

Planning Division  
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Aurora, Colorado 80012  
303.739.7250



October 21, 2019

Justin Henry  
2323 Dayton Street  
Aurora, CO 80010

**Re: Second Submission Review:** Beer Garden at Stapleton – Site Plan and Conditional Uses  
**Application Number:** DA-2179-00  
**Case Numbers:** 2019-6024-00; 2019-6024-01; 2019-6024-02; 2019-6024-03

Dear Mr. Henry:

Thank you for your second submission, which we received on September 30, 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.

Since many important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Monday, November 4, 2019. Your Planning Commission hearing date is tentatively set for Wednesday, December 11, 2019 if all submissions are made on time and all staff comments are sufficiently addressed.

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.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7857.

Sincerely,

Sarah Wieder, Senior Planner  
City of Aurora Planning Department

cc: Greg Howes, R3 Design Architecture, 355 Bellaire Court, Broomfield, CO 80020  
Meg Allen, Neighborhood Liaison  
Jacob Cox, ODA  
Filed: K:\SDA\2179-00rev2.rtf



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Make revisions to the Cover Sheet (see Item 1)
- Analyze how each Conditional Use complies with the criteria in the UDO (see Item 2)
- Update the Photometric Plan to meet code requirements (see Item 2)
- Revise the parking table on the Cover Sheet to depict code requirements (see Item 4)
- Improve the building elevations (see Item 6)
- Make changes to the Landscape Plan (see Item 7)
- Revise the Site Plan to comply with Public Works standards (see Items 8 and 9)
- Include the sanitary sewer service on the Site Plan (see Item 10)
- Review and address comments regarding Certificate of Occupancy for the second story (see Item 11)

### PLANNING DEPARTMENT COMMENTS

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

- 1A. All Site Plan sheets should be uploaded as a single PDF. Please do not upload each sheet as a separate PDF.
- 1B. The city's Unified Development Ordinance (UDO) was adopted on September 21, 2019. Therefore, the code sections and zone districts that are referenced in documents should be consistent with the UDO. Please update with the next submittal.
- 1C. Update the Letter of Introduction to include additional details and to revise applicable sections. Please see redline comments for additional information.
- 1D. Please revise the Vicinity Map per redline comments on the Cover Sheet.
- 1E. Update the Signature Block to add lines for "City Attorney" and "Planning Commission."
- 1F. Please remove Sheets 8 and 9 from the plan set and upload these as separate documents. These should not be included in the Site Plan. In addition, please remove "of 10" from all sheets.
- 1G. Update the Site Plan Notes per redline comments.
- 1H. As a reminder, the city has developed CAD Data Submittal Standards for internal and external use to streamline the process of importing AutoCAD information into the city's Enterprise GIS. Please note that a digital submission meeting the [CAD Data Submittal Standards](#) is required before your final Site Plan mylars can be routed for signatures or recorded. Please review the CAD Data Submittal Standards and email your Case Manager the .DWG file before submitting your final Site Plan mylars. Once received, the city's AutoCAD Operator will run an audit report and your Case Manager will let you know whether the .DWG file meets the city's standards.

#### 2. Zoning and Land Use Issues

- 2A. In the Letter of Introduction, please state the code criteria for Conditional Uses in [Section 5.4.3\(A\)](#) (Page 384) and explain how you are meeting each of these requirements. This analysis should be done for each Conditional Use request.
- 2B. With the first submittal, staff requested that a note be added to the Cover Sheet that stated that the site would comply with the city's noise ordinance. However, a note was added that states that the "applicant shall make all reasonable attempts to conform with the city's noise ordinance for adjacency to residential uses. The City of Aurora accepts that the Conditional Use requests for this site assume that there will be occasions when the applicant will not meet the exact language of the noise ordinance." This note is *not* acceptable to the city and must be removed. The note should state that the applicant will comply with the maximum noise standards in [Section 4.11.2\(E\)](#) (Page 344), which is required of all properties in the city and cannot be modified.
- 2C. Per [Section 4.9.2](#) (Page 319), all lighting shall be lit with full cutoff shielded luminaire-type lighting fixtures no more than 25' tall, and fixtures shall be downcast types with full cutoff shielding. The volleyball court lights do not appear to be downcast or shielded. In addition, there cannot be that much spillover beyond the property line. It shall not exceed 0.1 foot-candles measured 10' from the property line. Please extend measurements on Sheet 5.



2D. The proposed design of the corner of Dayton Street and 23<sup>rd</sup> Avenue is very closed off from the rest of the site by fences and tall trees. It will likely not serve the purpose of activating the street and may encourage unsafe / disruptive activity in this area if there's not more visibility. It appears that the bocce ball court at the corner could be shifted to another part of the site to allow for more visibility at the corner to achieve code requirements of activating the street. In addition, please look at other options besides chairs as people could try to sleep on them.

2E. Details of all proposed fences, including any existing fences that are remaining on site, must be included within the plan set. Please provide with the next submittal. Call out the names of the fences so they match what they are called on the Site Plan.

### **3. Streets and Pedestrian Issues**

3A. As previously requested, pedestrian lights are required and should be provided in between the tree openings on Dayton Street and 23<sup>rd</sup> Avenue. Please show with the next submittal. See Civil Engineering comments for additional information.

3B. Tree openings should be located directly adjacent to the street frontage. Please revise with the next submittal. See Civil Engineering comments for additional information.

3C. The area at the northeast corner of the site must be improved as the concrete appears to have significant cracks and weeds / grass are growing through the concrete. Please also remove unused objects (such as wheel stops and monuments) to make this area more inviting and active.

