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AuroraGov.org

June 21, 2024

Kortney Pedigo
McDonald's Corporation
C/O Strategic Land
2595 Ponderosa Rd
Franktown, CO 80116

Re: Initial Submission Review: McDonald's at Eagle Ridge - Conditional Use and Site Plan
Application Number: DA-2338-03
Case Numbers: 2024-6021-00; 2024-6021-01

Dear Kortney Pedigo:

Thank you for your initial submission, which we started to process on Friday, May 24, 2024. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Monday, July 15, 2024. Please pay the Development Application Fee of \$20,740.75 ahead of the second submission.

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.

The estimated Planning & Zoning Commission hearing date is still set for Wednesday, August 28, 2024. 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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7259 or amuca@auroragov.org.

Sincerely,

Ariana Muca, Planner II
City of Aurora Planning Department

cc: Robert Palmer - Strategic Land Solutions, Inc. 2595 Ponderosa Road Franktown, CO 80116
Ariana Muca, Case Manager
Jacob Cox, ODA
Filed: K:\SDA\DA-2338-03rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Update the Main Street Right of Way to match section 4 of the Eagle Ridge Master Plan (Planning and Public Works).
- Private streets must meet city standards (Public Works and Fire and Life Safety).
- Add further architectural details to the primary facades of the building (Planning).
- Include curbside landscaping along Stephen D Hogan (Landscape).
- Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes (Addressing).
- An updated location is required for the grease interceptor (Utilities and Traffic).
- Please review both PROS and Public Art comments regarding construction timelines.

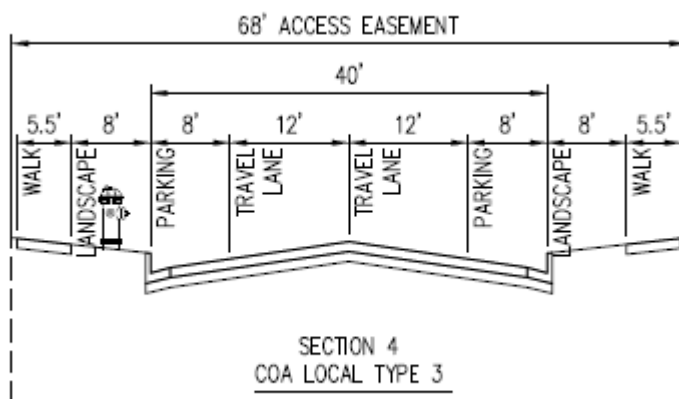
PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No community comments were received during the first review.

2. Completeness and Clarity of the Application

- 2A. Please pay the Development Application Fee of \$20,740.75 ahead of the second submission.
- 2B. Please include a title on the cover sheet. The title should include the site plan, conditional use, and legal description. Revise the title to read “McDonald’s at Eagle Ridge (first line), Site Plan and Conditional Use (second line)”. An example is given in the site plan pdf.
- 2C. Please provide further delineation within the vicinity map on the cover page.
- 2D. Minor comments regarding the data block. Please include the Eagle Ridge Master Plan Planning Area and signage.
- 2E. Remove the Site Plan Legend from the cover sheet and include it on the site plan sheet and all other sheets that require a legend.
- 2F. Label the zone district on the site plan sheet.
- 2G. Dimension the proposed building and clearly indicate its overall size in square feet.
- 2H. Please remove the crossing and encroachment note on the cover page (note 7).
- 2I. Please update the term Access Drive to Private Street. These streets do all need names; an access drive would not get a name or an address, which could create future issues with various GPS systems. Phil Turner, a reviewer on this application, will work with you on the street names and building addresses.
- 2J. Please include Section 4 for Main Street per the Eagle Ridge ISP (2023-6042-00). The Right of Way should be 68’, not the 62.5 shown on the site plan. Please show on-street parking and include the on-street parking on the cover sheet data block.





