

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



September 27, 2019

Erick Rojo
513 Havana Street
Aurora, CO 80010

Re: Foodmaker/Jack-In-The Box

Minor Amendment: Case Number: 1969-6002-03

Thank you for your submission. We have reviewed the application and have the following comments:

A. Landscaping

W. David Barrett 303-739-7133, wbarrett@auroragov.org

- 1.** It is recommended that a professional Landscape Architect or Landscape Designer be retained to re-design the entire property to meet the City of Aurora codes that includes landscape and parking. The City of Aurora Site Plan Manual contains all of the items needed to create a landscape plan. The site plan manual can be found on the City of Aurora website.
- 2.** Create a new landscape plan with the following included on that plan:
 - A. Describe what the artificial palm trees will be made of and how they will be anchored to the ground. Show exact locations on the landscape plans. Pictures and a cut sheet describing the artificial trees would be helpful.
 - B. What do you mean when you say “Monument has been removed. Added palm tree leaves”? Are you adding real palm tree fronds, or will they be artificial as well? If they are artificial, describe what they are made of and how they will be attached to the ground. Cut sheets and pictures describing the fronds will be helpful.
 - C. Will there be a new monument sign? If so, where will it be located. Landscaping around the new sign will be required if a new sign is being installed.
 - D. Show exactly where the grass will be located, where the rock will be located, what will be used to divide them, and where any new plants will be located. Describing plants as “green vegetation” is not acceptable.
 - E. All landscape plans should include the following information:
 1. Plant list and legend. See the City of Aurora landscape manual for examples.
 2. Water Zones – Show water usage requirements for each plant species listed in the plant list. See the City of Aurora landscape manual for examples.
 3. Sizes of Plants – All sizes of newly planted plants are required. Examples of plant sizes are 15 gallon for trees and 5 or 1 gallon for shrubs.
 4. The City of Aurora landscape manual includes a Recommended Xeriscape Plant List. 75 percent on the plants that are used should come from this list or another recognized Xeriscape Plant List.
- 3.** The current site plan shows landscape islands in the parking lot. These islands need to be added with required plant material in them. This includes curbs and irrigation to the islands
 - A. All new parking rows are required to have landscape islands that contain a tree and under story treatment. Please add these to the plan.
 - B. The current site plan shows landscape islands in the parking lot. These islands need to be added with required plant material. Landscape islands should be the same size as a parking space, nine feet wide and 19 feet long.

Foodmaker/Jack-In-The Box
1969-6002-03

4. Show a detail of what the trash enclosure will look like. Include what materials will be used. Screen the trash enclosure with landscaping. Is the new trash enclosure close to any residential areas? Show what is on the property next to the trash enclosure. Is it residential, commercial, or something else?

B. Traffic

Brianna Medema, 303-739-7336, bmedema@auroragov.org

- Please see marked-up site plan.

C. Life Safety

John Van Essen, 303-739-7489, jvanesse@auroragov.org

- Please see Marked-Up (In Blue) Site Plan for Specific Comments. Thank You!

Site Plan Sheet 1:

- Please show the Existing Accessible Van Space with dimensions per ICC A117-2009. Also, please show the Van Accessible sign and posting.

Since there is an outstanding issue, you will need to make another submission. Please e-mail me the revised site plan. As always, if you have any comments or concerns, please give me a call. I may be reached at pingrum@auroragov.org or 303.739.7227

Sincerely,



Porter Ingram
Planner II
Planning and Development Services Department