

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



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July 9, 2021

Beau Sisson
Zubha Pop Foods LLC.
4415 Highway 6
Sugarland, TX 77478

Re: Initial Submission Review – Popeye’s at Citadel – Site Plan and Conditional Use
Application Number: **DA-1422-17**
Case Number: **2017-6017-09; 2017-6017-10**

Dear Mr. Sisson:

Thank you for your initial submission, which we started to process on June 14, 2021. 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 still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Friday, July 30, 2021.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item marked with an asterisk. 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 tentatively scheduled for Wednesday, September 8, 2021. 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, to include checking with adjacent builders if development activity and/or sales are taking place on properties adjacent to your site.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7227 or atibbs@auroragov.org.

Sincerely,

Aja Tibbs, Planner II
City of Aurora Planning Department

cc: William Fellhoelter, Cole
Meg Allen, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\SDA\1422-13rev1.rtf

Attachments: Xcel Letter, Tri-County Health Letter, Arapahoe County Letter



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Section 146-2.4.3.D.2.a requires an outdoor meeting area that is clearly visible and accessible within the development of the site. Refer to the UDO for design requirements of outdoor areas.
- Landscaping, access and drive isles need to be shown as approved in other applications. Coordinate with the master developer and add notes to indicate who will be installing the improvements.
- Section 146-4.6.5.A.2.a. states that "no more than 25 percent of the lot frontage on arterial or collector streets to a depth of 60 feet shall be occupied by surface parking. The remaining 75 percent of the lot frontage on arterial or collector streets shall be occupied by a structure, and no surface parking shall be located between that building and the street." An adjustment must be requested if this standard cannot be met. If you wish to proceed with an adjustment request, please contact me to further discuss the requirements prior to resubmittal.
- The building elevations do not appear to meet the minimum number of elements for 4-sided building design per Table 4.8-8. The massing and human scale elements are not meeting requirements. Due to the building orientation and surrounding elements, staff would consider the north and west facades as primary, and the east and south facades as secondary. Refer to comment 1T for more information.
- Synthetic stucco (EIFS) is a prohibited building material for commercial structures. Refer to Table 4.8-5 for a list of permitted building materials.
- Section 146-4.8.8.A.2.b. states that flat roofs shall vary in height at least 3' every 60' in length. Please increase the height variation in the roof parapet for both the east and west elevations. Refer to comment 1Z for more information.
- The west streetscape area is not shown on the Master Plan to be covered by the Master Developer. Therefore, it is my understanding that it should be covered by this site plan. Please coordinate with the master developer on who is responsible for this streetscape landscape.
- The site plan will not be approved by public works until the preliminary drainage letter/report is approved.
- Provide turn template from Drive Line A into the drive through lane. Access to Drive Lane A is excessively wide and needs to be better delineated. Is this due to turn template analysis? If so, please provide centerline striping and striped median on the outsides to narrow the effective width. If turn templates do not require this wide access, a width reduction will be required.

PLANNING DEPARTMENT COMMENTS

1. Planning and Development Services (Aja Tibbs / 303-739-7227 / atibbs@auroragov.org)

GENERAL COMMENTS

1A. Staff did not receive any public comments regarding this application. A neighborhood meeting will not be required prior to the conditional use public hearing.

1B. This site proposal is required to comply with both the Unified Development Ordinance (city regulations), and the Citadel Master Plan (and Design Standards). If the two documents conflict, the stricter provision shall apply. Please feel free to contact staff if you have any questions or need assistance in determining a standard that would apply.

1C. There are several comments below which require revisions to the building elevations. You may make these changes and begin your review with the Citadel Design Review Committee now that you have an initial idea of the regulations that will apply. Please contact the master developer to initiate the process once you have revised the elevations accordingly.

SITE PLAN

Sheet 1/ Cover Sheet

1D. The number of required parking spaces is incorrect. Per the required off-street parking requirements (See Table 4.6-1), there are 4 parking spaces required for every 1,000 gfa, which comes to a total of 14 spaces. At least 1 handicapped accessible parking space and 1 bicycle parking space will also be required. Please revise the document to



be consistent with the UDO requirements.

1E. Please double check the site data calculations. The site area categories do not correctly total the site area listed.

1F. Please delete the Colorado 811 box and enlarge the amendments box so that there is more room for text.

