



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

Worth Discovering • auroragov.org

April 18, 2022

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

Re: Initial 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 initial submission, which we started to process on Thursday, March 31, 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. Please revise your previous work and send us a new submission on or before Friday, June 3, 2022. 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 is tentatively set for Wednesday, June 22, 2022. 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.

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:\\$DA\2252-05rev1.rtf



First Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The Introduction Letter and Site Plan need to be adjusted to accommodate several adjustments. The site should be redesigned to come into code compliance (Planning).
- A 10' wide street frontage buffer is permitted along all street frontages, but only in connection with the provision of a low wall. This portion of the requirement is not being met (Landscape).
- Updates on fire lanes, accessible routes, and Knox boxes need to be made to the site plan (Fire and Life Safety).
- Dedicate southern corner easements as indicated on the site plan (Real Property).
- No trees in utility easements or within 8 feet of a public utility (Water).
- Show vehicle queuing on the site plan. 240' (12 vehicles) of storage is required. Overflow stacking outside of the drive-thru lane cannot conflict with the access point (Traffic).
- Please submit preliminary digital addressing, SHP or a . DWG file as soon as possible (Addressing).
- Arapahoe County and Mile High Flood District reviewed the project and did not have a comment.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. Update the title - Buckley Yard Lot 4 Site Plan with Conditional Uses and Adjustments.

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. Include an operations plan in your subsequent submittal as per the pre-app notes.
- 2C. On Vicinity Map, add not to scale.
- 2D. In the Data Block, including the percentage of building covered.
- 2E. In the Data Block, delete loading spaces provided and required.
- 2F. In the Data Block, updated the required parking to 32 as per UDO Table 4.6-7.
- 2G. The ADA Ramp is a dark box in the legend, but that box or color is not visible on the plan. Please update for legibility.
- 2H. The ADA path should have a connection to the eastern neighborhood.
- 2I. There is a lighting detail on page 8 of 13. Please move it to the lighting detail on pages 10 of 13.
- 2J. Preference by staff is to have the elevations at the end of the site plan package. I am keeping all site plan sheets together towards the front.
- 2K. Include a distance from the building face to the eastern property edge. There may need to be neighborhood protection standards in place.

Landscape Plan

12 of 13

- 2L. Show monument signage.

3. Architectural and Urban Design Issues

- 3A. 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 front the street from Section 2.4.4.2.c. Please update the introduction letter and cover sheet.
- 3B. In Subarea B, no more than 60% of the lot frontage on an arterial to a depth of 60 feet may be occupied by surface parking (Section 146-4.6.5.A.3). As proposed, the Site Plan does not meet this criterion on both South Airport Boulevard and South Pagosa street. Redesign the site plan so that the parking design will be in compliance with this criterion as well as building frontage. To proceed with this design, there will be two adjustment requests in regards to surface parking. As per your pre-app notes, likely, staff will not support an adjustment where such a large amount of parking is on the street. Please redesign the site to comply with this standard.
- 3C. Include a second sidewalk connection to the public sidewalk on the north side of the building. Include sidewalks



- on the eastern and western portions of the site.
- 3D. On-site outdoor space should be at least five percent of the building footprint, roughly 375 square feet. The outdoor patio space should be integrated with building entrances and include decorative pavement, pedestrian scale lighting, shade features, site furniture, and landscape amenities such as raised planters and seat walls—a recommendation to have outdoor space in connection with the eastern side of the building. An adjustment would not be supported regarding on-site outdoor space.
- 3E. Provide a breakdown of materials in a table on pages 6 of 13.

Elevations

5&6 of 13

- 3F. Four-sided building standards.146-4.8.7. Include a table for each elevation Table 4.8-8.
- 3G. "Double fronted," refer to 146-4.8.4. The east side must have an architecture similar to the west side. The east facade faces the front of homes across the street and must be designed as a primary face meeting the minimum requirements for a primary facade in table 4.8-8. Quality and Detail must also be comparable to the west facade.
- 3H. Facades Elements - All sides of the building are considered primary facades and require architectural features in conformance with Table 4.8-8 as primary facades. These will need to include wall off-sets, 3-foot parapet height changes, and wall notches. Four-sided architecture is required with similar levels of Detail and quality on all sides to avoid back of house appearance on this highly visible site, especially along the eastern side.
- 3I. There is too much signage along the western elevation.

