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August 4, 2022

Julie Margetich  
Covenant Group LLC  
2044 California Ave  
Corona, CA 92881

**Re: Second Submission Review –Buckley Yard Lot 4 - Conditional Use and Site Plan**  
Application Number: **DA-2252-05**  
Case Numbers: **2021-6024-08; 2021-6024-09**

Dear Mrs. Margetich:

Thank you for your second submission, which we started to process on Thursday, July 18, 2022. 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. Important items to capture to move to Planning Commission are Traffic approval of the drive-thru lane, adjustment language and improvement of the patio space. Please revise your previous work and send us a new submission on or before Monday, August 15, 2022 by 5pm. 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 and Zoning Commission public hearing date will be set once Traffic signs off on the drive-thru design. 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) 739-7259 or [amuca@auroragov.org](mailto:amuca@auroragov.org).

Sincerely,

Ariana Muca, PLA  
Planner I

cc: David Goode - David P Goode Architecture 558 Castle Pines Pkwy Aurora, CO 80108  
Ariana Muca, Case Manager  
Scott Campbell, Neighborhood Services  
Justin Andrews, ODA  
Filed: K:\SDA\2252-05rev2.rtf



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The Introduction Letter and Site Plan need to be adjusted to accommodate a couple of adjustments (Planning).
- Need to include Landscape Adjustment (Landscape).
- Minor labeling comments (Public Works).
- Show and label Fire Service Line (Fire and Life Safety).
- Dedicate easements and update labels (Real Property).
- Provide bend and additional cleanout (Water).
- Please submit preliminary digital addressing.SHP or a . DWG file as soon as possible (Addressing).
- Please update the que lane and storage (Traffic).

### PLANNING DEPARTMENT COMMENTS

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

1A. No citizen comments or concerns were received during the second review.

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

- 2A. General Comment: Comments are included in this letter; however, please remember to refer to the redlined documents for smaller technical comments that would not translate well in this document.
- 2B. Enlarge the Vicinity Map as per the manual; the vicinity map should be 3 inches by 4 at a scale that the map includes the closes arterial street intersection and all surrounding local roads. The perimeter roads need to be labeled. Please no aerial imagery as it is subject to change as the site develops.
- 2C. Repeat Comment: Include an operations plan in your subsequent submittal as per the pre-app notes.
- 2D. Repeat Comment: Include a distance from the building face to the eastern property edge. There may need to be neighborhood protection standards in place. Add distance to the site plan.

#### 3.Architectural and Urban Design Issues

- 3A. The team met with staff and agreed to move forward with the current design, but you still need to ask for the adjustments as you still do not meet code in both building frontage and 60% of the lot frontage on an arterial street. As discussed with staff, drive aisles are considered in the percentage. The title will need to read Site Plan with Adjustments, an adjustment block needs to be added to the cover sheet, and the introduction letter needs to be updated. The adjustment is added to the cover sheet to keep a record of the vested agreement.
- 3B. Repeat Comment: As per the pre-app notes fronting South Pagosa Street is a priority. You will be asking for an adjustment if the building is not fronting the street from Section 2.4.4.2.c. Therefore, to proceed with this design, an adjustment must be requested.
- 3C. As part of the adjustment discussion, pre-app and first review staff is looking for a usable patio space. The patio space should have landscaping, furniture, and a sense of place. Add the hardscape to the legend and improve the patio upon the second submittal.
- 3D. Add a monument signage detail to the site plan set.

#### *Lighting Plan*

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- 3E. All site lighting should be brought down to zero. There should be no light pollution offsite, especially in the residential.
- 3F. There is a rev cloud and delta with a one. Why is this? This is not a Minor Amendment. Please delete.

#### *Elevations*

12 of 12

- 3G. As per table 4.8-0 of, the UDO entry must have one of these options projected mass, recessed mass, corner entry, roof form variation, awning, or sun shade device. Two entries, one on the eastern elevation and one on the western, need an entry treatment. The improved entry will continue to help with the "Double fronted," code requirement in sections 146-4.8.4. The east side must have an architecture similar to the west side. The



elevation has improved since the first review. The eastern elevation is considered a primary frontage as it faces residential and a public street.

- 3H. Repeat Comment: There is too much signage along the western elevation and on the site in general. Why have two signs for one storefront in the middle?

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

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- 4A. Adjust note one under the Adjustment Request to read as follows: to mitigate the missing trees required within the buffer along S. Airport Boulevard, a total of five additional trees are being provided. Two additional trees along S. Pagosa Street and three additional trees along the Private Drive.
- 4B. The adjustment for the building perimeter landscaping along the south side of the building states that there are site limitations prohibiting landscaping. This is a greenfield site. There are no site limitations. Please refine this reasoning and provide a description of what is being done to offset the adjustment request.  
Sheet 7 of 12
- 4C. For adjustment number one, add the street name where the buffer is encumbered.
- 4D. Darken the parking stalls.
- 4E. Add a call out for the Case Number and project title to the streets that have landscaping provided in another plan set.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

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

- 5A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:
- Parcels
  - Street lines
  - Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <http://tinyurl.com/AuroraCAD> or by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org)

**6. Civil Engineering (Julie Bingham / 303-739-7306 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)**

- 6A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

*Site Plan*

*3 of 12*

- 6B. Repeat Comment: Label the private street and add the RSN of the project proposing to build it (RSN 1609809).