### **4. Parking Issues**

4A. Per [Section 4.6.3](#) (Pages 205-209), restaurants required 4 parking spaces per 1,000 gross floor area, not 5 parking spaces per 1,000 gross floor area. In addition, the parking calculation does not account for the outdoor entertainment use at 1 space per 4 persons design capacity. Update the table and Data Block accordingly.

4B. Per [Section 4.6.3](#) (Page 210), the required number of bicycle parking spaces should be equal to at least 10% of the required automobile parking spaces. Please revise this in the Data Block accordingly and provide additional bicycle parking spaces if necessary.

4C. Staff highly recommends that the bicycle parking spaces be moved closer to Dayton Street so they are more visible and accessible to visitors.

4D. Please add a note to Sheet 2 that states that loading will occur during off-hours as the parking lot will not function if a truck is parked in that location during business hours.

4E. Per [Section 4.9.3](#) (Page 321), the maintained average illuminance values in parking areas shall be no less than two foot-candles. It does not appear that you meet the illuminance requirements in the parking area based on the information provided on Sheet 5. Illuminance shall be measured using only the light produced on site.

4F. Please revise the detail of the bicycle rack on Sheet 6. It should just depict a standard inverted-U bicycle rack.

### **5. Signage Issues**

5A. Revise how the signage is noted in the Data Block per redline comments. It should reference [Section 4.10.10, Table 4.10-3](#) (Page 329).

5B. If a monument sign is proposed, the location must be shown on the Site Plan. This cannot be deferred until the signage permit as staff must review the location of the sign and materials of the sign base.

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

6A. The current building elevations are not supported by the requirements in the UDO and significant changes are needed to gain staff's support of the building elevations. Please contact your Case Manager to set up a meeting to discuss these concerns in further detail.

6B. Per [Section 2.4.4](#) (Page 38), "mansard roofs shall not be allowed." The current proposal to keep and modify the mansard roof is not supported by the UDO. Please revise your building elevations to be more similar to the previous submittal in which the mansard roof was removed and replaced with new metal siding on the second story.

6C. Please be aware that you will need to prepare a materials board. It should be mounted on an 8.5" x 11" foam board and should have samples of the primary materials / colors. Please submit this to staff with the next submittal.

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

7A. Include the plant symbology in the Plant Legend.

7B. Revise the tree openings to be 5' x 15'. Tree grates are an option, but tree grate openings are never adjusted to accommodate future tree growth and the trunks are girdled. Remove the grates and add understory plantings of shrubs / ornamental grasses / perennials.

7C. Parking lots are supposed to be screened. Use a plant that will mature to a minimum height of between 3'-4'. No ornamental grasses are permitted as they are often cut down in the winter or impacted by snow loads. There is approximately 7' of planting area. If need be, use wheel stops to prevent car overhang.

7D. Turn off the survey label information on Sheet 4.

7E. Add more vegetation to the larger parking lot end island where noted.

7F. The smaller parking lot islands should have a minimum of 6 shrubs.

7G. Provide some taller vegetation along the east side of the dumpster enclosure.

7H. Include landscape edger between the volleyball court areas and adjacent planting beds.

7I. Trees shall be provided at a ratio of 1 tree per 35' along 23<sup>rd</sup> Avenue.

7J. Add the actual plant requirements to the Landscape Requirements Table.

7K. Provide the required plant material per code.

7L. Add "Not for Construction" to Sheet 4.

7M. Include the proposed grading on Sheet 4.

7N. Provide the required landscape notes that can be found in the Landscape Reference Manual.

7O. The Landscape Plan must be drawn at an engineering scale, not an architect scale.

7P. Crusher fines is not an acceptable mulch treatment. Use a wood mulch or rock mulch.

7Q. Label the artificial turf detail.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES****8. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)

8A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved. The submittal process has already started. Storm infrastructure identified in the Preliminary Drainage Report needs to be shown on the Site Plan. This includes detention and water quality ponds, outlet structures, and connections to existing storm facilities or outfalls to the street through a sidewalk chase.

8B. Curb returns are required. Label curb return radius and curb ramp.

8C. Tree openings are intended to be adjacent to the street to provide a buffer for pedestrians. Please update.

8D. Pedestrian lights are required. Please show with the next submittal.

8E. Label slopes for all new concrete installations.

8F. Labels slopes away from the building.

8G. The curb should extend around the new landscape area.

8H. Proposed grading contours are required.

8I. Street lights and pedestrian lights on public streets will be owned and maintained by the city and must meet the city's standards. A Street Lighting Plan, including a Photometric Plan, shall be submitted with the Civil Plans.

8J. Add a note that street light locations shown are conceptual and final locations will be determined with the Civil Plans.

8K. Street and pedestrian lights must meet city standards. Include fixtures for street and pedestrian lights. The draft lighting standards are available upon request.

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

9A. Update Note #19 on the Cover Sheet.

9B. Show required sight triangles per COA STD TE-13.1.

9C. Add and label stop signs per redline comments.

9D. Include requested note on the Landscape Plan.



**10. Aurora Water** (Casey Ballard / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

10A. An easement will be required for water meters outside of the right-of-way. See Section 5.04 for easement dimension requirements.

10B. The sanitary sewer service is not shown on Sheet 3.

**11. Fire / Life Safety** (John Van Essen / 303-739-7489 / [jvanesse@auroragov.org](mailto:jvanesse@auroragov.org) / Comments in blue)

11A. There is no existing Certificate of Occupancy for the second story as noted on the Site Plan. A-3 Occupancy requires a sprinkler system. Please revise the second story occupancy or sprinkle the building.

11B. Please use “accessible” instead of “ADA” on the Site Plan.

11C. Label the Knox Box where noted per redline comments.

11D. Show an accessible route to all site amenities.

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

12A. Revise Note #7 on the Cover Sheet.

12B. Update the legal description per redline comments.

12C. Verify the property line distances noted on Sheet 2.