

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



November 8, 2021

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

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

Dear Mr. Sisson:

Thank you for your third submission, which we started to process on October 20, 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.

Several important issues still remain that will need to be addressed through the technical submittal process. Please revise your previous work and send us the technical submission following your Planning Commission hearing. 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 notify staff.

Your Planning Commission hearing date is currently scheduled for Tuesday, November 23, 2021. As a reminder 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. Additional information regarding the public notice requirements for your upcoming hearing will be coordinated this week via email.

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](mailto: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\1422-13rev3.rtf



## Third Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Refer to unresolved signage and site furniture comments by Planning
- Some of the plantings do not meet sizing or type requirements. Review redlines on the landscaping plan.
- Add various notes and details as redlined by Civil Engineering, Traffic and Real Property
- Address water and easement conflicts identified by Aurora Water
- Finalize easement and license agreement details with Real Property

### PLANNING DEPARTMENT COMMENTS

#### 1. Planning and Development Services (Aja Tibbs / 303-739-7227 / [atibbs@auroragov.org](mailto:atibbs@auroragov.org))

1A. The sign content cannot be shown on the colored elevations. Please provide only an outline of the sign area and remove the sign content.

1B. Add the allowable sign area to the site data table. Based on Section 146-4.10.5.2.B.a. the total allowable sign area for this site is 174 square feet. Per Table 4.10.6 signs adjacent to the Drive-up or Drive-through are not calculated within the total allowable sign area, and do not require a sign permit.

1C. Please provide a detail of the monument sign. As with wall signs, the content of the sign should not be displayed, only the style and materials of the base and frame of the sign. Please make sure the detail is dimensioned so that the height and setbacks can be reviewed.

#### Sheet 3/Site Plan

1D. Label both streets as “to be completed by others prior to construction acceptance or building occupancy of the Popeye’s site”.

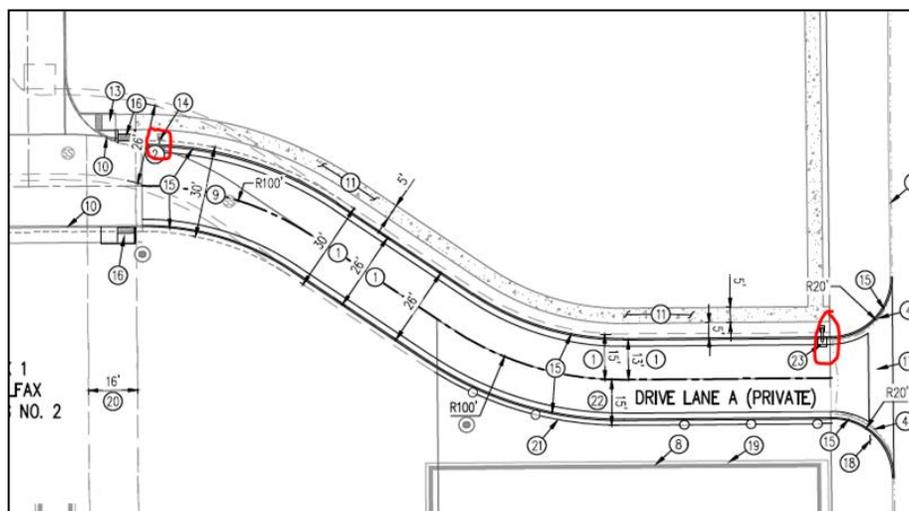
1E. The details of all site furniture are required at site plan. This document is recorded and needs to be verified for compliance with the master design standards. Also, I would strongly urge you to consider placing outdoor tables and chairs in the plaza. Outdoor seating is appropriate and will be highly used with the proposed food service. An outdoor trash receptacle should also be provided.

#### Sheet 10/Landscaping Plan

1F. Notes regarding landscaping installation and timing of improvements is conflicting with staff’s understanding. Please refer to redlines.

#### Sheet 15/Lighting Plan

1G. Drive Lane A is currently planned to have two streetlights on the north (Popeye’s) side of the site. You can remove the three ped. lights along the Drive Lane and may want to adjust/remove the P1 fixture which should help reduce the light levels in that area.



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

## Sheet 10/Landscape Plan

2A. The note regarding landscaping of Colfax Avenue referring to the fact that should the lots along Colfax not develop by June 23, 2025, then the Master Developer would be responsible for installing the landscaping. Popeye's is responsible for the installation of the landscaping along their portion of Colfax Avenue prior to the issuance of their certificate of occupancy. Please update the note accordingly.

