

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



August 8, 2017

Diana Ocegüera  
450 E 17<sup>th</sup> Ave,  
Denver, CO 80203

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

Thank you for your initial submission, which we started to process on July 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 Friday, August 25, 2017. Please note that a public access/fire lane easement will be required (see notes from Traffic Engineering for details). Dedication of new easements by separate document can take between 4 and 6 weeks to process, so it is recommended that you begin this process immediately so that it does not delay your minor amendment approval.

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



## Initial Submission Review

### SUMMARY OF COMMENTS

- Include a site plan data block on the cover sheet of the site plan.
- Include the required site plan notes on the cover sheet of the site plan (these are located on the last page of this letter).
- Please provide the 1 (one) bicycle parking space as required by code. Your data block on the cover sheet should be included and bicycle parking locations should be illustrated on the site plan.
- On all building elevations, please indicate the location of rooftop mechanical equipment with a dashed line (if applicable). All such equipment must be screened.
- Please indicate any changes being made to any existing signs on the site. If there are none, please note it on the cover sheet.
- An easement by separate will be required for a public access/fire lane easement. Please begin this process immediately so that it does not delay your minor amendment approval. If you have documentation for any existing public access/fire lane easements, you can may upload those with your resubmittal.

### PLANNING DEPARTMENT COMMENTS

#### 1. Completeness and Clarity of the Application

1A. Include the site plan data block and required site plan notes to the cover sheet (the files will be sent to you via email).

1B. Include dimensions of the proposed drive-thru and building footprint.

1C. Include a location of the trash enclosure on the site plan; a detail of the enclosure should illustrate the materials and design of the enclosure.

1D. Include any changes to signage on the site plan.

#### 2. Parking

2A. Include the parking amounts in your site plan data block. Based on the 64 total proposed seating accommodations, you will need to provide at least 21 off-street parking spaces. Additionally, you will need to show 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. See Fire/Life Safety comments for your 2 required accessible parking spaces.

2B. Code Section 146-1508 governs the requirement for bicycle parking. "For non-residential development, a number of off-street bicycle parking spaces shall be provided equal to three percent of the required motor vehicle parking spaces. Each inverted-U bicycle rack will count as two bicycle parking spaces." Based on the amount of required vehicle parking, you are required to provide 1 bicycle parking space. Please include the data block on the cover sheet and also show the bicycle parking on the site plan.

#### 3. Architectural and Urban Design Issues

3A. (If applicable) Code section [146-1300](#) requires the location of any rooftop or mechanical equipment and vents greater than eight inches in diameter be shown on the elevation drawings. All such equipment must be screened. Use drawings and notes to explain how this will be accomplished. Screening may be done either with an extended parapet wall, or a freestanding screen. On all elevations, please indicate the location of rooftop mechanical equipment with a dashed line.



#### **4. Signage**

4A. Code section 146-1609 governs permitted sign area for commercial uses adjacent to arterial roads. Your permitted sign area is based off of the following calculation: 112 square feet of signage is allowed in total, and this site allows for 5 individual signs. Note that Menu/Ordering Board signs are not calculated in the total business sign area. Please include the permitted sign area on the data block on the cover sheet.

#### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **6. Civil Engineering** (Gustav Slovensky / 303-739-7431 / [gslovensky@auroragov.org](mailto:gslovensky@auroragov.org))

6A. No comments at this time.

#### **7. Building** (Neil Wiegert / (303) 326-7613 / [nwiegert@auroragov.org](mailto:nwiegert@auroragov.org))

7A. No comments need to be addressed from the Building Division; these are general comments:

- The Building Division review, approval, and permit process is separate from the Planning Department's site plan review and approval process; approval by one does not constitute approval by the other.
- All building plan submittals will be reviewed to the 2015 International Building Codes (IBC) and electrical plan submittals will be reviewed to the 2017 National Electric Code (NEC).

#### **7. Fire / Life Safety** (Neil Wiegert / (303) 326-7613 / [nwiegert@auroragov.org](mailto:nwiegert@auroragov.org) – Comments in blue)

7A. Provide a label and a square symbol with an "X" inside the square to show the location of an existing Knox Box adjacent to the front main entrance doorway to these buildings. If a Knox Box does not exist, it will need to be added.

7B. Provide a HANDICAP PARKING STALL DETAIL to reflect the dimensions for both the standard accessible parking space as well as a van accessible space. The access aisle adjacent to the van accessible parking stall must reflect an 8' width and a 5' width for a standard accessible space. The width of the parking stall for both van and standard accessible spaces must be a minimum of 9' in width and 19' long.

