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November 4, 2022

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

Re: Third 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 third submission, which we started to process on Wednesday, October 19, 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.

The site plan did go through a large-scale change to accommodate drive-thru traffic standards. These changes did trigger questions from various departments that will need to be captured ahead of the Planning Commission. Please revise your previous work and send us a new submission on or before Friday, November 18, 2022 by 5 pm. 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 December 14, 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\2252-05rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The Introduction Letter, Operations Letter, and Site Plan need to be adjusted to accommodate a couple of adjustments (Planning).
- Need to include Landscape Adjustment and island landscaping (Landscape).
- Minor labeling comments (Public Works).
- Show and label ADA paths (Fire and Life Safety).
- Dedicate this sidewalk easement to a separate document (Real Property).
- Please submit preliminary digital addressing.SHP or a . DWG file as soon as possible (Addressing).

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No citizen comments or concerns were received during the third review.

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 more minor technical comments that would not translate well in this document.
- 2B. Repeat Comment: Include an operations plan in your subsequent submittal as per the pre-app notes. You cannot go to Planning Commission without the operations plan submitted.
- 2C. As per the site plan manual, a digital material board must be submitted ahead of Planning Commission.
- 2D. Repeat Comment: Include a distance from the building face to the eastern property edge. There may need to be neighborhood protection standards in place. Add length to the site plan.
- 2E. On the sheet index, update sheet 12 to say elevations, not elevations plan.
- 2F. The title should read Buckley Yard Lot 4 Site Plan With adjustment. This should also be on the title block.
- 2G. The proposed use is subject to Conditional Use approval, according to Sections 146-3.2 and 146-3.3. As summarized above, under the current UDO, drive-throughs are conditional uses in MU-C, subject to approval from the Planning and Zoning Commission. For context, approval criteria can be found in Section 146-5.4.3.A, and generally involve compatibility of the proposed use with existing and planned uses, traffic generation, use of architectural and landscape features to mitigate negative impacts, and several other topics. As part of the application, please submit a Letter of Introduction with an Operations Plan that introduces the project and justifies the Conditional Use request by specifically responding to the Criteria of Approval. The Planning and Zoning Commission will consider the ability of the proposal to meet these criteria in their evaluation of the proposal.

3.Signs

- 3A. There is too much signage on site, and it will need to be paired down. The data block states 8 wall signs, but I only see 6 on the elevations. In response to your comment if you could list the number of users that will be on-site and sign locations that would be helpful.
- 3B. Monument signage needs a detail to review heights and to confirm the sign face is 100 square feet or less. Will the monument sign be a multi-tenant sign?

4.Adjustment

- 4A. The adjustment language needs to be tightened up. Section 146-5.4.4 details the definitions, applicability, procedures, and criteria of approval for all adjustments to development standards. If any adjustments are requested, they must clearly be listed and justified in the Letter of Introduction. Please resubmit the Letter of Introduction with the adjustment request. They must also be listed on the cover sheet of the Site Plan and any other sheets on which they are applicable.



- 4B. Approvals of adjustment requests are not guaranteed. Adjustment requests should identify the reason for the adjustment, efforts to minimize the adjustment, and design elements proposed to mitigate the standards proposed for reduction. Typically, mitigation techniques should go above and beyond requirements from other code sections. If an adjustment does not meet the limits for administrative approval under Section 146-5.4.4.F, then the adjustment will require approval from the Planning and Zoning Commission.
- 4C. Please include the code section of the adjustment on the cover sheet and what it proposed, for example. 40 trees are required per code section 146-x.x. Due to existing utility lines, the application will have 36 trees. To mitigate the loss of tree canopy, the shrubs and low planting have been increased by 34%.
- 4D. Landscape needs to see an improvement in justification for adjustment requests.

5. Architectural and Urban Design Issues

- 5A. Please put the distance between the drive-thru lane and the residential district to the east. This distance is important as neighborhood protection standards could impact the site. Staff is particularly with lighting. The maximum height of any exterior pole-mounted light or building-mounted light shall not exceed 15 feet if the light pole is located within 50 feet of a Protected Lot in Subarea A, or within 100 feet of a Protected Lot in Subareas B or C. All exterior lighting fixtures located within 50 feet of a Protected Lot in Subarea A, or within 100 feet of a Protected Lot in Subareas B or C, shall be turned off between 11:00 pm and 7:00 am unless necessary to illuminate entrances, parking lots, or walkways for public safety.
- 5B. As part of the adjustment discussion, pre-app, and first review staff is looking for a usable patio space. Please include the planters and site furnishing on the site plan set details. 146-4.4. of code highlights all the neighborhood protection standards.

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

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- 6A. Provide more information relative to the adjustment requests. See the commentary provided.
- 6B. The site is a greenfield site and there are no site limitations other than those imposed by the applicant.
- 6C. Please break the Street Frontage Buffer Table out into curbside landscape requirements vs. street frontage buffer requirements. Even if the curbside landscape is being provided by a separate plan. Indicate that with a note at the bottom of the table.
- 6D. Address the comments pertaining to notes 1 through 4 at the bottom of the tables.

Landscape Plan

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- 6E. Turn the survey information off.
- 6F. Add parking lot island trees where indicated. Otherwise, ask for an adjustment, express a hardship that can be supported by staff, and of mitigating measures to offset the adjustment request.
- 6G. The linear landscaped parking island down the center of the parking lot will be impacted by car overhang and will likely not survive. The landscape planting area is approximately 3' wide. Even with wheel stops, there would likely be 1' of overhang and only 2' of planting area.
- 6H. No more than 15 parking spaces in a row without a landscaped parking lot island.
- 6I. According to the grading and utility plan, the easement along S. Airport Boulevard is in a different location and the extent of it occurs at the back of the walk. Please adjust the location to match the other plan sheets.
- 6J. Because the utility easement does not appear to preclude the required trees for the street frontage buffer, assess whether the 5 required buffer trees may be provided given the site conditions/layout.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

7A. 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

8. Civil Engineering (Julie Bingham / 303-739-7306 / jbingham@auroragov.org / Comments in green)

8A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

Grading and Utility Plan

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8B. Will the monument sign be in conflict with the swale?

8C. Provide slope labels across the site. Minimum 1% slope in the asphalt, minimum 2% slope in unpaved areas.

8D. Provide a slope label for access to the public street.

8E. Provide slope labels around the building.

9. Traffic Engineering (Sylvia Lopo / 303-339-0440 / slopo@auroragov.org / Comments in amber)

9A. No further comments.

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

10A. No further comments.

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

Site Plan

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11A. Please show the fire riser room location.

11B. Please remove the fire lane signage; there is no fire lane. Typical

11C. Show FDC location with FDC symbol.

Grading and Utility plan

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11D. Please show the fire riser room location.

11E. Repeat Comment: show and label the fire service line and FDC.

Details

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11F. See note to remove fire lane sign details.

Landscape

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11G. Second request to add a note.

Photometric

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11H. Please show an accessible route with a heavy dashed line from the accessible entrance, and accessible parking to the public way.



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

12A. Continue working toward the completion of the proposed sidewalk easement dedications. Submit your documents to dedicationproperty@auroragov.org.

Site Plan

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12B. *Repeat Comment:* Dedicate this sidewalk easement by a separate document.