

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



September 28, 2017

Josh Taylor
Vertical Construction Management
1209 South White Chapel Blvd, Suite 180
Southlake, TX 76092

Re: Second Submission Review - Saddle Rock East Coffee Shop - GDP Amdt, PDP Amdt and Site Plan Amdt

Application Number: **DA-1216-20**

Case Numbers: **1998-2007-04; 2003-7008-01; 2017-6034-00**

Dear Mr. Taylor:

Thank you for your second submission, which we received on Monday, September 11, 2017. We reviewed it and attached our comments along with this cover letter.

Since several important issues still remain, you will need to make a technical submission after your proposal has been to Planning Commission and City Council.

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.

Your estimated Planning Commission hearing date is still set for Wednesday, October 25, 2017. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained, to include checking with adjacent builders if development activity and/or sales are taking place on properties adjacent to your site.

As always, if you have any comments or concerns, please give me a call. I may be reached at (303) 739-7249 or at sullman@auroragov.org.

Sincerely,

Sara Ullman, Planner
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department
Jon Spencer, Sterling Design Associates LLC, 2009 W Littleton Blvd #300, Littleton CO 80120
Margee Cannon, Neighborhood Liaison
Gary Sandel, ODA
Filed: H:\SDA\1216-20rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The waiver request, justification, and mitigation techniques, regarding Saddle Rock Design Standards must be indicated on the site plan as well as the Letter of Introduction.
- A Letter of Approval from the Saddle Rock Architectural Committee must be submitted prior to the Planning Commission Hearing.
- A sign plan must be included in the site plan package prior to the Planning Commission Hearing.
- Conversations with the applicant indicated a willingness to process an additional amendment to the GDP regarding after-hours uses. This amendment is recommended by planning staff in order to ensure consistency with current zoning code.
- Please revise the language of the PDP amendment to clarify that the drive-thru restaurant use shall only be allowed on Lots 2 and 4 (the existing Starbucks and the proposed new location).
- Section 7.3 of the Saddle Rock East Commercial PDP requires screen walls be constructed with materials that are complimentary to the style of adjacent buildings. The proposed screen fence does not meet these requirements and will have to be redesigned to conform to the requirements of the governing documents.
- Please contact Steven Dekoski, (303) 739-7490 sdekoski@auroragov.org, with Aurora what to see if the SM needs to be within a dedicated Utility Easement.
- CenturyLink objects to the proposed site plan. With the proposed redevelopment of this property, CTL requests that the applicant contacts Dustin Pulciani in order to discuss the grant of an easement by the Owner to CTL that will encompass these existing facilities.

PLANNING DEPARTMENT COMMENTS

1. Community Questions Comments and Concerns

Comments have not been received as of September 26, 2017.

2. Completeness and Clarity of the Application

WAIVER REQUEST

• Your proposal includes a waiver request of Section 4.4.3 of the Commercial Architectural Standards of the Saddle Rock East Commercial Preliminary Development Plan. The standard for pad sites is "20% of lineal frontage along Gartrell Parkway shall be vision glass to a height of at least 10' from finished floor. Spandrel glass may not be used in these glazing applications." Your cover sheet must include this waiver request, as well as justification and any associated mitigation techniques. As per Code Section 146-405 (G), staff will provide a recommendation to the Planning Commission regarding consideration of all waiver requests. In order to mitigate the impact of your waiver request, staff ask that more than 20% of the building elevation adjacent to Gartrell be comprised of spandrel glass treatments. Prior to the Planning Commission hearing, the cover sheet must be revised to list the waiver request, justification, and associated mitigation techniques. The building elevation must also be revised to show enhanced spandrel glass treatments adjacent to the Gartrell.

SIGN PLAN

• Please include a Sign Plan in your site plan package. The sign plan should show locations of all signs, including ground signs, building mounted, and directional signage. The sign plan should also have details of all proposed signs calling out materials, lighting method, and dimensions. Charts and/or tables should be used to indicate conformance city code as well as the Saddle Rock Preliminary Development Plan.

ARCHITECTURAL REVIEW APPROVAL LETTER

• A formal letter of approval from the Architectural Review Board for Saddle Rock East Commercial has not been provided. This letter must be submitted prior to the Planning Commission Hearing.



SADDLE ROCK GDP AMENDMENT REGARDING AFTER-HOURS USES

- In reviewing the Saddle Rock GDP, staff recommended the language regarding after hours uses be amended to reflect current Zoning Code. Section 3.3.4 (b) of the Saddle Rock GDP should be amended in order to be in accordance with Zoning Code Section 146-1252 regarding after-hours uses. Similarly, Section 2.3.1 (a) of the Saddle Rock East Commercial PDP should also be amended to adhere to code.

SADDLE ROCK EAST PDP AMENDMENT

- Please revise the language of the PDP amendment to clarify that the drive-thru restaurant use shall only be allowed on Lots 2 and 4 (the existing Starbucks and the proposed new location).

LETTER OF INTRODUCTION

- The Letter of Introduction must be revised to describe the waiver request, justification, and mitigation techniques. The language regarding Building Architecture must also be revised because the proposed building elevations do not conform to the design standards of the governing documents. If the applicant chooses to proceed with amending the GDP to reflect current code regarding after-hours uses, the Letter of Introduction must describe this request and explain how it meets approval criteria for GDP Amendments.

