

Planning Division
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January 30, 2019

Razz Cortes-Maceda
15655 E Prentice Lane
Centennial, CO 80015

Re: Initial Submission Review – C&G Metropolitan – Redevelopment Plan
Case Numbers: 2019-6001-00

Dear Ms. Cortes-Maceda:

Thank you for your initial submission, which we started to process on Thursday, January 10, 2019. We reviewed it and attached our comments along with this cover letter.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Wednesday, February 13, 2019.

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 give me a call. I may be reached at 303-739-7857.

Sincerely,

Sarah Wieder, Senior Planner
City of Aurora Planning Department

cc: Kevin Anderson, ArcWest Architects, 1525 Raleigh Street, Suite 320, Denver, CO 80204
Jacob Cox, ODA
Filed: K:\SMA\2019-6001-00 C&G Metropolitan Redevelopment Plan\Rev1



Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Please update the title of the Redevelopment Plan per redline comments.
- 1B. Make revisions to the Vicinity Map to add adjacent streets and make the property boundaries bolder.
- 1C. Delete Note #17 from the Cover Sheet as it's not applicable to this site.
- 1D. Update the Data Block per redline comments.
- 1E. Remove AutoCAD SHX text items from the "Comment" section in the Redevelopment Plan. Please flatten the PDF to reduce the ability to select these items when you send plans to staff with the next submittal.

2. Zoning and Land Use Issues

- 2A. Please clarify whether the fence along the southern property boundary is existing or new. If it's new, please provide a detail of it in the Redevelopment Plan.
- 2B. Differentiate between existing and proposed sidewalk areas using a hatching pattern. Add this to the Legend.
- 2C. The property to the west is identified as a house on Sheet 2, but this appears to be a shopping center. Please update this reference.
- 2D. What is the temporary storage container being used for? Will it be removed prior to the restaurant opening? Please clarify. If it's only on-site during construction, it doesn't need to be shown.
- 2E. Is the "Kid and Dog Play Area" fenced in? If it's not, it will be problematic to have loose dogs in this area because it is near the parking lot.
- 2F. Is an actual artist creating the elements on the art piece or is it something that can be purchased somewhere? Please provide additional information about this.

3. Parking Issues

- 3A. Will the parking space off of Dallas Street be for pick-up orders only or is this public parking? Please clarify.
- 3B. Review redline comments related to parking in the Data Block and add the requested note regarding the "Adaptive Reuse" designation of this site.
- 3C. Please consider shifting one of the bicycle racks so there are bicycle racks near both building / site entrances.
- 3D. Include a detail of the bicycle rack on Sheet 8.
- 3E. Note the parking stall dimensions on Sheet 2.

4. Signage Issues

- 4A. The signage requirements in this area of the city are based on [Section 146-1613](#), not [Section 146-1609](#). Please update the Data Block as such. If the desired types of signage and sizes are unknown at this time, simply reference this code section in the Data Block.
- 4B. This clarify whether the "pole sign" is actually a sign (i.e. contains advertising) or whether it is just an art piece. If it is not a sign, please change how you are referring to this throughout the Redevelopment Plan.
- 4C. Please do not note the exact sign square footage on Sheet 9 as these can change prior to submitting your sign permit to the Building Department.
- 4D. Why is a menu board proposed outside the building? Please clarify.

5. Architectural and Urban Design Issues

- 5A. On the west side of the building, please paint the mechanical equipment to better match the brick color.

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

- 6A. Add "Not for Construction" to all landscape sheets.
- 6B. Do not hatch the shrub beds as it makes it difficult to read the plant material.
- 6C. Linden trees do not perform well in urban conditions as street trees because the bark will split. Please select a different tree species.



6D. Include all proposed utilities and utility easements on Sheet 4.

6E. Remove the information and symbology for the trees that will be removed and only show the trees that will remain on-site. This information should be shown on a Tree Mitigation Plan separate from Sheet 4.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

7A. Per the pre-application meeting notes, a drainage letter is required to be submitted. Please contact the Engineer On Duty at 303-739-7335 to request a folder for the drainage letter. Review fees will apply.

7B. It is difficult to tell what improvements are existing and what improvements are proposed on Sheet 2. Please remove the landscaping from this sheet and focus on the proposed improvements. Confirm there is 0.5' from the back of the existing / proposed sidewalk and property line.

7C. Per the pre-application meeting notes, street lights are required. Looking at the spacing of the existing street lights, one street light is required on Montview Boulevard. New street lights will be owned and maintained by the city and must meet the city's lighting standards. A street lighting plan will be required with the Civil Plan submittal.

7D. On Sheet 3, please label slopes for new improvement areas. Provide existing slopes where available.

7E. Include the finished floor elevation (FFE) on Sheet 3.

8. Traffic Engineering (Briana Medema / 303-739-7336 / bmedema@auroragov.org / Comments in orange)

8A. Label the existing stop sign on Dallas Street.

8B. Add a left-looking sight triangle from the back of the stop sign on Dallas Street to the furthest south through lane on Montview Boulevard. The extent of the sight triangle does not need to be shown, but please add the label. Ensure that landscaping is in compliance with the city's criteria for sight triangles.

8C. Add the required note on Sheet 4 regarding sight triangles.

8D. KFG is not appropriate for use in sight triangles. Please remove / adjust to be outside of the sight triangle.

9. Fire / Life Safety (Greg Rogers / 303-739-7464 / grogers@auroragov.org / Comments in blue)

9A. Show the location of the Knox Boxes on all sheets within the plan set, including on the building elevations. Revise how they are labeled and shown. See redline comments for additional information.

9B. On all sheets, provide a bold dashed line to show the exterior accessible route throughout the site to required accessible entrances (60%), site amenities and transit stops. Maintain a minimum 1-foot candle to all exterior accessible routes.

9C. Per the 2015 IBC (Chapter 11), for every 6, or a fraction thereof, parking spaces, one van accessible parking space is required. Modify your design to either provide an 8' access aisle or provide an 11' parking space.

10. Forestry (Becky Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

10A. On Sheet 4, indicate which trees will be preserved and removed.

10B. Coordinate the numbered trees on Sheet 4 with the "existing trees" table on Sheet 5. See redline comments.

11. Aurora Water (Steve Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

11A. A fixture unit table will be required to determine what water meter size is required to serve this building. The water meter cannot be relocated as shown. The existing water service will be required to be disconnected and capped at the main. A new service connection will be required to serve this building with the new water meter location. Water meters are required to be located in a landscaped area.

11B. The city's records indicate a 5/8" water meter for this site. A 3/4" water meter is the minimum size commercial water meter.

11C. The grease interceptor is permitted through the Building Department review process. Please include the sizing criteria with the plumbing plan.

11D. Trees are not permitted within pocket easements for water meters or over service lines.