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

11 of 13

- 4A. Remove the construction related notes as the city does not review construction drawings.
- 4B. Update the landscape notes to remove the reference to the previous landscape code.
- 4C. A 10' wide street frontage buffer is permitted along all street frontages, but only in connection with the provision of a low wall. This portion of the requirement is not being met.
- 4D. Add a table for curbside landscaping.
- 4E. A maximum of 33% percent sod is permitted on a site.
- 4F. Ornamental tree sizes are required to be 2" minimum at time of installation.
- 4G. Please note that once the street trees along Airport Boulevard are provided, they must be 2.5" caliper.

12 of 13

- 4H. Dimension and label all street frontage buffers.
- 4I. If all the shrub beds are mulched the same, then just handle with a note and do not hatch the beds as it makes it more difficult to see the actual plant material.
- 4J. Turf is not permitted in curbside landscapes that are less than 10' in width. Refer to the UDO or the pre-application review letter landscape comments.
- 4K. There are no existing trees or trees proposed within any master plan, Each pad site developer is responsible for providing their respective street frontage landscaping. Update this plan accordingly.
- 4L. While the buffer plant material serves to satisfy the street frontage buffer requirements, there are separate parking lot screening requirements that overlap. The areas indicated need to have replacement plants. Grasses are not permitted to screen parking lots. If a taller shrub is placed adjacent to the parking lot area and the grasses in front, this will be considered, however the parking lot is required to be screened and screening shall be a minimum of 3'-4' tall at maturity. Review the plant material being provide adjacent to both parking areas.

13 of 13

- 4M. Provide a detail of the proposed internal screen wall. Indicate material, color, wall height etc.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

- 5A. Include 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

6. Civil Engineering (Julie Bingham / 303-739-7306 / 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 13

- 6B. Label the private street and add the RSN of the project proposing to build it (RSN 1609809).
- 6C. Add note: The ISP civil plans for the associated infrastructure must be approved prior to issuance of building permits. Construction shown on ISP civil plans for the associated infrastructure must be initially accepted by the City prior to issuance of Certificate of Occupancy or Temporary Certificate of Occupancy.
- 6D. Show/label all existing and proposed easements.
- 6E. A sidewalk easement is required 0.5' behind the back of walk for public sidewalks, typical.
- 6F. Call out the relocated light.
- 6G. A curb ramp is required to have a receiving ramp on the opposing side.

Grading and Utility Plan

4 of 13

- 6H. Add slope labels in the landscaped areas around the site, minimum 2%.
- 6I. Misspelled existing.
- 6J. Check this slope label along drive-thru.
- 6K. Please clarify what kind of existing inlet is here. The ISP plans show grate inlet in the swale and a stub out for future use.
- 6L. Revise the leader location.

Site Lighting Plan

9 of 13

- 6M. Are these lights being proposed by this development?

Landscape Plan

12 of 13

- 6N. Show the existing storm on this plan as well.
- 6O. Ensure trees are a minimum of 10' from storm sewer.

7. Traffic Engineering (Kyle Morris / 303- 587-2668/ kdmorris@auroragov.org / Comments in amber)

Site Plan

3 of 13

- 7A. Label Full-Movement Access and northern right in and right out.
- 7B. Show detectable warning domes and sidewalk ramps.
- 7C. Show vehicle queuing on site plan. 240' (12 vehicles) of storage is required. Overflow stacking outside of the drive thru lane cannot conflict with the access point.
- 7D. Provide directional arrows east of the drive-thru.
- 7E. Call out directional arrow as proposed striping.
- 7F. Provide additional signage to indicate the drive thru lane entrance to drivers.
- 7G. Label Right-In/Right-Out Access on South Quintero Drive.
- 7H. Label Full-Movement Access and southern right in and right out.



