

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



April 29, 2020

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

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

Dear Mr. Perrino:

Thank you for your second submission, which we started to process on April 15, 2020. 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.

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 20, 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 set for June 10, 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 let me know. I may be reached at 303.739.7541 or [efuselie@auroragov.org](mailto:efuselie@auroragov.org).

Sincerely,

A handwritten signature in cursive script that reads "Liz C. Fuselier".

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\2202-00rev2



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Label Building Heights (Planning)
- Data Block Information (Planning)
- Parking Counts (Planning)
- Notes (Landscaping)
- Parking Lot Islands (Landscaping)
- Development Entrance (Landscaping)
- Preliminary Drainage (Public Works)
- Sidewalk Reduction Justification (Public Works)
- Access Easement Labels (Public Works and Real Property)
- Cover Sheet Note (Fire and Life Safety)
- Tree Mitigation (Forestry)
- Community Tree Fund (Forestry)
- Cover Sheet Note (Real Property)
- Easement Dedications (Real Property)

### PLANNING DEPARTMENT COMMENTS

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

- 1A. Cover Sheet: Change to Adjustment. The city no longer uses the term waivers.
- 1B. Provide heights of both structures; separate these structures within the data block.
- 1C. Please provide sf for car wash; separate these structures in the data block.
- 1D. Please add number of bicycle racks provided to data block.

#### **2. Parking Issues**

- 2A. Vacuum Bays may not be used as parking spaces or count toward required parking. Adjust accordingly and modify data block. Per the UDO, parking requirements are 3 spaces per 1,000 sf. gfa.

#### **3. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

- 3A. Sheet 6: Add an asterisk and a note at the bottom of the table that states that one tree is existing.
- 3B. Sheet 6: Code requires 50% to be evergreen, add an asterisk and note explaining this. See comment on landscape plan.
- 3C. Sheet 6: Add a note that states any existing trees that may die or are removed that are being used to meet UDO requirements shall be replaced so as to be compliant with the approved landscape plan.
- 3D. Sheet 6: Along with the table, include a plan that delineates the water and non-water conserving areas by hatches and/or shading.
- 3E. See landscape plan for how building perimeter lengths were determined.
- 3F. Sheet 7: Make the property line thicker. Label the sidewalk. Darken the edger. Adjust shrubs due to the storm structure. Dimension and label the buffer. Building perimeter measurement east side. See comment in table.
- 3G. Sheet 7: Because code requires that 50% of the trees be evergreen, indicate which ones if any are evergreen. Add an asterisk and note to the table indicating the quantity and if none, then add a note that the existing trees are being used to meet code requirements and that it is not possible to add evergreen trees.
- 3H. Sheet 7: Parking lot islands are to have 6 shrubs (5) gallon size per small island. The equivalent of 2 shrubs have been provided. These grasses are drawn very large as they will typically only get 18"-20" wide. Maybe switch the location of the shrubs and tree due to the sanitary sewer line?
- 3I. Sheet 7: Will the underground electric cause problems for these trees? Turn on the transformer and the electric line running from it.
- 3J. Sheet 7: The entrances to the development should be more heavily landscaped being mindful of the sight distance triangles. Entrances are supposed to have enhanced landscaping. This is a little lean.

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

- 4A. 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****5. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)

- 5A. The Site Plan will not be approved by public works until the preliminary drainage letter/report is approved.
- 5B. Comments were provided 12/27/2019 and no subsequent submittal has been made. Please do not resubmit the site plan until another review of the drainage letter has been completed.
- 5C. There was supposed to be a justification for only providing an 8' sidewalk. Utility relocation or a retaining wall is not necessarily enough to justify the reduced width.
- 5D. Clearly label the access easement required from the drainage easement to public right of way (or existing access easement).
- 5E. Sheet 5: The drainage easement is only required for detention and water quality facilities, not the pipes or outfalls.

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

- 6A. Approved.

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

- 7A. Cover Sheet: Add this note: THE 2015 INTERNATIONAL FIRE CODE, SECTION 510, REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPER'S EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
- 7B. Sheet 5: Show and label the "Knox Box with approved hardware".

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

- 8A. Sheet 5: Please label PRIVATE as this inlet is not accepting ROW flows.

**9. Forestry** (Becky Lamphear / 303-739-7177 / [lamphea@auroragov.org](mailto:lamphea@auroragov.org) / Comments in purple)

- 9A. Sheet 8: Tree #9 will require removal due to new curb that is within the critical root zone of tree.
- 9B. Sheet 8: Tree #8 will require removal due to new curb that is within the critical root zone of tree.
- 9C. Sheet 8: Tree #7 will require removal due to the proposed air/vac. Tree may be able to remain If this structure can be moved outside of it's critical root zone.
- 9D. Update caliper inches removed to reflect additional removals.
- 9E. Update Community Tree Fund to reflect additional removals.



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

- 10A. Add the following note to the Cover Sheet: All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.
- 10B. Any physical features located in the Drainage easements will need to be covered by a License Agreement. Contact Grace Gray to start the License Agreement process.
- 10C. Contact Andy Niquette at 303.739.7325 to start the easement dedication. Please show the easement lines.