3. Conditional Use Request

- 3A. Per the pre-application notes, please submit an updated Letter of Introduction with a detailed Operations Plan for the proposed restaurant. An operations plan includes hours of operation, number of employees at peak times, and mitigation of any noise impacts. This is a requirement for all conditional uses as per code section: <https://aurora.municipal.codes/UDO/146-5.4.3.A.3>

4. Streets and Pedestrian Comments

- 4A. Thank you for including the crosswalks on the site plan where pedestrians must cross the drive-through lane to access the building/parking. Staff would like to see either a more central parking lot crossing or to have the crossing line up with the overall point of travel.
- 4B. Please indicate which parking stalls will be for “pick up” and include the signage locations on the site plan as well.
- 4C. Revise parking requirements in the data table. The UDO requires 4 spaces per 1,000 sf. Gfa.
- 4D. Identify bike racks on the site plan and legend and include bike rack details.

5. Architectural and Urban Design Comments

- 5A. Please provide additional architectural/design variation to the west and south facades. Both the Eagle Ridge master plan and UDO prohibit a “back of house” appearance and require similar degrees of architectural interest along all building facades. Changes in color, material, pattern, parapet height, and/or articulation are recommended.
- 5B. Reading the elevation, it was difficult to differentiate between a main or secondary entry. Please label the main and secondary entries. All entry points (Table 4.8-9) must have one of the following entry options:
- A projected mass
 - Recessed mass
 - Corner entry
 - Roof form variation
 - An awning or sunshade device
- 5C. Table 4-8.8 below includes three categories for façade character elements. Each category includes a minimum number of required elements for each building face. Please complete and include in your plan set on the sheet that has building elevations to show compliance with four-sided design standards. The west, south and north facades are considered primary. The east face is considered secondary.



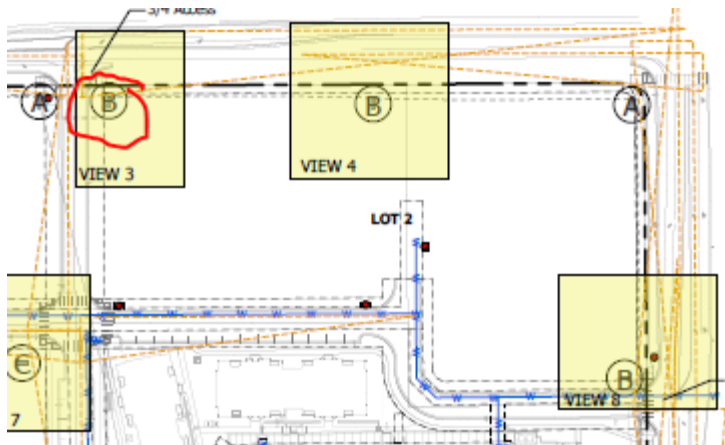
**Table 4.8-8
Façade Character Elements for Four-Sided Building Design**

BUILDING FACE	Mixed-Use and Multifamily Residential Districts		
	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE
Massing			
General	3	2	1
Wall off-set (min. 3 ft.)			
Wall/parapet height change (min. 3 ft.)			
Roof form change			
Upper floor stepback			
Wall notch (min. 12 in.)			
Materials			
General	2	2	1
Change in material			
Change in color			
Change in texture			
Use of masonry (min. 40% of façade)			
Use of panelized materials (min. 40% of façade)			
Variety of window sizes			
Transparency and glazing (min 70% transparent glass)			
Human Scale			
General	3	2	1
Architectural detailing			
Display cases on ground floor (for mixed-use)			
Building-mounted lighting fixtures			
Awnings or shutters			
Entry definition (pronounced massing/roof form, stoop, porch, etc.)			
Building corner enhancements			
Wall art			
Balconies			
Landscape wall/decorative screen for vines			

