

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



April 27, 2022

Bill Thatcher
Zubha Pop Foods LLC.
4415 Highway 6
Sugarland, TX 77478

Re: Technical Submission Review: Popeye's at Citadel – Site Plan and Conditional Use
Application Number: DA-1422-17
Case Numbers: 2017-6017-09; 2017-6017-10

Dear Mr. Thatcher:

Thank you for your third technical submission, which we started to process on April 13, 2022. We reviewed it and attached our comments along with this cover letter. There are still outstanding comments from Real Property, and they have requested a resubmittal. Once the final changes are received and the remaining minor issues are corrected and reviewed, the next step is Mylar recordation and progressing towards the Notice to Proceed. Please make sure that all fees are paid prior to mylar submittal.

When you resubmit for your final technical submittal, include a cover letter specifically responding to the remaining items. 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 303.739.7227 or atibbs@auroragov.org.

Sincerely,

Aja Tibbs, Senior Planner
City of Aurora Planning Department

cc: William Fellhoelter, Cole
Meg Allen, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\\$DA\1422-13tech3.rtf



Third Technical Submission Review

1. Planning and Development Services (Aja Tibbs / 303-739-7227 / atibbs@auroragov.org)

Sheet 3/Site Plan

1A. A few of the maximum and proposed sign areas are not meeting standards. Please see redlines. For your convenience I have copied the previous review comment and sign code outline provided with the last submittal below. It appears that the street frontage and allowed sign area is incorrect for Drive Lane A and the proposed sign area for this façade needs to be adjusted. Additionally, the allowed sign area is slightly off on the east and west facades.

- Sign area permitted along Colfax frontage is 2/1 for the first 100 ft. of bldg. frontage and .5/1 after that – label building frontage on the building elevations.
- Sign area permitted along all other street frontages is 1/1 for the first 200' of building frontage
 - ? SF for Private Dr.
 - ? SF for Drive Lane A
 - ? SF for Eastern access drive?
- Monument sign is a max of 12' along Colfax, 100 SF of area, 150' separation from other monuments on Colfax
- Max. TOTAL sign area is limited to 600 SF.
- Max individual sign area is limited to 200 SF.
- Table 4.10.12 Drive-up and drive-through signs are not calculated in sign area – exclude these from the sign area calcs or note them separately.

Please do not hesitate to reach out if you have any questions regarding the sign requirements, or how to redline the site plan as requested.

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

3A. Please complete the easement dedications as shown on the site plan. These need to be started prior to any building permits and they will hold up the Civil Drawings if not completed. Refer to redlined changes on the site plan document.