Sheet 2/Notes Sheet

1G. Remove unnecessary documents that are not applicable to this application. Refer to redlined document. Try to consolidate site plan notes to this sheet so that the site plan graphic can be enlarged to take up more of the plan document page.

Sheet 3/Site Plan

1H. Revise parking calculations table to be consistent with UDO requirements and cover sheet redlines.

1I. At least one bicycle parking space is required. Please show location on the site and landscaping plans and add a detail to the site plan set of the bike rack that will be installed. Bicycle parking calculation, design and location requirements are located in Section 146-4.6.3.F.1.

1J. Landscaping, access and drive isles need to be shown as approved in other applications. Coordinate with the master developer and add notes to indicate who will be installing the improvements.

1K. Section 146-2.4.3.D.2 a - requires an outdoor meeting area that is clearly visible and accessible within the development of the site. Refer to the UDO for design requirements of outdoor areas. Please also be sure to include specifications and details for all or any outdoor furniture proposed for the development. Keep in mind that these must comply with the requirements of the Citadel Master Plan. Section 3.9 Plazas of the Citadel Master Plan Design Standards addresses additional requirements and details for required plaza spaces.

1L. Section 3.4 Street Furnishings of the Citadel Master Plan Design Standards lists several standards requiring trash receptacles and outdoor seating throughout the site. Please revise the plan to meet these requirements.

1M. Section 146-4.6.5.A.2.a. states that "no more than 25 percent of the lot frontage on arterial or collector streets to a depth of 60 feet shall be occupied by surface parking. The remaining 75 percent of the lot frontage on arterial or collector streets shall be occupied by a structure, and no surface parking shall be located between that building and the street." An adjustment must be requested if this standard cannot be met. If you wish to proceed with an adjustment request, please contact me to further discuss the requirements prior to resubmittal. Note: Please also refer to section 3.1.1 Parking lot standards. These regulations also require minimum standards for screening parking areas using landscaping and walls.

1N. Provide elevations/details for the proposed screen walls and trash enclosure.

1O. Please identify the symbol located next to the main entry of the building.

1P. At a minimum the site needs a southern connection between the building and the Drive Lane A sidewalk. Refer to Figure 4.5-3 mixed-use access and connectivity. Guideline C requires individual lots to provide internal pedestrian connections that create an internal pedestrian circulation system within large development sites. Also required per Table 4.5-3 which requires a pedestrian connection to adjoining streets. A recommended path for the sidewalk is demonstrated on the redlined plans. Staff would highly encourage the crosswalk to be a different material when crossing the street per section 3.7 of the Citadel Master Plan Design Guidelines and Standards. Additional connections to the east and west sidewalks are also encouraged. Section 3.1.1 of the Citadel Design Standards also that "All proposed developments shall evaluate the potential to increase pedestrian connectivity through sites." Please note that Tri-County Health also commented that a direct sidewalk connection to Colfax Ave will provide safe access to the transit stop.

1Q. Please clarify the box drawn on the eastern end of the building. The canopy demonstrated on the elevations is not a consistent size/location.

1R. Please demonstrate compliance with vehicle stacking requirements. Refer to Section 146-4.6.7 for more information.

1S. Draw property line in dark bold lines and label building setbacks to property line.

Sheet 9/Building Elevations

1T. The building elevations do not appear to meet the minimum number of elements for 4-sided building design per Table 4.8-8. The massing and human scale elements are not meeting requirements. Due to the building orientation and surrounding elements, staff would consider the north and west facades as primary, and the east and south facades as



secondary. There is no minor facade on this building, because all sides are facing a public or private street or contain a main entrance. This site requires exceptional 4-sided design due to its public exposure and visibility. Note: increasing design elements in response to this standard will also help meet the Citadel Master Plan Design Standards section 4.1 and 4.3.

1U. Section 4.4 Building Facades Design Standards states that “scaling elements and details should be integral with the building form and construction, not a thinly applied façade.” Increasing the detail elements of the façade as required in comment 1R should also help to better meet this requirement.

1V. Synthetic stucco is a prohibited building material for commercial structures. Refer to Table 4.8-5 for a list of permitted building materials. Please note that EIFS is permitted in limited quantities within the Citadel Master Plan Design Standards, however, the city code prohibition is the stricter requirement and shall be applied. Please also review section 4.8.1 Building Materials of the Citadel Master Plan Design Standards, which provide a list of acceptable primary building materials.