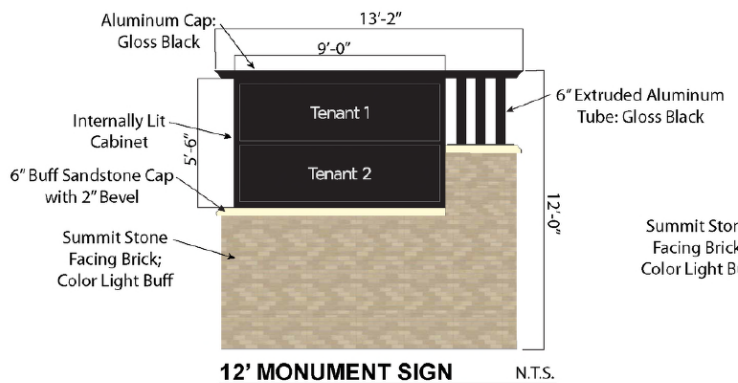
- 5D.
- 5E. Please include the height of the trash enclosure.
- 5F. Will there be any rooftop mechanical equipment, or will it be located on the ground? Please demonstrate all building and ground-mounted electrical equipment on the building elevations or site plan. Aurora has specific screening requirements, and staff would like to ensure the application has a complete review and no issues during the building permit stage.
- 5G. The site is subject to the Eagle Ridge Master Plan and is located adjacent to the Eagle Ridge main street. The Eagle Ridge Master Plan is a mixed-use, urban, walkable community that will be a hub for entertainment, retail, multi-family housing, and commercial uses. Staff needs to understand if the site meets the minimum 40% buildings or plaza requirement within 15' of the main street? Based on the staff's rough calculations, it does not appear that the site design is meeting the intent of the code.

6. Signage & Lighting Comments

- 6A. Ensure correct permitted signage maximums are included on the Data Block. The sign standards can be found in Code Section 146-4.10. Signage maximums are calculated from the longest building frontage with a public entrance.
- 6B. Note that square footage of the monument (wall) signage is included in the total sign area calculation. Please confirm that the proposed monument signage is included in the (new) calculation, including the height, material, color, and lighting method on the site plan.
- 6C. Please include the footcandles for the entire site with the second submission.
- 6D. The Eagle Ridge Master Sign Program does not allow additional monument signs along Stephen D Hogan for individual users. If this site intends to add tenant signage to the approvement monument sign for the development please clarify. Below is a detail of the approved monument sign and location per the master sign plan.
- 6E.



6F.



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

Cover Sheet

Sheet 1 of 15

7A. Only number the sheets as single digits and not X of X. Update the sheet index as well as the sheet numbers within the plan set.

Site Plan

Sheet 4 of 15

7B. Remove the small section of sidewalk as it directs people to the drive aisle and there is no cross walk.

7C. In speaking with Building /Life Safety, the identified sections of pavement immediately adjacent to the building can be removed since the sidewalk connects to the two accessible entrance doors. This will assist in meeting buffer requirements and provide a more appropriate depth for a shrub bed.

Landscape Plan

Sheet 9 of 15

7D. What are the circles along Stephen D. Hogan Parkway and can they be turned off as they are not included on the other sheets in the plan set?

7E. All trees along collector or arterial streets are required to be 2.5". Please update the plant schedule accordingly.

7F. Refer to Section 146-4.7.5.C. Curbside Landscaping. The curbside along Stephen D. Hogan Parkway can be all native seed or a combination of shrub beds, native seed, mulches, but not sod etc. Address all the curbside areas based upon this section of the UDO. The requirements vary depending upon the width of the curbside area. Sod is not permitted in any of them.

7G. Dimension and label the street frontage buffers typical, all street frontages.

7H. Where is the rest of the sidewalk? It is included on the other sheets in the plan set.

7I. The minimum size for trees is 2". Please update the Plant Schedule.

7J. Is pea gravel being used? It does not appear on the landscape plan. Please update the note provided



accordingly.