3. Landscape Design Issues

Kelly Bish/ kbish@auroragov.org / (303) 739-7189

SHEET 6

1. Dimension and label the landscape buffer.
2. Label the order window.

SHEET 7

1. Revise the landscape notes to remove reference to contractor.

4. Architectural and Urban Design Issues

SHEET 2

- As per the Saddle Rock PDP Section 7.3 regarding screen walls, "walls must be constructed with materials that are complimentary to the style of adjacent buildings, incorporating the same finishes and colors." The screen fence proposed does not meet these requirements. In order to meet the requirements of the governing documents, please revise the design to provide a screen wall that it is comprised of similar materials and colors of your building.

SHEET 10

- In order to mitigate the effects of the waiver request regarding the provision of vision glass on the elevation adjacent to Gartrell, staff recommends the applicant provide spandrel glass treatments in exceedance of what is required for vision glass. Please remember that staff provides a recommendation to the Planning Commission regarding the approval of waiver requests.

5. Other Site Planning and Technical Issues

SHEET 1

- The title must read "SADDLE ROCK EAST COFFEE SHOP- SITE PLAN WITH WAIVER". This must be consistent on all sheets within the site plan package.
- The amendments block should be empty to provide space for the documentation of any future amendments.
- The number of wall signs allowed by the Saddle Rock East PDP is limited to 3. Please revise your Data Block accordingly.
- Regarding the Data Block and signage, please break down which types of signs are included in in the "Proposed number of signs". Please denote how many walls signs, monument signs, and directional, etc. are proposed.

SHEET 11

- First review comments regarding site details have not be addressed. Please provide details of outdoor seating, benches and any other items.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Addressing

Cathryn Day, Planner II/GIS Addresser, cday@auroragov.org , 303-739-7357

No additional addressing issues noted at this time.

7. Building and Life Safety

Neil Wiegert/ nwiegert@auroragov.org/ 303-739-7613

Ted Caviness / tcavines@auroragov.org / 303.739.7628 / PDF Comments in Blue.

Sheet 1:

1. See sheet reflecting changes to AGENCY REFERRALS block.

Sheet 7:

1. See sheet reflecting note to be added.

Sheet 10:

1. See sheet reflecting note for Knox Box identification.

8. Civil Engineering

Janet Bender, Project Engineer, PE CFM/ jbender@auroragov.org/ 303-739-7512 / comments in green

SHEET 1:

Change contact information for Public Works

SHEET 2 and SHEET 3:

Dimension and note width of existing sidewalk on the south side. Please note curb ramps that are included in the accessibility routes from a public right-of-way for the pad site and for the shopping center shall include ADA compliant detectable warning truncated domes. Please note that civil plans may require more detail to the curb ramps including elevations, slopes and landing areas.

SHEET 4:

Please add the word "Private" to all private storm drain lines and private inlets.

Identify the cross pan at the entrance.

SHEET 5:

Identify the inlet on Gartrell as Public and add to note 15 "unless otherwise noted".

9. Real Property

Reviewed by Maurice Brooks / mbrooks@auroragov.org / 303-739-7294 / PDF comments in magenta

Darren Akrie / dakrie@auroragov.org / 303-739-7331

SHEET 2

- Label "existing Utility easement".
- Change this to a 23' Fire Lane and Public Access Easement.
- Check with Aurora Water to see if the SM needs to be within a dedicated Utility Easement. Please contact, Steven Dekoskie (303) 739-7490.

10. Forestry

Jacque Chomiak/ jchomiak@auroragov.org / (303)739-7178

According to the plan, there will be 10" replaced on the site, however, it was unclear which trees are specific to mitigation. Please show a symbol indicating trees that are specific to tree mitigation. I did see that some trees will be upsized to accommodate some inches, but it didn't equal to the 10" required.

Payment will be made into the Tree Planting Fund in the amount of \$760.35.



Since there will be trees preserved on the site during construction activities, the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual notes shall be added to the plan. The following is the link: [Parks, Recreation & Open Space Dedication and Development Criteria manual](#).

11. Traffic Engineering

Victor Rachael/ vrachael@auroragov.org / (303) 739-7309
SHEET 2

- Add supplemental plaque to SB stop sign, 'Cross Traffic Does no Stop', W4-4P.

12. Xcel Energy

Name: DONNA GEORGE
Organization: XCEL ENERGY PUBLIC SERVICE CO - CONTRACT ROW PROCESSOR
Address: 550 15TH ST, SUITE 700 DENVER, CO 80202
Phone: 3035713306
Email: donna.l.george@xcelenergy.com
Comment: PSCo/Xcel Energy has no further comments or concerns.

13. Centurylink

Name: DUSTIN PULCIANI
Organization: CENTURYLINK
Address: 700 W MINERAL AVE LITTLETON, CO 80120
Phone: 7205203133
Email: Dustin.Pulciani@centurylink.com

CenturyLink has been in contact with Applicant to discuss the granting of a private easement to CTL in order to address CTL's concerns. We are working towards resolution of this issue. In the interim, CTL renews its objection to the proposed site plan as based on our original objection comments: CenturyLink objects to the proposed site plan. The ALTA survey identifies a telephone pedestal, fiber vault, and a buried conduit along the northern portion of the property. These facilities are situated out of any of the existing easements that are along this property. With the proposed redevelopment of this property, CTL requests that the applicant contacts Dustin Pulciani in order to discuss the grant of an easement by the Owner to CTL that will encompass these existing facilities.