1W. The building elevations appear to be labeled incorrectly. It looks as though the building is facing Colfax, which would be the north elevation (not the south), and vice-versa. They are also reversed with the east and west elevations. Please double-check them and revise as necessary.

1X. Building and ground mounted signage is approved through a separate sign permit process. To eliminate any confusion or conflicting information please remove the sign details from the elevations. If you would like, you may outline the areas proposed for signage with a dashed line. Also, if a monument sign will be proposed on the site, please note the frame design and location on this plan (but not the sign content).

1Y. Add a table outlining the percentage of transparency for each facade (window area vs facade area). This is required to determine compliance with Section 4.5 Building Transparency of the Citadel Master Plan Design Standards.

Sheet 10/Building Elevations

1Z. Section 146-4.8.8.A.2.b. states that flat roofs shall vary in height at least 3' every 60' in length. Please increase the height variation in the roof parapet for both the east and west elevations. Note: Section 4.4 Building Facades of the Citadel Master Plan Design Standards requires a 2' variation in parapet height. Since the stricter provision applies – the UDO 3' variation requirement should be met.

1AA. Refer to comments for Sheet 9 regarding the elevation labels, building material requirements, façade elements, and sign details that also apply to this sheet. Please note that the “love that chicken” sign will count towards the maximum sign area.

Sheet 11/Lighting Plan

1BB. Show lighting levels beyond the extent of the property – to the surrounding/adjacent access drives. Please be sure to include street lighting fixtures, if necessary, to demonstrate that all walking paths are appropriately lit.

1CC. Draw the sidewalk and pedestrian way that is installed along the eastern property line. This walkway should be lit with pedestrian lighting no taller than 12' in height. Refer to Section 4.5.4.D.2.b.i. for the applicable requirement.

Section 3.1.1. Design Guidelines state the “mid-block connections should be well lit”

1DD. What will the light fixtures look like? Please provide images and detail sheets to verify compliance with the code and Citadel Master Plan design standards.

2. Landscaping (Chad Giron / 303-739-7185/ cgiron@auroragov.org / Comments in bright teal)

Sheet 7/Landscape Plan

2A. A plant schedule for the Colfax streetscape provided by the master developer is not necessary. Just show the proposed landscaping grayed back without labels.

2B. Most of the notes that reference or give direction to a contractor can be removed as they are not necessary for site plan approval.

2C. Spade cut edges may not be used in this location.

2D. Add note that generally describes the freestanding lights.

2E. Add a note that generally describes the surface material of walks, vehicular drives, parking lots, plazas, etc.

2F. Change soil prep note as shown.

2G. Add a legend with the information shown on the PDF

2H. Grasses must be 5 gal. when used to fulfill landscape requirements.



