

Planning Division
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Aurora, Colorado 80012
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September 11, 2024

Caitlin Kincaid
Texas Roadhouse
6040 Dutchmans Lane
Louisville, KY 40205

Re: Technical Submission Review – Texas Roadhouse at Blackhawk Pointe - Conditional Use and Site Plan
Application Number: **DA-2261-01**
Case Numbers: **1999 6002 08; 1999 6002 09**

Dear Mr. Kincaid:

Thank you for your technical submission, which we started to process on Wednesday, August 28, 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.

Planning and Zoning Commission is complete, and the application has gained approval. A resubmission for technical review of the site plan will continue to be required until all of the comments are resolved. It is recommended the application completes the drainage and easement processes ahead of resubmission. Following the completion of the site plan, mylars will be recorded. Please resubmit on or before Monday, October 14, 2024.

Note that all of 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 let me know. I may be reached at (303) 739-7259 or amuca@auroragov.org.

Sincerely,

Ariana Muca, PLA
Planner I

cc: Marisa Kolman Greenberg Farrow 21 S Evergreen Avenue Ste 200 Arlington Heights, IL 60005
Ariana Muca, Case Manager
Scott Campbell, Neighborhood Services
Justin Andrews, ODA
Filed: K:\\$DA\2261 01tech3.rtf



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Drainage easement needs to be completed (Real Property).
- The max height in detention ponds is 4' (Public Works).
- Update the site plan and clearly indicate utilities that are to be removed vs remaining on site (Utilities).
- Please note that landscape changes were not indicated in the narrative, so a referral for landscape review was not conducted. Kelly Bish, our landscape reviewer, will review the next submission.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No new comments.

2. Completeness and Clarity of the Application

- 2A. Remove AutoCAD SHX text.
- 2B. Please note that landscape was not part of the changes indicated in the narrative. Kelly Bish, our landscape reviewer, will review the next submission. The application only requires 32 parking spaces, and the application proposes over 100. The staff does not want to see any removal of the required landscaping and would recommend removing parking stalls over trees.

3. Architectural and Urban Design Issues

- 3A. No further comments.

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

- 4A. No further comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Addressing (Phil Turner / 303-739-7271 / pcturner@auroragov.org)

- 5A. No further comments.

6. Civil Engineering (Julie Bingham/ 303-739-7403 / jbingham@auroragov.org / comments in green)

- 6A. The max height in detention ponds is 4'. Please verify whether this is a mistake or not.

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

- 7A. No further comments.

8. Utilities (Fatin "Iman" Ghazali/ ighazali@auroragov.org/ Comments in red)

Site Plan

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- 8A. Label as "proposed" – see stormwater linework indicated on site plan.
- 8B. There are two stormlines; clarify which is to be removed/proposed.
- 8C. Clarify what these structures are, the site plan has many unlabeled items throughout.
- 8D. Show forebay drawing.
- 8E. Label easements as "pocket water easement".
- 8F. Trees shall not be planted within 5 ft of meters.
- 8G. Ensure trees are at least 8 ft away from water mains.
- 8H. Tree shall be at least 8 ft away from manholes.

9. Fire / Life Safety (Erick Bumpass 303-739-7627/ ebumpass@auroragov.org / Comments in blue)

- 9A. No further comments.



10. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

10A. Drainage easement needs to be completed. Submit the documents to either: releaseeasements@auroragov.org or dedicationproperty@auroragov.org to start or continue the processes.

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

11A. No further fees.