7C. Provide a HANDICAP PARKING SIGN DETAIL that reflects the "Van Accessible Space" and "Tow Away Zone" signs required below the standard 12" X 18" Accessibility Sign. Note the required 7' distance measured from grade to the bottom of the lowest sign posted.

7D. Show the location of the existing, relocated or new "12119" street address number, probably either on the existing monument sign, or on the building elevation fronting primary site arrival point(s). (If new, the address should have a minimum of 8" high characters).

7E. Show the accessible route of travel on the site plan with a heavy dashed line in accordance with the 2015 IBC, Chapter 11. The accessible route between accessible parking and accessible building entrances shall be the most practical, direct route. The accessible route must be located within a sidewalk. Accessible exterior routes shall interconnect the public sidewalks of the adjacent public streets with:

- Buildings within this site;
- The accessible parking spaces;
- Extend the accessible route of travel into, and the length of, the accessible aisles adjacent to the accessible parking stalls;
- At least 60% of the accessible public building entrances they serve; and
- To at least two accessible means of egress (where more than one means of egress is required).

7F. Provide an accessible ramp in areas where the accessible route crosses a vertical curb and a cross walk in areas where the accessible route crosses a vehicular drive lane. Crosswalks shall be wide enough to wholly contain the curb ramp and shall be painted with white stripes. The minimum width is 36".



7G. Add the following note:

- “ACCESSIBLE EXTERIOR ROUTES” SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36” AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.

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

8A. A public access/fire lane easement shall be required on this site plan. Please include that in your resubmission or documentation of any existing public access/fire lane easements on the site.

8B. Address the concerns for the parking on the north of the building. Angled parking in this configuration will not function and will have to be revised.

**9. Real Property** (Darren Akrie / (303) 739-7331 / [dakrie@auroragov.org](mailto: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.



### **Required Site Plan Notes**

(Copy applicable notes to your Site Plan)

1. The developer, his successors and assigns, including the homeowners or merchants association, shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora.

2. All signs must conform to the City of Aurora sign code.

3. Right of way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby designated as "Service/Emergency and Utility Easements" and shall be posted "No Parking - Fire Lane."

#### **4. Commercial Projects built under the 2015 IBC:**

"Accessible exterior routes" shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public sidewalks to 60% of the accessible building entrances they serve. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route. The accessible route must be located within a sidewalk. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be wide enough to wholly contain the curb ramp with a minimum width of 36" and shall be painted with white stripes. The City of Aurora enforces handicapped accessibility requirements based on the 2015 international building code, chapter 11, and the International Code Council (ICC) a117.1-2009.

*(Note to Applicant: Please see Exhibit B8 under the Development/Design Standards section of this Guidebook for items to be shown on a Site Plan).*

#### **Accessibility Note for Commercial Projects Built under the 2009 IBC:**

"Accessible exterior routes" shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public sidewalks to 60% of the accessible building entrance they serve. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route. The accessible route must be located within a sidewalk. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be wide enough to wholly contain the curb ramp with a minimum width of 36" and shall be painted with white stripes. The City of Aurora enforces handicapped accessibility requirements

5. The applicant has the obligation to comply with all applicable requirements of the Americans with Disabilities Act.

6. The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved Site Plan or Landscape Plan on file in the Planning Department. All landscaping will be installed prior to issuance of Certificate of Occupancy.



7. 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.

8. The approval of this document does not constitute final approval of grading, drainage, utility, public improvements and building plans. Construction plans must be reviewed and approved by the appropriate agency prior to the issuance of building permits.

9. All building address numbers shall comply with Sections 126-271 and 126-278 of the Aurora City Code.

10. All rooftop mechanical equipment and vents greater than eight (8) inches in diameter must be screened. Screening may be done either with an extended parapet wall or a freestanding screen wall. Screens shall be at least as high as the equipment they hide. If equipment is visible because screens don't meet this minimum height requirement, the Director of Planning may require construction modifications prior to the issuance of a permanent Certificate of Occupancy.

11. 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.

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

13. 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.

14. 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.



15. All representations and commitments made by applicants and property owners at public hearings regarding this plan are binding upon the applicant, property owner, and its heirs, successors, and assigns.

16. Architectural features, such as bay windows, fireplaces, roof overhangs, gutters, eaves, foundations, footings, cantilevered walls, etc, are not allowed to encroach into any easement or fire lane.