- 2I. The west streetscape area is not shown on the Master Plan to be covered by the Master Developer. Therefore, it is my understanding that it should be covered by this site plan. Please coordinate with the master developer on who is responsible for this streetscape landscape.
- 2J. Add and label proposed contours.
- 2K. Add a sidewalk connecting to Colfax on both the east and west side.
- 2L. Missing and misaligned base linework? This must be fixed before next submittal acceptance.
- 2M. Label street. If it doesn't have a name, label as "Private Entry Drive".
- 2N. Remove landscape on the west side of the entry drive.
- 2O. Add the area highlighted to the Colfax streetscape improvements to be completed by the master developer.
- 2P. Add enhanced entry landscaping that provides visual interest during all seasons.
- 2Q. Please change the Columnar English Oak tree highlighted to a large shade tree or an ornamental tree with a larger canopy to provide shade to the parking area.
- 2R. The NW tree in the parking island may count toward both the north and west building elevation landscaping.
- 2S. If you move the east buffer trees a few feet closer to the building they may count toward the building perimeter landscaping.
- 2T. Revise the landscape requirement tables as shown.
- 2U. The Master Plan has a note that says "THE DEVELOPER OF THE COMMERCIAL, MIXED-USE OR RESIDENTIAL PARCEL WILL BE REQUIRED TO PROVIDE THE NECESSARY LANDSCAPE BUFFER IN ACCORDANCE WITH THE CURRENT LANDSCAPE CODE AT THE TIME OF INDIVIDUAL SITE PLAN SUBMITTAL." Please coordinate with the master developer on exactly who is responsible for the installation and maintenance of this (east) streetscape landscape area, what should be shown on this site plan and exactly when it will be completed. That information must be shown on this site plan for approval.
- 2V. There cannot be any gaps in the parking lot screening requirement.
- 2W. Add parking lot landscaped island with tree and shrubs where shown.
- 2X. Gray back the landscaping that will be completed by the master developer and remove the labels.
- 2Y. Change the Colfax streetscape note to: "The grayed back landscaping shown in the highlighted area is per the approved Citadel on Colfax Master Plan." Then add the language used on the Master Plan: "THE MASTER DEVELOPER OF THE COMMERCIAL, MIXED-USE OR RESIDENTIAL PARCEL WILL BE REQUIRED TO INSTALL THE ADJACENT LANDSCAPE WITH LOT DEVELOPMENT BY JUNE 23, 2025."
- 2Z. Show the proposed curbside landscape from the Drive Lane A Infrastructure Site Plan (DA-1422-15) as grayed back linework and add a note that references this plan and who is responsible for installation and maintenance. Modifications must be made to allow for the site entry.
- 2AA. The terminal ends of all parking rows must have a tree.
- 2BB. The space in front and back of the screen wall is very narrow to maintain as sod. Consider a landscape bed with small shrubs and/or perennials.
- 2CC. The mid-block sidewalk connection to Colfax is in conflict with the approved Master Plan landscape design. A solution will need to be discussed with Planning.
- 2DD. Label all screen walls and add details.
- 2EE. Show the correct sidewalk alignment in the NE corner.
- 2FF. Remove Landscape Architect Stamp as it is not required for site plan approval.

3. Addressing (Phil Turner / pcturner@auroragov.org / 303-739-7271)

- 3A. 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, including Parcels; Street lines; Building footprints (If available)
- 3B. 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



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

Sheet 1/Cover Sheet

- 4A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.
- 4B. Site plans are not required to be stamped by an engineer.

Sheet 2/Plan Notes

4C. Add the following notes:

In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer.

The approval of this document does not constitute final approval of grading, drainage, utility, public improvements and building plans. Construction plans must be reviewed and approved by the appropriate agency prior to the issuance of building permits.

Sheet 3/Site Plan

- 4D. Pavement sections are not required on the site plan. Please just indicate the pavement material.
- 4E. Add a note that the adjacent public improvements must be completed prior to the issuance of the Certificate of Occupancy.
- 4F. Show/label curb ramps
- 4G. Label/dimension existing sidewalk.

Sheet 4/Grading Plan

- 4H. Add a note indicating if the storm sewer system is public or private and who will maintain it.
- 4I. Label slopes. Min 1% slope for asphalt, 0.5% for concrete, and 2% for all non-paved areas.
- 4J. Min. slope away from the building is 5% for 10' for landscape areas, min. 2% for impervious areas.

Sheet 5/Utility Plan

- 4K. Add a note indicating if the storm sewer system is public or private and who will maintain it.

Sheet 7/Landscape Plan

- 4L. Show all proposed storm on site
- 4M. Maintain at least 10' between storm sewer and trees.

5. Traffic (Kyle Morris / dkmorris@auroragov.org / 303-587-2668 / Comments in gold)

SITE PLAN SET

Sheet 3/Site Plan

- 5A. Show stop sign. (by others?)
- 5B. Provide stop sign at Access to Drive Lane A
- 5C. Show sight triangles per COA TE-13
- 5D. Show future streets.
- 5E. Provide additional width to accommodate two-way traffic in this segment. Northbound traffic in the western drive aisle needs a place to go if parking is filled.
- 5F. Provide turn template from Drive Line A into the drive through lane.
- 5G. Show ramps with detectable warning domes.
- 5H. Provide Do Not Enter signs at the end of the drive-thru lane.
- 5I. Show vehicle queuing per traffic letter internal queuing discussion.
- 5J. Consider increasing this radius to 15'.



5K. Provide turn template for the corner on the northeast side of the site.

5L. The paved area near the Drive Lane A access, is too open to provide a safe progression of traffic. Please show additional striping or physical delineation to help guide users.

