



Planning Division
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Aurora, Colorado 80012
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September 27, 2022

Bruce Odette
Carpet Exchange
2121 S Havana Street
Aurora, CO 80012

Re: Second Submission Review – Carpet Exchange Redevelopment Plan - Redevelopment
Application Number: **DA-2323-00**
Case Numbers: **2022 6035 00**

Dear Mr. Odette:

Thank you for your initial submission, which we started to process on Friday, September 9, 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 in the form of a technical following the Administrative Decision. 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 changes to your documents other than those requested, be sure to list them in your letter.

Your Administrative Decision date is set for Wednesday, October 5, 2022. Please remember that all abutter notices must be sent and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the decision 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: Dan Horvat Horvat Architects 3210 S Birch St Denver CO 80222
Ariana Muca, Case Manager
Scott Campbell, Neighborhood Services
Brit Vigil, ODA
Filed: K:\\$DA\2323 00rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Minor comments on the cover sheet for Planning.
- Please work with Public Works on starting the civil process.
- Make changes to the site plan for ADA federal compliance (Fire and Life Safety).
- CDOT's previous comment from the first submission still applies.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No citizen comments were received during the first review. CDOT reviewed the application and comments are located at the end of this letter.

2. Completeness and Clarity of the Application

- 2A. Repeat Comment: Add an amendment block to the cover sheet. It should be about 2 to 3 inches. I know this was discussed over the phone, but it needs to be a separate box of the title block.
- 2B. The vicinity map needs to be enlarged. Include the closest major arterial street intersection and surrounding local streets. We should be able to see the site more. The current vicinity map needs to still be zoomed in. We cannot see the surrounding streets.

Site Plan

- 2C. The only item I would add is the existing monument signage footprint on the site plan. This would be for code enforcement when they go out for rounds.

3. Architectural and Urban Design Issues

- 3A. No further comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Julie Bingham/ 303-739-7403 / jbingham@auroragov.org)

- 4A. A grading plan is required to show the proposed grading changes.
- 4B. A civil revision will be required for the proposed changes. The site plan will not be approved until the civil revision is submitted.

Site Plan

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- 4C. The ADA path shall be brought up to current standards including detectable warnings and slope evaluation. With civils, evaluate and modify to ensure ADA criteria.
- 4D. Update the existing ramp to current standards. The ramp should be directional to the north.

5. Utilities (Nina Khanzadeh/ 720-859-4365/ nkhanzad@auroragov.org / Comments in red)

- 5A. No further comment.

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

Site Plan

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- 6A. Please provide a curb stop on all stalls that have signage/post directly adjacent to the vertical curb. TYP.
- 6B. More details are required showing the accessible transition along the accessible route and accessible parking stall/aisle. For example, handicapped accessible curb ramp detail.
- 6C. "SIGNAGE AND STRIPING" package shall be included for approval with the Site Plan and shall include fire lane and handicapped parking signs, sign details, handicapped parking stall details, and locations for all. The sign package shall include all signs as required by other City of Aurora departments.



Lighting

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- 6D. Show the accessible route to the accessible parking by a heavy dashed line. Verify a minimum 1 foot-candle of illumination along its entire length.
- 6E. Add the following note to the Photometric Site Plan: ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".

7.Real Property (Kalan Falbo / 303-739-7294 / kfalbo@auroragov.org / Comments in magenta)

- 7A. No further comments.

8.CDOT (Steve Loeffler / 303-757-3-9891 / steven.loeffler@state.co.us)

- 8A. Any work on the State Highway Right-of-Way will require a permit from our office. The application is made online at the following link: <https://cdotpermits.force.com/portal/s/login/>. All signing must be on-premise and cannot be either partly or wholly in the CDOT Right-of-Way. The signing must comply with state rules 2 CCR 601-3. Thank you for the opportunity to review this referral.