- 7K. Do not have a shade tree category. Move the Bigtooth Maple under trees and provide a separate category for evergreen trees and move the two evergreen trees under that category.
- 7L. Remove the text on the building and label it.
- 7M. Darken the line work for the sidewalks.
- 7N. Per the Unified Development Ordinance, large parking lot islands are required to have 12 shrubs.
- 7O. Perhaps a narrow shorter shrub in the linear parking lot island as the proposed species can get eight feet wide and the planting space is only four foot wide. Car overhang will be a big issue unless wheel stops are provided.
- 7P. The property line is centered in the drive aisle on the other sheets in the plan set and not to the far east side. Should this landscaping be included on this site plan as it appears to be on the future adjoining lot.
- 7Q. Update the Landscape Requirements tables per the comments provided.
- 7R. Include a table that documents the high, medium and low water use areas as square footages and then as percentages of the overall landscape area.
- 7S. Are there any monument signs proposed? If so, include those and the landscaping around them.
- 7T. A reduction in a street frontage buffer to 10' requires a low wall with landscaping on the exterior side. A hedge or double row of shrubs is associated with a 15' buffer width. Since the building is essentially serving as a wall, that may be used, however add an asterisk and a note to the bottom of the table explaining that. The buffer depth is short, however if additional landscaping along the building face can be provided, then it will meet the intent of the screening. See comment provided on Sheet 4. The sidewalk area should be removed allowing for more landscaping.

Landscape Details

Sheet 10 of 15

- 7U. Remove the irrigation notes.
- 7V. Remove the tree protection details as there does not appear to be any existing trees.
- 7W. Remove the irrigation table and only include that on the irrigation sheets.

8. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 8A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

9. Civil Engineering (Jonathan Phan/ 303-739-7403 / jphan@auroragov.org)

- 9A. Label the roadway classification and dimension the ROW (TYP.) (2.06.1.03 of the 2023 COA Roadway Manual)
- 9B. Please include the legend on the site and grading plan
- 9C. Please identify if the sidewalk is going to be existing or purposed (TYP.)
- 9D. This pork chop is no longer in the ISP Civil Plans. Please remove (TYP.)
- 9E. Potentially there is one more street light that should be shown along Stephen D Hogan. Please make sure it matches to the ISP Civil Plan
- 9F. Label as a "Private" and include the RSN or EDN (TYP.)
- 9G. Curb ramps are needed here for this crossing
- 9H. Minimum curb return with a driveway 21 or more spaces assuming local is 15 (Table 4.04.5.02 of the 2023 COA Roadway Manual)
- 9I. Provide additional slopes away from building. Min is 2% for impervious surfaces within ten feet, however 1.8% would be accepted for construction tolerance (2.08.1.06.2 of the 2023 COA Roadway Manual)
- 9J. Please provide additional slope arrows for concrete, asphalt and the landscaping.



- 9K. Minimum pavement slopes: 1% for asphalt, 0.5% for concrete and 2% for landscape or non paved areas. (2.08.1.06 of the 2023 COA Roadway Manual)
- 9L. Provide slope arrows at the private drive, max 4% when sloping down and 6% when sloping up to a local (4.05.4.1 of the 2023 COA Roadway Manual)

10. Traffic Engineering (Dean Kaiser / (303) 739-7584 / djkaiser@auroragov.org / Comments in amber)

Traffic Letter

- 10A. Reviewed, trip gen compared to Master Study okay. Other Pre-App requirements not addressed, specifically the following:
- Include detailed analysis, including vehicle queuing evaluation, of:
 - a) All site access points
 - b) Drive-through
 - c) Intersection of Stephen D Hogan and internal north\south street
 - d) Intersection of internal north\south street and internal east\west street.
- See additional comments below.

Site Plan

4 of 15

- 10B. Add additional DO NOT ENTER here.
- 10C. Call out parking striping as 'Typ'.
- 10D. What are these lines?
- 10E. HC parking stall signs required.
- 10F. Possible realignment.
- 10G. "TURN LEFT" SIGN.
- 10H. RIGHT TURN ONLY sign? Revise.
- 10I. Illustrate sign symbols.
- 10J. Locate STOP sign parallel with point of Sight Triangle.

