

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



February 9, 2023

Caitlin Kincaid
Texas Roadhouse
6040 Dutchmans Lane
Louisville, KY 40205

Re: Fourth 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 fourth submission, which we started to process on Thursday, January 19, 2023. 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. The site plan will continue to be resubmitted in the form of a technical till all comments are resolved. Following the completion of the site plan, mylars will be recorded. Please resubmit no later than Thursday, March 2, 2023.

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 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 01rev4.rtf



Fourth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Add the requirements: 1 tree or tree equivalent per 40 lf of building face (Landscape).
- The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved (Public Works).
- Please relocate and show FDC in the correct location. It is being allowed to be located at a location that better suits the layout of the restaurant as well as best serves ease of access for the First Responders (Fire and Life Safety).
- There are several easements that need to be released and dedicated by separate documents. Submit the documents to releaseeasements@auroragov.org and dedicationproperty@auroragov.org. When the easement documents are fully executed and ready to record, then the site plan will be ready to be signed off (Real Property).

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No new comments.

2. Completeness and Clarity of the Application

2A. Staff apologizes for not catching this sooner. The title should read Site Plan with Adjustment and Conditional Use.

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)

Landscape Plan

Sheet 4

4A. REPEAT COMMENT: Add the requirements: 1 tree or tree equivalent per 40 lf of building face.

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 Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

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)

8A. No further comments.

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

Site Plan

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9A. Please relocate and show FDC in the correct location. It is being allowed to be located at a location that better suits the layout of the restaurant as well as best serves ease of access for the First Responders.



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

10A. This is a repeated comment: Some of the easements need to be re-labeled and designated “to be ‘dedicated’ or ‘vacated’ by separate document” where indicated. Submit the documents to either: releaseasements@auroragov.org or dedicationproperty@auroragov.org to start or continue the processes.

Site Plan

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10B. Does this easement need to be released? Portions of it are encroaching into the proposed parking spaces.

10C. Label this easement.

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

11A. No further fees.