*Grading and Utility Plan*

*4 of 12*

- 6C. Label the slope in the swale.

- 6D. Advisory: ensure there is not a conflict between the proposed ramp and the proposed inlet. A detailed review of the ramp will be completed with the civil plans.

*Site Lighting Plan*

*9 of 12*

- 6E. Site plans are not required to be stamped.

**7. Traffic Engineering (Sylvia Lopo / 303-339-0440 / [slopo@auroragov.org](mailto:slopo@auroragov.org) / Comments in amber)**

- 7A. COA Traffic has had back-and-forth conversations with the developer to either provide storage consistent with the TIS findings (per ITE methodology) or otherwise indicate the tenet (by observed tenet operations at other



locations) will not exceed prescribed storage. This issue has not been resolved and should be prior to going to PC, given a redesign of the queue storage could have major impacts on the design of the site.

#### *Site Plan*

*3 of 12*

- 7B. Label all existing signs (i.e. stop sign, fire lane, etc.)
- 7C. Add R1-1 to north egress.
- 7D. Measure northern egress distance.
- 7E. Sight distance is measured 14.5' from FL. Revise all.
- 7F. Per previous comments 240' (12 vehicles) of storage is required. Overflow stacking outside of the drive thru lane cannot conflict with the access point.
- 7G. Label access path as indicated on site plan.
- 7H. Fix labels to make sure they are all legible.
- 7I. What are these? Remove from ramp.
- 7J. Label bumper block (typ).
- 7K. Fix hatching on site plan.
- 7L. Edit text to spell site triangle correctly.
- 7M. Use consistent leader type as other access movement label.
- 7N. Show all proposed lights on site plan as in legend.

*4 of 12*

- 7O. Show all proposed site lights on utility plan.
- 7P. Max 2% cross slope for crosswalk. Please revise.
- 7Q. Are there ramps here to have the sidewalk become flush with the pavement? Please clarify.
- 7R. Label cross slope.

*5 of 12*

- 7S. Provide a detail for all proposed signs. Detail is to include MUTCD sign designation, dimensions and color information. Installation does not conform to COA detail TE 11.
- 7T. Provide MUTCD sign designation and dimensions. Label different sign types on site plan.

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- 7U. Update sight triangles per comment on site plan

#### *Traffic Impact Study*

- 7V. Page 3 show internal street alignment.
- 7W. Page label access movements.
- 7X. Page 7: Sentence is confusing. Is this referring to the original development? 866 trips is for the entire building, not for the proposed fast-food portion. Revise sentence to indicate the new proposed uses generate 866 trips.
- 7Y. Per previous comments, queuing analysis is to follow ITE methodology or specify a tenant and provided tenant specific data from other locations to support observed queuing. Referencing the minimum City requirement will not be accepted without supporting traffic analysis information. Revise accordingly

### **8. Utilities** (Chong Woo/ 303-739-7249/ [cwoo@auroragov.org](mailto:cwoo@auroragov.org) / Comments in red)

#### *Site Plan*

*2 of 12*

- 8A. Delete meter and water pipe. Appears to be duplicated. Typical for all sheets.

#### *Grading Plan*

*4 of 12*

- 8B. Outlet requires a straight run for vent pipe and double cleanouts. Provide bend and additional cleanout.
- 8C. Provide bend and additional cleanout to ensure straight run into Grease Interceptor.
- 8D. Delete meter and water line. Appears to be duplicated.

### **9. Fire / Life Safety** (Jeff Goorman / [jgoorman@auroragov.org](mailto:jgoorman@auroragov.org) / (303) 739-7464 / Comments in blue)

#### *Grading and Utility plan*

*4 of 12*



- 9A. Show and label Fire Service Line using the example on the site plan.
- 9B. Label FDC using the following example: FDC w/app'd Knox Caps.
- 9C. Include FDC and Fire Sprinkler Riser Room Sign Detail. See Detail on site plan for reference.

*Landscape*

*6 of 12*

- 9D. Add the following note as a new number 11. Note details on site plan set.

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

- 10A. Repeat Comment: Add the Sidewalk easement along the Quintero Dr. R.O.W. as indicated on the site plan. Please begin this process and submit the documents to [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org).
- 10B. The low wall may be in an easement, if so, then those walls need to be covered by a License Agreement. Contact Grace Gray to start this process if needed.

*Site Plan*

*2 of 12*

- 10C. Please label the line indicated on the site plan (several instances).
- 10D. Dedicate this sidewalk easement by separate document.

*Site Plan*

*3 of 12*

- 10E. Please label the line indicated on the site plan (several instances).
- 10F. Move the leader lines to here - indicated on the site plan.
- 10G. If these walls are located in easements, then they need to be covered by a License Agreement.
- 10H. Dedicate this sidewalk easement by separate document.

*Site Plan*

*4 of 12*

- 10I. Check item as indicated on the site plan.
- 10J. Dedicate this sidewalk easement by separate document.

*Site Plan*

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- 10K. Utility easement location is wrong.
- 10L. Dedicate this sidewalk easement by separate document.