

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



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May 11, 2021

Randy Kimoto
Chick-fil-A Inc
5200 Buffington Rd
Atlanta, GA 30349

Re: First Submission Review - Site Plan Amendment

Application Number: **DA-1847-03**

Case Number: **2008-6046-04**

Dear Mr. Kimoto:

Thank you for your initial submission, which we started to process on April 20, 2021. We reviewed it 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.

Several important issues remain, and another submission will be required. Please revise your previous work and send us a new submission on or after the Friday, June 4, 2021.

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 comments or concerns, please let me know. I may be reached at (303)-739-7259 or amuca@auroragov.org.

Sincerely,

Ariana Muca, Planner I
City of Aurora Planning Department

cc: Kris Wiest - Merrick & Company 5970 Greenwood Plaza Blvd Greenwood Village, CO 80111
Ariana Muca, Case Manager
Scott Campbell, Neighborhood Services
Laura Rickhoff, ODA
Filed: K:\\$DA\1847-03rev1.rtf



First Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No comments

2. Completeness and Clarity of the Application

2A. Please flatten the PDF. It is currently editable, and the text can be moved around and was creating confusion with City Departments.

3. Zoning and Land Use Comments

Sheet 1

3A. A roundabout potentially may be put in between Private Dr. and S Crystal St. This should not impact your property but something to be aware of.

4. Streets and Pedestrian Issues

4A. Please comment on operations with a two-lane exit. How will staff safely hand out food. What does safe pedestrian crossing in front of both lanes look like?

5. Site Detail Issues

Sheet 7

5A. No comments

6. Architectural and Urban Design Issues

Sheet 2

6A. No comments

7. Signage Issues

7A. Signage issues have been addressed.

8. Landscaping Issues (Kelly Bish / 303-739-85 / kbish@auroragov.org / Comments in red)

Sheet 6

8A. While the city supports the re-installation of the tall shrubs in this location, the ones identified in red are being placed outside of the Chick-Fil-A property boundary. Please determine whether these plantings will be permitted in these locations by the adjoining lot owner.

8B. See sheet to address label so that it is not obstructed by the table.

Sheet 8

8C. The elevation references are incorrect

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

9. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

Sheet 1

9A. The Site Plan will not be approved from Public Works until the Preliminary Drainage Letter is approved.

9B. Please include the required site plan notes



10. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in yellow)

Sheet 3

- 10A. Traffic Letter has been approved
- 10B. Add signage and traffic calming measures as depicted on the site plan
- 10C. Label striping on site plan
- 10D. Can this southern end be extended to modify the pedestrian crossing angle (pointed out on the site plan)?
- 10E. Modify and add missing labels as pointed out on the site plan
- 10F. Miss detail 7 on C9.1
- 10G. Move note "THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT." To sheet 1

11. Fire / Life Safety (John J. Van Essen / 303-739-7489 / jvanesse@auroragov.org / Comments in blue)

Sheet 2

- 11A. Please show and label the Existing Knox Box and please use the Symbol.
- 11B. Please label the Existing FDC with Approved Knox Hardware. Please use symbol.

Sheet 5

- 11C. Please label Fire Service Line as follows: 4" DIP Fire Line (Private).

Sheet 9

- 11D. Please label the Existing Knox Box and please use the Symbol.
- 11E. Please label the Existing FDC with Approved Knox Hardware.

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

Generally

- 12A. No comments, approved.

13.Xcel (Donna George / 303-571-3306 / donna.I.george@excelenergy.com)

Generally

- 13A. No apparent conflict. No resubmittal necessary