Access to Drive Lane A is excessively wide and needs to be better delineated. Is this due to turn template analysis. If so, please provide centerline striping and striped median on the outsides to narrow the effective width. If turn templates do not require this wide access, a width reduction will be required.

Sheet 7/Landscape Plan

5M. Add the following note: All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10.

5N. SPHE, CAAC, COLU, and HESE to not meet COA maximum height requirements with sight triangles. Please revise these plant species where found within sight triangles.

5O. Show sight triangles per conditions outlined in COA TE-13 (typ.)

TRAFFIC LETTER

5P. Provide site plan and circulation plan, these can be combined onto one sheet.

5Q. Provide overall Citadel on Colfax site plan showing where this development lies.

5R. Provide pedestrian circulation and safety discussion. Are there any additional safety measures you would recommend at the crossing at the exit of the drive through lane?

5S. Provide access discussion. Where is it located? Is it full-movement?

5T. Provide internal queuing discussion. Please reference findings from Drive-Through Queue Generation, 1st Edition by Mike Spack, P.E., PTOE. Reference the recommended storage length presented in the article for fast food restaurants and compare to how much on site storage is available. Provide any client data for on site queuing, if available.

6. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

Sheet 1/Cover Sheet

Please revise the data block to address the requested information.

Sheet 2/Notes Sheet

Many of the site plan notes are outdated. Please revise by removing dated notes and adding the notes provided.

Sheet 4/Grading Plan

Show the location of all existing and proposed water mains and fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400') outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.

Provide and show the fire lane signs along this side of the fire lane easement.

Continue the accessible path to accessible parking aisle and the trash enclosure.

Provide and show a Knox Box at the front main entrance to building. Identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box."

Sheet 6/Detail Sheet

Add the graphic tow-away sign to this detail.

Provide a latch mechanism illustration for trash enclosure gate. The latch must be no higher than 44".

Add fire lane signs to this sheet.

Sheet 7/Landscape Plan

Show mentioned elements on this sheet.



Sheet 9/Elevations – A5

Elevations must show the location of the Knox boxes.

Sheet 11/Lighting Plan

Continue the accessible path to accessible parking aisle and the trash enclosure.

7. Aurora Water (Daniel Pershing/ 303-739-7646 / ddpershi@auroragov.org / Comments in red)

Sheet 2/Notes Sheet

7A. Per 5.05 of Aurora Water Specifications, the engineer needs to verify location of existing utilities during design. Please revise note.

Sheet 5/Utility Plan

7B. Fire service does not require water meter as shown.

7C. No structural encroachment are allowed within Utility easements. Meter and easement will need to be relocated as the light pole is existing.

7D. Due to excessive bends (>90 degrees) in fireline, pressure loss calculations will need to be submitted to ensure adequate flow at the building.

7E. Adjust leader to crossing.

Sheet 7/Landscape Plan

7F. Show proposed meter location and ensure no trees are planted in the utility easement.

8. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

See the red line comments on the site plan. Dedication needed Utility easement by separate document. Add the needed notes. Contact Andy Niquette at dedicationproperty@auroragov.org to start the dedication process.

Sheet 2/ Notes Sheet

8A. Add the following note: 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.

8B. Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.

Sheet 5/Utility Plan

8C. Cover the Water Meter(s) with a pocket Utility easement. Dedicate the easement by separate document.

9. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

9A. Please review the attached letter from Xcel Energy, below is a summary of the key issues:

9B. Please be aware PSCo owns and operates existing electric distribution facilities along East Colfax Avenue. 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.

9C. Additional easements will need to be acquired by separate document (i.e. transformers) – be sure to ask the Designer to contact a Right-of-Way & Permits Agent.



10. Tri-County Health Department ([Annemarie Fortune / 720-302-3184 / \[ahienrich@tchd.org\]\(mailto:ahienrich@tchd.org\)](#))

10A. Please review the attached letter from Tri-County Health Department, below is a summary of the key issues:

10B. TCHD reviews plans for new and remodeled retail food establishments to reduce the risk of food borne illnesses. Plans for all new and remodeled retail food establishments must be reviewed by TCHD for compliance with Colorado Food Code and approved by the Department before the start of construction.

10C. Community design to support walking and biking: Because chronic disease related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines.

10D. Connection to nearby bus stop or transit station: It appears that the subject property is under a ¼ mile to the Colfax Ave. and Altura Blvd. bus station. Since research has shown that people who use transit regularly gain tremendous health benefits, TCHD encourages the applicant consider providing a safe and direct connection to the transit stop.

