

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



May 21, 2020

Justin Henry
2323 Dayton Street
Aurora, CO 80010

Re: Third 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 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.

Most of the major issues have been resolved since the last review and staff appreciates all of the changes that have been made. There are a few more issues that must be addressed prior to the Planning and Zoning Commission public hearing though. Please update the documents and resubmit by June 15, 2020. If the submittal is received by this date and major comments have been resolved, the project can go before the Planning and Zoning Commission on July 8, 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.

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

Sincerely,

A handwritten signature in blue ink that reads "Sarah Wile".

Sarah Wile, Senior Planner
City of Aurora
Planning and Development Services Department

cc: Greg Howes, R3 Design Architecture, 355 Bellaire Court, Broomfield, CO 80020
Meg Allen, Neighborhood Liaison
Jacob Cox, ODA
Filed: K:\SDA\2179-00rev3.rtf



Third Submission Review

1. Planning (Sarah Wile / 303-739-7857 / swile@auroragov.org / Comments in teal)

- 1A. Please make minor revisions to the Letter of Introduction.
- 1B. Include an evaluation of the code criteria for the After-Hours Entertainment Conditional Use in the Letter of Introduction as you have done with the other Conditional Use requests.
- 1C. Add After-Hours Entertainment to the list of Conditional Uses on the Cover Sheet.
- 1D. Please reduce the scale of the Vicinity Map as the current one shows too large of an area and it's difficult to see where the site is. It should just include the couple blocks surrounding the site. Please also ensure that streets such as 23rd Avenue are labeled.
- 1E. Make minor revisions to the Data Block per redline comments.
- 1F. Update the adjacent zone districts to "MU-OA-G" and "MU-OA-MS" throughout the plan set.
- 1G. Provide the correct pedestrian lights / street lights and ensure that all surface materials are labeled per Civil Engineering comments.
- 1H. Please email your Case Manager real-life photographs of the proposed metal mesh and metal panel fences before you resubmit. It is difficult to tell what they look like with the current details on Sheet 8 and staff would like to verify that they're acceptable, especially where located adjacent to street frontages.
- 1I. Although the concept of providing benches at the corner is fine, the benches should be unique or artistic instead of a basic bench that could be found anywhere. Please find another bench that incorporates an artistic feature, a unique material, etc. so that it meets the intent of activating the street and providing visual interest per code requirements. Please coordinate with your Case Manager on this issue before resubmitting.
- 1J. Staff appreciates the revisions to the building elevations that have been made since the last submittal. A couple comments remain related to color choices. 1) Staff does not recommend the white color that you have chosen as it oftentimes doesn't look good a couple years down the road due to weathering and dirt. A slightly darker color may look better. Please note that this is just a suggestion and something for you to consider. 2) In the separate building elevations document, paint color #2 looks red-orange in the color sample, but looks yellow in the rendering. Please fix this so that the colors look consistent.

2. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

- 2A. All landscaping needs to be labeled per planting bed. A "typical" label isn't acceptable.
- 2B. Identify what the surface treatment is for the outdoor patio area.
- 2C. Label the volleyball / bocce ball courts on the Landscape Plan.
- 2D. Ornamental grasses are not permitted to screen parking lots.
- 2E. Show the property line as a traditional line type (long dash and two short dashes) on Sheet 4.
- 2F. "WB" will flower and provide some visual interest, but it will lose its leaves mid-summer and not provide any screening. Please provide a different species.



2G. “WCJ” is not in the Plant Schedule.

2H. Include different line types for each type of fence that is proposed.

2I. Provide landscaping in the tree opening, not crusher fines or rock.

2J. Update the code reference on Sheet 4.

2K. Do not provide contractor or construction-related notes on the Landscape Plan.

2L. All plant call-outs must have quantities associated with them.

2M. Include all required notes per the Landscape Reference Manual on Sheet 4.

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

3A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

3B. Add the requested note to the Cover Sheet.

3C. Update the curb ramps to meet current standards across Dayton Street.

3D. Include the surface material for the bocce ball courts.

3E. Pedestrian lights are required along Dayton Street and 23rd Avenue to be consistent with the urban sidewalk treatment. They should be located in between the tree openings.

3F. Some of the concrete labeled as “existing” on Sheet 2 does not appear to be existing. Please update.

3G. Indicate the proposed surface material for the outdoor patio area.

3H. There should be a minimum 6’ throughway from the back of the tree lawn to the back of the sidewalk. Please dimension this throughway on Sheet 2.

3I. Note the slope in the typical cross sections. 2% is typical. The Grading Plan does not reflect this.

3J. Please clearly indicate which improvements are existing and which are proposed.

3K. Label slopes on Sheet 3.

3L. Current street lights are still owned by Xcel Energy and will not be upgraded. Xcel Energy may choose to update a light upon request, but it will not be owned and maintained by the city.

3M. Street light calculations will be required with the Civil Plans. More than one street light may be required to meet the standards.

3N. Include the correct fixtures for the street and pedestrian lights.

3O. Bollards are only permitted on-site, not in the right-of-way.

4. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in orange)

4A. Address minor redline comments on Sheet 2 and 4.