chapter 126-1 and 126-36 of city code. City design standards call for detached sidewalks and tree lawns. Please note that these configurations may have to be modified based on impacts to the existing trees on site. Please see traffic engineering and landscape comments.  
*Response: Acknowledged, due to steep existing site grading, a detached walk has not been provided. A 10' attached walk has been provided as part of design.*
- **Environmental Issues:** The proposed indicates the removal and relocation of the on-site fuel tanks with the installation of new fueling tanks. Appropriate remediation, as needed, must be completed in accordance with applicable state and federal standards. Please meet or exceed all state and federal regulations for fuel stations to prevent or contain any potential spills and negative environmental impacts.  
*Response: Acknowledged, all state and federal standards will be followed as needed.*

**Site Design Issues**

4A. *Pedestrian and Bicycle Circulation and Linkages:* Per the design standards for fueling station guidelines, there shall be at least one clearly marked walkway connecting each perimeter sidewalk with the site's main building entry. Providing an ADA pedestrian access route as well as bicycle access from Quincy Road to the site in addition to improving connectivity to the businesses located to the south. Any shared parking areas must be connected with accessible routes within



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the site as well as improvements made to the sidewalks at the shopping center entrance off Quincy Avenue.

***Response:** Acknowledged and provided.*

4B. *Internal Vehicle Circulation:* With your Site Plan submittal, please clearly label vehicular and pedestrian/bicycle circulation, as well as all access points on the site. The site must be designed with a clear pedestrian path to and within the site to reduce potential conflicts with vehicles. Please review comments from Traffic Engineering regarding potential conflict points within the site as well as entrance/exit conflicts at the southeast corner of the site.

***Response:** Site Plan layout revised per comment.*

4C. *Parking:* Per the Design Standards for Fuel Stations standards, all sites are required to provide inverted "U" bike racks for at least four bicycles. On-Site parking is required by Section 1504 of the Zoning Code.

***Response:** Bicycle racks provided per code. Onsite parking required and shared parking agreement in place for additional parking required. Parking agreement provided with submittal.*

4D. *Site Lighting:* [Section 146-1509\(H\)](#) of the zoning code governs the design of parking lot lighting. Please show typical details of lighting on the plan and/or building elevations, along with a photometric plan of your site showing the illumination level up to 10 feet beyond your property lines. Light fixtures should be complementary to those utilized throughout the larger shopping center.

***Response:** Provided*

### **Landscape Design Issues**

Landscape standards are established by [Article 14](#) of the Zoning Code. Our general landscape comments on your proposal are listed below:

**A. General Landscape Plan Comments.** Prepare your landscape plans in accordance with the requirements found in the City of Aurora [Landscape Reference Manual](#) and [Article 14](#) Landscape Ordinance. Please ensure that your landscape architect or designer has a copy of these documents as well as our project specific comments. Provide the necessary landscape tables in order to demonstrate compliance with code requirements. Tables shall be provided for each of the required landscape treatments i.e. street frontage and buffer tables etc.

***Response:** Acknowledged.*

**Landscape Plan Preparation:** Please label all landscape sheets "**Not for Construction**". Landscape construction drawings are not required and therefore do not necessitate the signature, stamp and seal of a licensed landscape architect upon final approval by the City of Aurora. Landscape plans submitted with a site plan or redevelopment plan are

used by the City to determine compliance with the landscape standards and for code enforcement purposes.

Landscape plans submitted during the Development Application/Site Plan submittal process must have plant symbols, plant labels with a plant schedule upon first submission or a complete review will not be possible and may result in additional submittals and ultimately delays in approval of the plan set.

*Response: Acknowledged.*

**B. ARTICLE 14 LANDSCAPE ORDINANCE REQUIREMENTS**

The following bullet points are not necessarily an all-inclusive list of the landscape requirements found within [Article 14](#). The applicant is responsible for reviewing the landscape code and determining all applicable landscape conditions.

- **Standard Rights-of Way Landscaping.** Provide one shade/street tree per 40 linear feet of street frontage along Tower Road ([Section 146-1451](#)(B)2). When a detached walk and tree lawn are provided according to Public Works street cross section requirements, street trees shall be provided within the designated tree lawn. Avoid the use of blue grass sod and install a more xeric sod mixture for the tree lawn. In lieu of sod, consider the installation of shrubs, perennials and ornamental grasses. The calculation of plant material shall be based upon the provision of 0.025 plants (5 gallon) per square foot of lawn area.

*Response: Acknowledged.*

- **Landscape Street Buffers.** A 20' wide landscape street buffer is required along Tower Road. Buffers are measured inward from back of walk or from the right of way if no walk is provided. The buffer may be reduced to 9' when xeriscape and/or landscape incentive features as described in Table 14.5, "Standard Buffer Widths and Allowed Reductions for Commercial Development," are implemented. While the buffer width may be reduced, the reduction should take into account the required plant material which is one tree and 10 shrubs per each 40 linear feet of buffer length. One tree equivalent is equal to 10 five gallon shrubs or 30 one gallon perennials or any combination of trees, shrubs, or perennials meeting equivalents.

When overlapping landscape standards occur such as when buffer and parking lot landscape requirements fall within the buffer, they may be counted towards meeting the buffer requirements, however the more restrictive requirement shall be met ([Section 146-1422](#)).

