

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



March 22, 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 second technical submission, which we started to process on March 8, 2022. We reviewed it and attached our comments along with this cover letter. Only minor issues remain, but you will need to make another, third technical submission. Please be sure to include revised color elevations – these have been requested since the initial technical review. Once these are received and the remaining minor issues are corrected and reviewed, the next step is Mylar recordation and progressing towards the Notice to Proceed.

Note that all our comments are numbered. When you resubmit for your final technical submittal, 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 303.739.7227 or [atibbs@auroragov.org](mailto:atibbs@auroragov.org).

Sincerely,

Aja Tibbs, Planner II  
City of Aurora Planning Department

cc: William Fellhoelter, Cole  
Meg Allen, Neighborhood Liaison  
Cesarina Dancy, ODA  
Filed: K:\SDA\1422-13tech2.rtf



## *Second Technical Submission Review*

### **1. Planning and Development Services** (Aja Tibbs / 303-739-7227 / [atibbs@auroragov.org](mailto:atibbs@auroragov.org))

1A. Revised color elevations were not included with this resubmittal – repeat comment: the sign content cannot be shown on the colored elevations. Please provide only an outline of the sign area and remove the sign content.

Sheet 3/Site Plan

1B. The sign area information is still not clear and doesn't appear to align with the UDO. Please review Section 146-4.10. thoroughly. Below are some bulleted notes regarding sign regulations for the site (please verify street frontage and building lengths referenced):

- 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.

1C. Revise the sign notes on sheets 7, 11, and 12 to be a line weight/font that is consistent with the rest of the site plan document.

### **2. Landscaping**

Due to staffing constraints, a landscaping review was not completed for this submittal. A landscaping review will resume with your subsequent technical submittal.

### **3. Civil Engineering** (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

Sheet 1/Cover Sheet

3A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

Sheet 2/Notes Sheet:

3B. Add the following notes:

All crossings or encroachments by private landscape irrigation systems or private utilities into easements and street rights-of-way owned by the City of Aurora are acknowledged by the undersigned as being subject to City of Aurora's use and occupancy of the said easements or rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify the City of Aurora for any loss, damage or repair to city facilities that may result from the installation, operation or maintenance of said private irrigation lines or systems and/or private utilities.

Notwithstanding any surface improvements, landscaping, planting or changes shown in these site or construction plans, or actually constructed or put in place, all utility easements must remain unobstructed and fully accessible along their entire length to allow for adequate maintenance equipment. Additionally, no installation, planting, change in the surface, etc., shall interfere with the operation of the utility lines placed within the easement. By submitting these site or construction plans for approval, the landowner recognizes and accepts the terms, conditions and requirements of this note.



Final grade shall be at least six (6) inches below any exterior wood siding on the premises.

All interested parties are hereby alerted that this Site Plan is subject to administrative changes and as shown on the original Site Plan on file in the Aurora City Planning Office at the Municipal Building. A copy of the official current plan may be purchased there. Likewise, Site Plans are required to agree with the approved subdivision plat of record at the time of a building permit; and if not, must be amended to agree with the plat as needed, or vice versa.

Errors in approved Site Plans resulting from computations or inconsistencies in the drawings made by the applicant are the responsibility of the property owner of record. Where found, the current minimum Code requirements will apply at the time of building permit. Please be sure that all plan computations are correct.

In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer.

**4. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

4A. The Water Utility easement needs to be dedicated prior to the approval of this site. Continue working with Andy Niquette in this aspect of the review cycle. Andy's contact is [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org).