

July 22, 2017

Sara Ullman
City of Aurora
Planning & Development Services Department
15151 E. Alameda Pkwy, 2nd Floor
Aurora, CO 80012

RE: K Diamond Hotels
La Quinta Rebrand/Remodel
1500 South Abilene
Aurora, CO
Case Number: 1984-6029-08

Dear Sara,

Please find below responses to the Initial Submission Site Plan Amendment review comments dated July 3, 2017

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. Please remove the second paragraph under Note 4 on your cover sheet. See redline comment.

Response: removed as noted.

1B. Your data block must specify that the present zoning classification is B-3.

Response: Revised as noted

1C. On the Existing Conditions Survey Sheet, please bubble the area that is being amended.

Response: Revised as noted

1D. Please remove the tree symbology from the site plan.

Response: Removed as noted

1E. Correct the spelling of Abilene in the title block for each sheet.

Response: Corrected as noted

2. Parking

2A. 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 4 bicycle parking spaces (2 racks). Please revise the data block on the cover sheet and also show the bicycle parking on the site plan.

Response: Revised as noted

3. Architectural and Urban Design Issues

3A. 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.

Response: outline of new rooftop units has been added to the elevations

3B. Please do not remove the windows from the east elevation. Section 146-405(F) 8 of the zoning code establishes the approval criteria for building architecture and urban design. Building architecture should exhibit a "High quality of design" which requires that architectural details are continued on all elevations. Furthermore, this property is located within the Florida Station Area Plan which includes certain design guidelines. As per the Florida Station Area Plan "Blank walls are not permitted on any façade. All façades shall have architectural details that add visual interest. To create an urban environment that is visually pleasing from all points of view, all sides of a building shall exhibit design continuity, with no unimproved sides being visible from public rights-of-way." Please revise the east elevation to meet the code requirement of four-sided design.

Response: No windows are intended to be removed, the missing windows on the east elevations was a drawings error. The existing windows are now shown on the east elevation

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: "Two (2) square feet of sign area for each linear foot of building frontage for the first 100 feet. Then one-half square feet of sign area for each linear foot of building frontage thereafter as measured along the building frontage (the longest building frontage with a public entrance)." Based off of this, you are allowed a sign area of approximately 275 square feet. Because the approved site plan has a permitted sign area of 340 square feet, you may exceed the code-required 275 square feet because of the pre-existing entitlement. Please revise the permitted sign area to 340 SF on the data block on the cover sheet.

Response: Revised as noted

4B. Note 22 on Sheet 3 must specify pole height and whether the flags are for advertising. Code Section 146-1610 governs the requirements for flag poles. "The number of poles per property applies to all flags with or without advertising. Flags with advertising will count against the total allocated square footage of sign area. If the pole is over 25 feet tall a building permit is required. In no instance shall a flag extend beyond the property line." You are permitted a maximum of 3 poles with a total flag area not to exceed 240 SF in area. Poles cannot exceed 35 feet in height.

Response: Flag pole height has been added to the site plan key notes, the tallest pole is 25' and (2) at 20'. The flags will consist of (1) USA Flag, (1) State Flag and (1) La Quinta Advertisement Flag. The La Quinta advertisement flag is 4'x6' (24 s.f.) it has been added to the total signage area on the cover page.

4C. The sun mural is considered an architectural detail and will not count towards your permitted sign area. Please provide a note on the elevation identifying the sun mural as an architectural detail.

Response: Note has been added to the west elevation stating the Sun Ray Mosaic is an architectural detail

5. Landscaping Issues (William Barrett / (303) 739-7133 / wbarrett@auroragov.org)

5A. Please bring the property's landscaping up to date with the landscape plan. There are many required trees missing throughout the entire property. As part of the Certificate of Occupancy/inspection process, the site will be reviewed for compliance with the landscape plan. Please contact me if you have any questions or concerns about the landscape.

Response: Landscape plan has been revised to indicate replacement of trees and shrubs that were included on the previously approved Landscape Plan.

Regarding the License Agreement comment:

A license agreement will be required to allow the installation of the stamped concrete in the Utility Easement. Please begin this process immediately so that it does not delay your minor amendment approval.

Response: The colored concrete in the Utility Easement has been removed to avoid needing the license agreement

Sincerely,

Corey Stinar