*Response: Acknowledged.*

- **Parking Lot Landscaping and Screening** Screen the perimeter of all parking lots with

one or a combination of methods shown in [Section 146-1440](#). If using plant material, screening shall consist of a continuous row of shrubs planted in a double row at 3 feet on center. Shrubs must reach a minimum height of 3 feet at maturity.

All parking rows must terminate in a landscaped island per [Section 146-1440](#). Provide and landscape each parking lot island with one tree and six five gallon shrubs per 9' X 19' island. No more than an average of 10 parking spaces are permitted in a row without a landscaped island. Islands or areas within parking lots should be landscaped with one tree and a sufficient number of shrubs to provide 50% cover at installation. A table of plant coverage values may be found in [Section 146-1431](#) Living Material Requirements.

When overlapping landscape requirements occur such as buffers and parking lot screening, the more restrictive requirement shall be met and may be used to satisfy both requirements.

*Response: Acknowledged.*

- **Building Perimeter Landscaping** Building perimeter landscaping is required for building elevations that face public rights-of-way, residential neighborhoods, public open space or have an entrance door. Landscape each elevation with one tree equivalent per each 40 linear feet of elevation length. One tree equivalent is equal to one tree, or 10 five gallon shrubs, or 30 one gallon perennial plants or ornamental grasses. Any combination of plant material may be used that totals the required number of tree equivalents ([Section 146-1451](#) (D)). Landscaping provided within 20' of the building face as part of interior parking lot

*Response: Acknowledged.*

- **Service Areas and Trash Enclosures**. Service areas/trash enclosures visible from streets or residences shall be screened by fences, walls, landscaping, berms or any combination of items. Refer to [Section 146-1433](#) Service Areas and Trash Enclosures.

*Response: Acknowledged.*

- **Irrigation**. Refer to [Section 146-1430](#). All developments shall install an automatic irrigation system for landscape areas. To assess irrigation tap fees, the City Water Dept. will require that the applicant divide their landscape into water conserving, non-water conserving and non-irrigated areas as part of the landscape submittal. A table summarizing these areas shall also be provided. Contact Timothy York at (303) 739-8819 in Aurora Water regarding irrigation plan requirements and application fees. An irrigation permit is required prior to the installation of an irrigation system.

*Response: Acknowledged.*

## **Architectural and Urban Design**



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6A. *Design Standards:* [Section 146-405\(F\)8](#) of the Zoning Code establishes the approval criteria for building architecture and urban design. Building elevations will need to be included as part of your site plan, and should call out dimensions, exterior finishes and color schemes. We will also ask for color and material samples with the initial submittal. As a general rule, “high quality of design” usually means that architectural details should be continued on all four sides of all buildings open to view. Ensure that architecture is compatible with the existing shopping center.

Staff suggests that you incorporate material changes and architectural features such as glazing, textured surfaces, projections, color, overhangs and changes in parapet height to improve the façade and create an inviting and attractive street presence. The use of high quality, durable materials is also required. The elevations presented during the pre-application period appear to meet this code requirement, and your official submittal should utilize the level of masonry and changes in the building plane and parapet height that were shown.

***Response: Acknowledged***

6B. *Screening of Roof Top Mechanicals:* Per Code Section [146-1300\(A\)](#), show the location of any rooftop or mechanical equipment and vents greater than eight inches in diameter on the elevation drawings. All such equipment must be screened. Use drawings and notes to explain how this will be accomplished. Screening may be done either with an extended parapet wall, or a freestanding screen. In either case the screening must be at least as high as the equipment it hides. The following note to be labeled “Roof-Mounted Equipment Screening” must be added to the general notes section of all Site Plans: (click [here](#) for the specific note)

***Response: Acknowledged***

## **Signage**

7A. The total allowable square footage of signs is based on a zoning code formula tied to location of the property and building frontage. All ground signs should be at least 10 feet back from the property line and 21 feet back from the flow line. In non-residential areas, ground signs abutting arterial streets may be up to 12 feet high; ground signs abutting other streets and areas are limited to 8 feet in height. For buildings which front an arterial, a total of 2 square feet of sign area is permitted for every 1 foot of building frontage (for the first 100 feet of frontage) as measured along the elevation with the public entrance facing the arterial. You will be allowed up to 5 individual signs. Please refer to [Article 16](#) of the Zoning Code for complete regulations. Signage must be compatible with the existing shopping center.

***Response: Acknowledged***

## **Waivers**



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From the material you supplied us, it isn't possible to determine whether any design standard waivers are involved. As discussed during the pre-app meeting, we understand the developer's intention to maintain a uniform buffer along Tower Road and there are numerous incentive options identified in [Article 14](#), Table 14.5 that can be utilized to achieve the intended buffer treatment.

If you decide to request any waivers, you must clearly list them in your *Letter of Introduction* and justify them according to the criteria listed in [Section 405](#) of the Zoning Code. You must also list them on the cover sheet of your Site Plan or other drawings on which they occur.

***Response: No waivers are anticipated to be requested at this time.***

### **New CAD Standards**

The City of Aurora has developed a CAD Data Submittal Standard for internal and external use to streamline the process of importing AutoCAD information into the City's Enterprise GIS. Digital Submission meeting the CAD Data Submittal Standard are required by consultants on development projects when submitting to the City for signature sets and on capital projects funded by the City. Details of the CAD Data Submittal Standard can be found on the [CAD Standards](#) web page.

***Response: Acknowledged.***

Sincerely,  
**Entitlements and Engineering Solutions, Inc.**

Krysta Houtchens, P.E.  
Senior Civil Engineer