2B. Given the tight space between the wall and back of curb, I would recommend removing the plantings. This is a difficult area to establish plant material.

2C. Adjust the landscaping in response to the sidewalk connection

2D. Adjust the sod hatch to accommodate the sidewalk. Turn off the accessibility line work.

2E. The plants highlighted don't meet the height requirement for screening parking lots. They should mature to a height of between 3-4 tall.

2F. Text mask all text. There is text on the sheet that is hard to read.

2G. No more than 20% of the parking lot plantings are permitted to be ornamental grasses.

2H. Update the DA # referenced to reflect the CN number listed.

2I. Update the tables where indicated.

2J. Remove the hatching from the legend and the plan representing the different pavement types.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES****3. Civil Engineering** (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

## Sheet 1/Cover Sheet

3A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

## Sheet 3/Site Plan

3B. The proposed sidewalk cannot connect to the middle of the ramp. Please revise connection.

3C. Is there a crossspan at the access drive? If so, please label.

## Sheet 4/Grading Plan

3D. Label slopes in landscape areas (typical): 2% minimum, 3:1 max (except in ROW, 4:1 max)

3E. Please indicate where the ADA parking spaces are and either add slope labels or a note that the maximum slope in any direction is 2%.

3F. Please label slope. Max 8%.

3G. Are two inlets being proposed? Please ensure this plan matches the utility plan.

3H. Grading in PSCO will require a letter allowing work.

## Sheet 5/Utility Plan

3I. Show connection on the utility sheet as well.

## Sheet 10/Landscape Plan

3J. Please coordinate this sidewalk connection with the site plan.

**4. Traffic** (Steven Gomez / [sgomez@auroragov.org](mailto:sgomez@auroragov.org) / 303-739-7336 / Comments in gold)

## Sheet 2/Notes Sheet

4A. Add note:

The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards, and shown on the signing and striping plan for the development.



Sheet 3/Site Plan:

- 4B. Add width of access drive.
- 4C. Change all crosswalk markings from diagonal to continental
- 4D. Verify width in redlined location for two-way traffic
- 4E. Extend striping and call out area near drive-thru

Sheet 6/Detail Sheet

- 4F. Van accessible sign height should be a minimum of 7' as redlined on detail 3.

TRAFFIC LETTER

- 4G. Approved 11/2/21

**5. Fire / Life Safety** (William Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

Sheet 3/Site Plan

- 5A. Fire lane signs shall be set an angle not less than 30 degrees and not more than 45 degrees with the curb line of traffic flow.

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

Sheet 5/Utility Plan

- 6A. This site can irrigate it's landscaped area off of the domestic and irrigation service fees will apply. It may not irrigate common areas owned by the Citadel at Colfax Metro District.
- 6B. Each meter should be located in the center of the 10 ft easement. Therefore, the shared meter pit easement is 20 ft with 10 ft separation between center of irrigation meter to center of domestic meter pit.
- 6C. Easement should not encroach into private drive. If it must remain as shown, please check with City of Aurora Real Property Division regarding the need for a license agreement to cover the private curb and gutter.
- 6D. Per Section 17.08, 2 ft clearance between edge of meter lid and curb.
- 6E. Confirm a saddle tee can make this skewed connection.
- 6F. Flows from GI to be conveyed to main service line via wye, not a cleanout.
- 6G. Sanitary to go below water service line. Elevations to be provided on civil plan set.
- 6H. The existing storm system on sheet 8 is different from this sheet. Please show how the proposed private storm will outfall into the existing system.

Sheet 10/Landscaping Plan

- 6I. Label landscaping/material type for this area within the utility easement.

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

- 7A. Continue working with Andy Niquette ([releaseasement@auroragov.org](mailto:releaseasement@auroragov.org)) on the Drainage easement vacation by separate document.
- 7B. On the plat the name is labeled "Colorado Interstate Corporation" and on the site Plan it is labeled "Colorado Interstate Gas Pipeline" – these names should match. Change one or the other.
- 7C. Continue working with Grace Gray ([ggray@auroragov.org](mailto:ggray@auroragov.org)) on the License Agreement objects that are encroaching into the easements.
- 7D. If the Monument sign in an easement, then add it to the License Agreement submittal.
- 7E. See redlined comments requesting that separate documents be referenced as "to be dedicated by separate document".