

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



January 18, 2022

Beau Sisson
 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. Sisson:

Thank you for your third submission, which we started to process on January 3, 2022. 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.

Only minor issues remain, but you will need to make another submission. Please revise your previous work and send us a second technical submission. Once these issues are corrected and are 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.

Sincerely,

Aja Tibbs, Planner II
 City of Aurora Planning Department

cc: William Fellhoelter, Cole
 Meg Allen, Neighborhood Liaison
 Cesarina Dancy, ODA
 Filed: K:\SDA\1422-13rev3.rtf



Initial Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The landscaping review has been delayed. Comments are to be sent by separate cover at a later date.
- Submit a site plan set to include the missing elevations sheets, add information regarding estimated wall sign area being proposed. Resubmit revised colored elevations as requested. As a reminder, please make sure the CAD text is removed from all submitted documents (I missed this when checking in your technical review).
- Further refine and clean-up the plans as requested by Public Works.

PLANNING DEPARTMENT COMMENTS

1. Planning and Development Services (Aja Tibbs / 303-739-7227 / 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. Please add some information to the sign chart to indicate how the total area calculation was determined. This may be done using a chart on the elevation sheets as suggested below (since the monument sign details are clear).

1C. Remove the sign content from the sign detail, make the image black and white, label the sign materials to be consistent with the primary building materials, and consider reducing the image size and placing it on another detail sheet or note sheet (it seems unnecessary to add an entire sheet to the plan set).

Sheet 10/Landscaping Plan

1D. Again, the landscaping note does not make sense, as this is the site plan submittal. Please revise to say as follows: All site landscaping demonstrated on this plan drawing is required to be installed at the time of the Popeye's site development

Sheets A5 & A6

1E. The building elevation sheets were not included in the submittal set. Please include with the site plan submittal. Please also add a sign table to the elevation sheets that provides rough estimates for the wall sign area estimates included in the total on the cover sheet of the site plan set.

2. Landscaping (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Landscaping review is not yet complete. Comments will be provided by separate cover at a later date.

3. Civil Engineering (Julie Bingham / 303-739-7403 / 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.

3B. Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items.

Sheet 2/Notes Sheet:

3C. Please remove the general utility notes and any notes pertaining to construction - these notes would be more applicable to the civil plans.

3D. Please ensure that all applicable site plan notes are included. Work with your planner to get the complete list of notes if you do not already have it.

Sheet 3/Site Plan

3E. Include the width of the crossspan.

3F. Include EDN for these improvements.

3G. Please don't show the storm pipes on this sheet.



3H. Please show all lights proposed with Drive Lane A.

Sheet 4/Grading Plan

3I. Please remove all notes referring to construction instructions, pipe types, fill types, etc. This is information that will be reviewed/approved with the civil plan review.

3J. Label existing and proposed storm or add to legend.

3K. 3:1 - revise typo

3L. Please provide additional slope labels showing compliance to the minimum slope requirements.

3M. Revise text overlap

Sheet 6/Detail Sheet

3N. Remove ADA ramp details. Ramps will be reviewed as part of civil plans.

3O. Remove construction details except as required by other departments (traffic, life safety, planning).

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

4A. Provide water utility easement to be dedicated by separate instrument (refer to redlined location on sheet 5, utility plan).

5. Transportation Planning (Tom Worker-Braddock / 303-764-6695 / tworker@auroragov.org / Comments in bright teal)

5A. Not sure what code this refers to. Bicycle Parking is detailed in UDO 146-4.6.3.F. Bike racks have to provide at least two points of contact to bicycle.

5B. If properly installed, a single inverted U-rack would provide (and count as) 2 spaces.

5C. Sidewalks / walkways for accessible routes are required to be minimum 6' wide per UDO 4.5.4.D and UDO 4.5.4.E