



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

Worth Discovering • auroragov.org

December 6, 2017

Diana Ocegüera
450 E 17th Ave,
Denver, CO 80203

Re: Second Submission Review – Lukas Burger King Remodel
Case Number: 1976-6022-04

Thank you for your second submission, which we started to process on November 20, 2017. We reviewed it and attached our comments along with this review 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.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before January 1, 2018.

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 questions or concerns, please give me a call. I may be reached at 303-739-7121.

Sincerely,

Dan Osoba, Planner I
City of Aurora Planning Department

Filed: K:\\$MA\2017 MAs\1976-6022-04 Lukas Burger King\Rev2



Second Submission Review

SUMMARY OF COMMENTS

- Edit the Required Site Plan Notes per the redlines on the cover sheet.
- Revise the parking count to reflect any changes to the site plan.
- Include stacking spaces in the drive-through lanes.
- Show and label the public access and fire lane easements on the site plan.

PLANNING DEPARTMENT COMMENTS – Comments in black text (teal box)

1. Completeness and Clarity of the Application

- 1A. Edit the Required Site Plan Notes on the cover sheet to correct errors. Please see the cover sheet redlines.
- 1B. Remove the outdated notes from the old site plan. Please see the cover sheet redlines.

2. Parking

- 2A. The parking provided in the data block does not match the amount of spaces shown. The data block indicates 29 spaces provided, but the plan only shows 27 spaces.
- 2B. One parking space is covered by a new extended landscape area and parking lot island on the south of the site. Edit the row of parking spaces to accommodate the new landscaping improvements.
- 2C. Illustrate at least 7 stacking spaces for the drive-through widow lane, with a minimum of 3 of the 7 spaces designated for the drive-through ordering station area. These stacking spaces should be shown as an overlay on the drive-through.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. Fire / Life Safety (Neil Wiegert / (303) 326-7613 / nwiegert@auroragov.org – Comments in blue)

7A. Revise the “HANDICAP PARKING SIGN DETAIL” that reflects the following: 7’ distance measured from grade to the bottom of the lowest sign posted.

7B. The Accessible Stall detail: 9’ is fine whenever there is an 8’ wide access aisle adjacent to the parking space.

7C. The Site Plan: Are the two accessible parking spaces still on the east side of the building, as the accessible route dashed line suggests, or are they being moved to the north side of the building, as the pavement striping suggests? Please clarify.

7D. The Site Plan: The “Fire Lane” portion of this easement cannot be more than 150’ in length without an approved turnaround. Install fire lane signage reading “ENTERING 150’ DEAD END FIRE LAND – NO TURNAROUND”. Position these signs on either side of the fire lane entrance.

8. Traffic (Victor Rachael / (303) 739-7309 / vrachael@auroragov.org – Comments in orange)

8A. Show and label the public access/fire lane easement on the site plan. See redline comment.

9. Real Property (Darren Akrie / (303) 739-7331 / dakrie@auroragov.org)

9A. Real Property has not yet submitted comments. We will contact you via email with comments as soon as we receive them.