

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



January 3, 2023

Kieran O'Leary
Applegreen PLC
200 Brickstone Square, 404
Andover, MA 01810

Re: Second Submission Review: Applegreen at Aurora NB – Site Plan with Adjustments
Application Number: DA-2314-00
Case Number: 2020-6017-00

Dear Kieran O'Leary:

Thank you for your third submission, which we received on December 9, 2022. We have reviewed your plans and attached our comments along with this cover letter.

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 January 24, 2023.

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 let me know. I may be reached at 303-739-7132 or egates@auroragov.org.

Sincerely,

Erik Gates, Planner 1
City of Aurora Planning Department

cc: Erik Gilbert, DCB Construction
Scott Campbell, Community Engagement Coordinator
Brit Vigil, ODA
Filed: K:\\$DA\2300-2399\2314-00rev3



Third Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. There were no community comments on this application.

2. Completeness and Clarity of the Application (Erik Gates / 303-739-7132 / egates@auroragov.org / Comments in teal)

- 2A. Remove “Development Review” from the title of all sheets as this document is just a Site Plan.
- 2B. Remove the DA and CN from the bottom right corner of all sheets as staff will note this on the final mylars.
- 2C. Remove “PUD Development Permit Plan” from the bottom right corner of all sheets as this is not accurate.
- 2D. The Amendment Box on the cover sheet should just be an empty box. Please remove the lines and text from within the box so there is more flexibility for future amendments.
- 2E. Remove the Demolition Plans and Floor / Roof Plan from the Site Plan and update all sheet numbers accordingly. These are reviewed under separate building permits and should not be included in the Site Plan as they could change and be inaccurate.

3. Zoning and Land Use Comments (Comments in teal)

[Site Plan Page 1]

- 3A. Update the “zoning” and “permitted uses” columns in the Data Table per redline comments. The zoning on the site is AD and APZ, not E-470 PUD.

[Letter of Introduction]

- 3B. Update the language related to the landscape buffer adjustment per redline comments. The narrative needs to specifically address the adjustment criteria in the UDO as previously requested in the second review comments.

4. Streets and Pedestrian Issues (Comments in teal)

- 4A. There were no streets or pedestrian issues identified in this review cycle.

5. Parking Issues (Comments in teal)

[Site Plan Page 1]

- 5A. Bicycle parking spaces are required by the UDO and the Data Table should note the number of spaces required and the number of spaces provided instead of “N/A.”
- 5B. Ensure that the number of parking spaces noted in the Letter of Introduction matches the number of parking spaces in the Data Table. They are slightly different right now.

6. Architectural and Urban Design Issues (Comments in teal)

- 6A. There are no additional architectural comments as part of this review cycle.

7. Signage Issues (Comments in teal)

[Site Plan Page 1]

- 7A. Revise the Sign Data Table to reflect that signage will comply with the maximum square footage in the UDO if an adjustment is not requested at this time. The Site Plan cannot reflect a monument sign that large without approval of an adjustment. Please note that another public hearing at Planning Commission will be required in the future if an adjustment is requested after the Site Plan has been approved.

[Letter of Introduction]

- 7B. Remove all references to a sign adjustment if this is being deferred to a later date to avoid confusion about what is requested with this application.



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

8A. Please submit 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:

<https://auroragov.org/CADtoGISstandards> or by contacting CADGIS@auroragov.org

9. Landscaping Issues (Kelly Bish / 303-739-7131 / kbish@auroragov.org / Comments in bright teal)

[Site Plan Page 1]

9A. Revise the language for the adjustment on the cover sheet per redline comments.

[Site Plan Page 14]

9B. Remove the requested adjustment.

[Site Plan Page 16]

9C. Call out the retaining wall. Provide a detail of the wall with material, height, and color.

[Site Plan Page 17]

9D. Make changes to the special landscape buffer table.

[Site Plan Page 23]

9E. Provide a detail that indicates the material, height, and color of the proposed retaining wall.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10. Civil Engineering (Kristin Tanabe / 303-739-7406 / ktanabe@auroragov.org / Comments in green)

[Site Plan Page 1]

10A. Add the requested note to the cover sheet.

[Site Plan Page 6]

10B. There is a minimum 2% slope in the pond bottom.

11. Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

11A. Comments were not received from Traffic Engineering by the required deadline. Please contact the reviewer directly to receive comments.

12. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

[Site Plan Page 4 and 5]

12A. Only one Knox Box mounted to the gate frame is required at the specified locations.

12B. The emergency disconnect switch shall be fully visible, free of physical obstructions and interference from nearby objects. The location of the disconnect must be at an approved location. Typically, the switch locations are located within 100' of, but not less than 20' from, the fuel dispensers. Fuel dispensing facilities must show compliance with IFC Chapter 23.

13. Forestry (Becky Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

13A. The Site Plan cannot be approved until tree mitigation has been paid.

14. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

[Site Plan Page 6]

14A. Label slope of the swale and slope away from the building. Ensure minimum of 2% is met.

14B. Adjust linetype for 100-year WSEL to make limits clearer. The current linetype blends in with contours.

14C. Please revise to owner as the agreement for inspection and maintenance is also between these parties.

14D. A 2% minimum grade is required for all landscape area and accessible parking spaces.



[Site Plan Page 8]

- 14E. Is a package plant being proposed? This will require approval from the Aurora Water General Manager.
- 14F. Label public/private and who will be maintaining this facility.
- 14G. Label the requested facilities.
- 14H. Adjust removal and POC to the requested location for WL as a casing will be required where the waterline crosses under the proposed pond.

15. Real Property (John Doose / 970-379-0008 / jdoose@auroragov.org / Comments in magenta)

- 15A. Continue to work with Real Property for all dedications and releases necessary as shown and acknowledged with prior comments. Contact Andy at dedicationproperty@auroragov.org for easement dedications and Grace at ggray@auroragov.org for easement releases.