11. Utilities (Jenny Wynn / jwynn@auroragov.org / Comments in red)

Utility Plan

3 of 15

- 11A. A later page shows this stub as the sanitary connection. Are they both sanitary stubs? Please add a note to the utility page that whichever one is not in use should be removed and capped at the main.

Site Plan

4 and 7 of 15

- 11B. Please include easement for water meter.
- 11C. A fireline can only have a combined 90 degrees of bend before entering the building. Please revise.
- 11D. The fireline is private and can not be within an easement.
- 11E. This meter must be within an easement. Different easement sizes are required for different meter sizes. Please see AW Spec 5.04 for more detail.
- 11F. The grease interceptor must be 30ft or less from the building.
- 11G. Advisory Comment: Bends in the line before a grease interceptor are highly advised against, as grease and buildup will likely pile here.
- 11H. Double cleanout must be included at grease interceptor exit.

12. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

Cover Sheet

1 of 15

- 12A. Please remove duplicate notes.
- 12B. Update code years.
- 12C. Update site data block.

Site Plan

4 of 15



- 12D. Please remove duplicate notes.
- 12E. See comments to show FDC, Knox box, and riser room location.
- 12F. Show accessible route into accessible isle and to trash enclosure.
- 12G. See comment to identify if the private drives are being built to City standards.
- 12H. Provide street sections.

Grading Sheet

6 of 15

- 12I. See comments to provide spot elevation for the accessible route and isle.

Utility Sheet

7 of 15

- 12J. Show FDC and riser room location.
- 12K. Label the fire service line.

Photometric Sheet

8 of 15

- 12L. Show the accessible route into accessible isle and to trash enclosure.

Landscape Sheet

10 of 15

- 12M. Update note 7

Elevations

- 12N. Show the location of the FDC, Knox Boxes & Riser Room Door

13.Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 13A. Add the Lot, Block and Subdivision throughout the Site Plan. Add adjacent Lot info also.

14.PROS (Adison Petti / apetti@auroragov.org / comments in purple)

- 14A. Ensure that there is pedestrian access from the residential areas to the East and West.
- 14B. Your development site is located within ½ mile from an active Bald Eagle's nest. Be advised that to limit disturbance of the habitat area and nest, we recommend construction activities be minimized during the breeding season (December 1 through July 31). Visit cpw.state.co.us for more information.
- 14C. Dedication and Criteria Manual: 5.4.E.(4) (c) All migratory birds (including eggs, nests, and feathers) are fully protected. Under the Migratory Bird Treaty Act of 1918, taking, killing or possessing migratory birds is unlawful. "Take" includes destruction or disturbance of nests and eggs. Birds protected under this Act include all migratory birds from hummingbirds and owls to geese and hawks. For this reason, it is essential to limit disturbance to natural habitat during breeding season, which varies by habitat and species. (d) Seasonal restrictions may apply for projects which are proposing construction near known raptor nest locations. This includes restricting disturbance within a one-half (½) mile radius of known nests between October 15 through July 31. Please refer to cpw.state.co.us for more information.
- 14D. To provide a smooth transition between the crusher fines trail and the new sidewalk, the sidewalk should end with a temporary, beveled transition (1"H:½"V) as a single concrete 'stone' separated by an expansion joint located at the property line. This transition will be removed and replaced with a sidewalk extension when the adjacent parcel develops.

15. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple)

- 15A. Approved no additional comments.

16.Public Art (Roberta Bloom/ 303-739-6747 / rbloom@auroragov.org)

- 16A. The location for public art seems ambiguous, as there is no roundabout. Clarification is needed regarding the exact location of the public art component, and who the responsible entity is. Please state which parcel will include the public art.