



Planning Division
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August 24, 2017

Kyung Song
2648 S Parker Road, Unit 11
Aurora, CO 80014

Re: Initial Submission Review – DAE BAK GOAL Restaurant – Conditional Use
Application Number: DA-1266-03
Case Number: 1989-6085-06

Dear Kyung Song:

Thank you for your initial submission, which we started to process on August 3rd, 2017. We have reviewed your submittal and attached our comments along with this cover letter. The first section of our review highlights community comments and the planning review comments. The following sections contain more specific comments, including those received from city departments and other review agencies.

Since several important issues still remain, you will need to make another submission. Please note that all our comments are numbered. Please revise your previous work and send us a new submission on or before **Friday, September 1st, 2017**. Please 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.

Due to the comments and concerns from adjacent property owners, your estimated Planning Commission date has been pushed back to the next available session to accommodate time for a neighborhood meeting. The Planning Commission is now set for **Wednesday, September 27th, 2017**. Adjacent property owners may object to your application and appeal. Therefore, it is critical that this outreach is done at an early stage before you go to Planning Commission.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7194

Sincerely,

Michelle Teller, Planner I
City of Aurora Planning Department

cc: Patrick Choi, CAA Financial
Margee Cannon, Neighborhood Services
Filed: K:\SDA\1266-03rev1.rtf



Initial Submission Review

PUBLIC COMMENTS, CONCERNS, AND QUESTIONS

Name: Tad Svendsen
Organization: 2683 S Lima St
Address: Aurora CO 80014
Phone: 303-751-9307
Email: tad105@gmail.com

Comment: I wish to express my opposition to the request for after-hours operation at this location. Late-night operation would introduce excessive noise and traffic in the adjacent residential area. The restaurant's back door and parking area are both located next to the neighborhood. There is no noise barrier or buffer zone, only a 6-foot picket fence separates the residential area. This location is not at all suitable for after-hours operation.

Name: Arnie Schultz
Organization: 1137 S. Oakland St.
Address: Referral Contact for the Village East Neighborhood Aurora CO 80012-4259
Phone: 7202812880
Email: seamus12@comcast.net

Comment: I have reviewed this development application for VENA and am in opposition at this time due to the very close proximity to the Eastridge residential development. I would like to know more about the applicants where their previous businesses were located, when they opened at this location, whether there have been calls for police service, liquor code violations, and would also like to see a detailed business plan. I request a neighborhood meeting prior to the second submission and after the initial review. Thank you.

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please update the Operations Plan to answer the redlined questions
- Please reach out to Margee Cannon to schedule a neighborhood meeting.
- Please provide a Letter of Introduction that details how any potential negative impacts will be mitigated.

PLANNING DEPARTMENT COMMENTS

Michelle Teller, Mteller@auroragov.org, (303) 739-7194 (Teal Comments)

1. Completeness of Application

1A. Please provide a floor plan of the restaurant if there is one available, otherwise include the total number of seating accommodations the restaurant provides.

1B. It may be helpful to note how noise from the restaurant may be buffered from the adjacent neighborhood.

2. Operations Plan

Please update your Operations Plan to include the following redlined comments

2A. Will there be any live entertainment or karaoke provided in this establishment? If so, please detail.

2B. As noise is a neighborhood concern, please also add information on how after hours loud noise will be mitigated.

3. Letter of Introduction

3A. Please separate the first paragraph of your Operations Plan into a Letter of Introduction. Within the Letter of Introduction, please also add information on where your previous restaurants have been located and your past reputation. This should include how successful the restaurant was, any community interaction you had, and any entertainment uses the restaurant will contain.

3B. Your Letter of Introduction should address the evaluation criteria for a Conditional Use found in Section 146-402.



- **Criteria for Approval.** The following criteria shall be applied in reviewing each application:
 1. The compatibility of the proposed use with existing and planned uses on abutting properties;
 2. Any increase in density or intensity of the proposed use that will affect the compatibility of the use with existing and planned uses in the surrounding area;
 3. The proposed use will not change the predominant character of the surrounding area;
 4. The ability to mitigate adverse and undesirable impacts to the surrounding area, including but not limited to visual impacts, air emissions, noise, vibrations, glare, heat, odors, water pollution, electromagnetic interference, and other nuisance effects;
 5. Amount of traffic generated and capacity and design of roadways to handle anticipated traffic;
 6. The effect on infrastructure including water, wastewater, stormwater, utilities, and streets;
 7. The incorporation and integration of architectural and landscape features to mitigate impacts from the proposed use.
 8. The city council, planning commission, or planning director are authorized to consider the past performance of an applicant in their consideration of any conditional use. The planning commission, city council, or planning director may use as a basis for denial whether the applicant or developer is determined to be in violation of any requirements, conditions, or representations on a prior development.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

4. Neighborhood Services

Margee Cannon, Community Program Supervisor, Mcannon@auroragov.org, (303) 739-7287

4A. Given the comments we've received, a neighborhood meeting is recommended.