



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

November 30, 2020

Beau Sisson  
Z&H Foods, Inc.  
4415 Highway 6  
Sugar Land, TX 77478

**Re: Third Submission Review: Popeyes at Smoky Hill Crossing - Site Plan w/Adjustment and Conditional Use**  
**Application Number:** DA-2184-05  
**Case Numbers:** 2020-6025-00; 2020-6025-01

Dear Mr. Sisson:

Thank you for your third submission. 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 outside agencies.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a technical submission on or before Monday, December 14, 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.

If you have any comments or concerns, please contact me directly. I can be reached at [hlamboy@auroragov.org](mailto:hlamboy@auroragov.org) or 303-739-7184.

Sincerely,

Heather Lamboy, Planning Supervisor  
City of Aurora, Planning & Development Services

cc: Todd Martin, Adams Engineering and Development Consultants  
Scott Campbell, Neighborhood Liaison  
Cesarina Dancy, ODA  
Filed: K:\SDA\2184-05rev3.docx



## Third Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please update the FDP to illustrate the changes to the plaza location to Lot 5 and the landscape buffer on Lot 3 (was required as part of your Site Plan approval).

### PLANNING DEPARTMENT COMMENTS

#### **1 Planning Comments** (Heather Lamboy / 303-739-7184 / [hlamboy@auroragov.org](mailto:hlamboy@auroragov.org) / Comments in yellow clouds)

##### 1.A Site Plan Set – All Sheets

##### 1.A.1 *Sheet 9*

- ##### 1.A.1.a
- Please include the table below on one of the elevation sheets that illustrates compliance with the design standards. Please fill out the table.

#### **2 Addressing** (Phil Turner / 303-739-7271 / [pturner@auroragov.org](mailto:pturner@auroragov.org))

- ##### 2.A ***Repeat Comment:***
- 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)

- ##### 2.B
- 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).

#### **3 Landscaping** (Chad Giron / 303-739-7185 / [cgiron@auroragov.org](mailto:cgiron@auroragov.org) / Comments in light teal)

##### 3.A Site Plan Set

##### 3.A.1 *Sheet 5*

- Since the ramp is encroaching onto the adjacent parcel to the west, we would like a note to be placed on the Master Plan for the record.
- Previous comment not addressed. Please add a label to the scored concrete plaza area with a hatch pattern that matches the site plan.
- Please update the City Standard Landscape Notes as shown in the provided example.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

##### 4.A Site Plan Set

##### 4.A.1 *Sheet 1*

- ##### 4.A.1.a
- The site plan will not be approved by public works until the preliminary drainage letter is approved.



4.A.2 *Sheet 2*

4.A.2.a This comment was not made previously, but the retaining wall is too close to the property line. Please move it closer to the proposed curb.

4.A.3 *Sheet 3*

4.A.3.a There is more than one block retaining wall on the site. Please specify

4.A.3.b This comment was not made previously, but the retaining wall is too close to the property line. Please move it closer to the proposed curb.

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

5.A.1.a No additional comments.

**6 Aurora Water** (Ryan Tigera / 303-726-8867 / [rtigera@auroragov.org](mailto:rtigera@auroragov.org) / Comments in red)

6.A Site Plan Set

6.A.1 *Sheet 4*

6.A.1.a Utility easement to be 10 ft wide. Meter pit should be in the center and meter pit easement should not encroach in the fire hydrant easement.

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

7.A Site Plan Set – No additional comments.

**8 Real Property** (Andy Niquette / 303-739-7325 / [aniquett@auroragov.org](mailto:aniquett@auroragov.org))

8.A Dedicate the utility easement by separate document. Please contact me to start the process ([aniquett@auroragov.org](mailto:aniquett@auroragov.org))

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

9.A Dedicate the noted easement by separate document. Contact Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) for the easement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

9.A.1 Incorrect curve data provided where noted; please match the plat and update.



**Table 4.8-8  
Façade Character Elements for Four-Sided Building Design**

BUILDING FACE	Mixed-Use and Multifamily Residential Districts			Special Purpose Districts		
	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE
<b>Massing</b>						
<b>Requirement</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>
Wall off-set (min. 3 ft.)						
Wall/parapet height change (min. 3 ft.)						
Roof form change						
Upper floor setback						
Wall notch (min. 12 in.)						
<b>Materials</b>						
<b>Requirement</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>
Change in material						
Change in color						
Change in texture						
Use of masonry (min. 40% of façade)						
Use of panelized materials (min. 40% of façade)						
Variety of window sizes						
Transparency and glazing (min 70% transparent glass)						
<b>Human Scale</b>						
<b>Requirement</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>3</b>	<b>2</b>	<b>1</b>
Architectural detailing						
Display cases on ground floor (for mixed-use)						
Building-mounted lighting fixtures						
Awnings or shutters						
Entry definition (pronounced massing/roof form, stoop, porch, etc.)						
Building corner enhancements						
Wall art						
Balconies						
Landscape wall/decorative screen for vines						