11. RTD ([Clayton Scott Woodruff / 303-299-2943 / \[clayton.woodruff@rtd-denver.com\]\(mailto:clayton.woodruff@rtd-denver.com\)](#))

11A. This project does not impact RTD operations and therefore we have no comment on this project.

12. Adams County Planning and Zoning ([developmentsubmittals@adcogov.org / 720-523-6859](#))

12A. Thank you for including Adams County in this review. We have no comment on this request.

13. Arapahoe County Planning ([referrals@arapahoegove.com / 720-874-6500](#))

12A. See attached no comment letter.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

July 1, 2021

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

Attn: Aja Tibbs

Re: Popeyes at Citadel, Case # DA-1422-17

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Popeyes at Citadel**. Please be aware PSCo owns and operates existing electric distribution facilities along East Colfax Avenue. 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. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements *will* need to be acquired by separate document (i.e. transformers) – be sure to ask the Designer to contact a Right-of-Way & Permits Agent.

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 / Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



July 2, 2021

Aja Tibbs
City of Aurora Planning and Development Services
15151 E. Alameda Parkway
Aurora, CO 80012

RE: Popeyes at Citadel – Conditional Use and Site Plan, DA-1422-17
TCHD Case No. 7063

Dear Ms. Dalby,

Thank you for the opportunity to review and comment on Conditional Use Permit and Site Plan Improvement for the proposed Popeyes Restaurant with a drive-thru located at 15050 East Colfax Avenue. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

Food Service Plan Review

TCHD reviews plans for new and remodeled retail food establishments to reduce the risk of food borne illnesses. Plans for all new and remodeled retail food establishments must be reviewed by TCHD for compliance with Colorado Food Code and approved by the Department before the start of construction. The applicant shall submit plans for the proposed food establishment to our Commerce City office by phone at 303-288-6816 or in person at 4201 E. 72nd Ave. Suite D, along with the Plan Review Specification Packet found at <http://www.tchd.org/DocumentCenter/View/2094>. More information can be found at <http://www.tchd.org/246/Restaurants-Grocery>. We recommend a review of the plans by TCHD be completed before the city issues a building permit for the construction.

The applicant may call TCHD's Plan Review Hotline, at our Administrative Office at (303) 846-6230, regarding requirements for, and scheduling a plan review. Instructions for opening a retail food establishment can be found on line at TCHD's web site at <http://www.tchd.org/DocumentCenter/View/315>.

Community design to support walking and bicycling

Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, TCHD strongly supports community plans that incorporate pedestrian and bicycle amenities that support the use of a broader

pedestrian and bicycle network. Increasing multi-modal transportation has additional co-benefits including improved air quality, which can reduce contributions to climate change and exposure to pollutants associated with a number of health problems including asthma, lung cancer, and heart disease.

Connection to nearby bus stop or transit station:

It appears that the subject property is under a ¼ mile to the Colfax Avenue and Altura Boulevard bus station. Since research has shown that people who use transit regularly gain tremendous health benefits, TCHD encourages the applicant to consider providing a safe and direct connection to the transit stop. This could include designing the onsite pedestrian facilities to easily facilitate walking from the site to the nearby transit stop.

Please feel free to contact me at 720-200-1537 or pmoua@tchd.org if you have any questions on TCHD's comments.

Sincerely,

A handwritten signature in black ink, appearing to be 'Pang Moua', with a stylized, flowing script.

Pang Moua, MPP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Dylan Garrison, TCHD



Engineering Services Division Referral Comments

June 22, 2021

City of Aurora Planning & Development Services
15151 E Alameda Parkway, Ste 2300
Aurora, CO 80012
Attn: Aja Tibbs, Planning Case Manager

RE: DA-1422-17 - Popeyes at Citadel
RSN 1540264

Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity to review the outside referral for the proposed project located in the City of Aurora. Staff has no comments regarding the referral at this time based on the information submitted.

Please know that other Divisions in the Arapahoe County Public Works Department may submit comments as well.

If you have any questions, please feel free to contact our offices at 720-874-6546.

Sincerely,

Sue Liu, P.E., CFM
Public Works and Development
Engineering Services Division
Arapahoe County Case No. O21-148