Traffic Study

- 7I. 240' of drive thru stacking space will be required. Current site layout is not conducive to extra stacking outside of the drive through lane to be contained on site (it is directly across from the access). Provide mitigation recommendations.
- 7J. Use the ITE recommendation of 240'.
- 7K. Provide description of internal accesses to Lot 1, Block 2.
- 7L. Provide description of locations and movements of internal accesses to Lot 1, Block 2.

8. Utilities (Chong Woo/ 303-739-7249/ cwoo@auroragov.org / Comments in red)

Grading and Utility Plan

4 of 13

- 8A. Depict pipe diameter size and material construction.
- 8B. Must be in a pocket easement – see plan.
- 8C. Identify pipe diameter and material in northwest corner of the site plan.
- 8D. Ensure utility and drainage construction conforms to Master Plans (ISP and/or Master Utility Studies). Master Plans must be approved prior to site plan approval.
- 8E. Label the proposed building as private.
- 8F. Water line and meter from the main must be in a utility easement. Meter must also be in a landscaped area. Domestic service allocation will be required for meters 1.5 inches and above. Fixture unit table required at civil plan.
- 8G. Label water lines on site as private.
- 8H. If this portion of sanitary sewer is greater than 100 feet, an additional clean-out will be required.

Landscape Plan

12 of 13

- 8I. No trees in utility easements or within 8 feet of a public utility.

9. Fire / Life Safety (Jeff Goorman / jgoorman@auroragov.org / (303) 739-7464 / Comments in blue)

Site Plan

3 of 13

- 9A. Show locations of required Fire Lane Signs. TYP
- 9B. This hydrant is located in the middle of the roadway. Verify the location of this hydrant with the requested location on the ISP.
- 9C. Dedicate area highlighted in blue as a fire lane. TYP.
- 9D. Show location of the knox box. Knox box symbol is a box with a X in the middle. Detail below provided as reference.
- 9E. Extend accessible route into loading area.
- 9F. Extend accessible route into the doorway of each accessible entrance. TYP.
- 9G. Cover Sheet identifies this building as a sprinkled building. If this building is sprinkled show location of the FDC and Riser Room.

Grading and Utility plan

4 of 13

- 9H. The cover sheet and Site and Utility sheets do not accurately reflect each other. Data block on the Cover Sheet identifies this building as a sprinkled building. I am unable to verify location on fire service line, FDC, or riser room on Site or Utility Sheets. Please verify if building is sprinkled or non sprinkled and provide Detail. This will greatly assist with the site plan review. All sheets shall accurately reflect each other. TYP.

Site Details

5 of 13

- 9I. If this building is sprinkled include FDC and Fire Sprinkler Riser Room Sign Detail. See Detail below for reference.

Building Elevation

6 of 13



- 9J. Show location of the KNOX box Identified with a box with a X in the middle see Detail below for reference. If this building is sprinkled show location of the FDC and Fire Sprinkler Riser Room. on Elevation and Landscaping sheets. TYP.

Site Lighting Plan

9 of 13

- 9K. Provide a bold dashed line to show exterior accessible route throughout site to required accessible entrances (60%), site amenities (Mail, Trash & similar) and transportation stops (or to edge of site near public transportation stops).
- 9L. Maintain minimum 1 ft candle to all exterior accessible routes.
- 9M. Show on Site Plan in a addition to this sheet.
- 9N. If the accessible route shown on the site plan sheet is accurate it appears that lighting in areas highlighted in blue do not meet the requirement of 1 ft Candle of illumination.

Landscape Plans

12 of 13

- 9O. Include location of Knox Box, FDC, and Riser Room on the Landscape Plan Sheets. TYP.

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

- 10A. 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.

Several Site Plans

2,3,4 of 13

- 10B. Dedicate southern corner easements as indicated on site plan.

Site Plan

3 of 13

- 10C. Show and label the sidewalk & Utility easement in this location.

11.Arapahoe County (Sarah White / 720-874-6500)

- 11A. No comment

12.Mile High Flood District (Mark Schutte / 303-455-6277)

- 12A. No comment, no MEP improvements on this plot.