



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

August 8, 2024

Neotha Leslie
1200 Bannock St
Denver, CO 80238

Re: First Submission Review – Windler Sign Site Plan Amendment
Case Number: 2023-4014-01

Dear Neotha Leslie,

Thank you for your initial submission, which we started to process on Thursday, July 25, 2024. We have reviewed it and attached our comments along with this cover letter.

Since several important issues remain, you will need to make another submission. To stay within the typical review timeframes, please revise your previous work and send us a new submission on or before Thursday, September 9, 2024 (but you may still submit after this date). If there are concerns or conflicts with making the requested changes, a meeting with Planning Staff Aja Tibbs and Ariana Muca is recommended ahead of the next submission.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item and email your resubmittal to me. 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.

If you have any comments or concerns, please don't hesitate to send an email or give me a call. I may be reached at amuca@auroragov.org or 720-739-7259. Also, please contact each reviewer directly, their contact information is provided adjacent to the department comment.

Sincerely,

Ariana Muca, Planner II
City of Aurora Planning Department



PLANNING DEPARTMENT COMMENTS

1. Planning and Landscape Issues (Ariana Muca / 303-739-7259 / amuca@auroragov.org / Comments in bright teal)

1A. Upon second submission, please amend the site plan of record. Please follow link doccity/cs/groups/Public/Documents/Plan-Plat-Spec/B1930405.pdf?Auth=Intranet

Civitas: Addressed

1B. Please further delineate the A2 signage. Outline which ones are glow vs standard.

Civitas: Addressed.

1C. The minor amendment is asking for a 9% increase in total sign face. The original application was already a unique circumstance, where overall signage did not follow the general UDO sign code, but it was a creative sign program. Staff would like the sign face square footage to remain the same or less than the approved creative Windler Sign Program.

Civitas: The new sign proposal is larger than the original sign, however, the freeway landscape is wide open and large. This new sign dimension allows slightly more visible from E-470 while remaining modest in its size relative to the scale of this freeway environment. We also recognize that the future commercial development behind the sign monuments will be significantly larger than the signs. It is our opinion that the signs with the added dimension will be stronger visually as a foreground to this development. Please refer to the attached graphic A, B and C for visual comparison. These demonstrate that the 6'x6' x30' scale is appropriate in this environment.

1D. The B1 Primary community identification monuments are over double the original sign footprint. Similar to the comment in 1C, Planning would prefer to keep the overall sign area at or under what was originally approved.

Civitas: Although the footprint is larger, the visual impact within this grand scale freeway landscape is subtle. Although subtle, when composed with landscaping and with adjacent commercial development, the net result will be stronger and more recognizable. Please refer to the attached graphic A,B and C for visual comparison. These demonstrate that the 6'x6'x30' scale is appropriate in this environment.

1E. Staff does not want to see glow signs by the residential neighborhoods. Please have the monument sign by A2 typical at Tibet Rd. and 48th Ave.

Civitas: The intent here is to add a bit of vibrance to this important neighborhood and the 1881 park. We recognize the importance of respecting the adjacent residential environments and feel the use of the glow monument can be successful by implementing light level strategies that are timed with early evening hours of the food and beverage destinations, events and designated hours of the park. The monuments can be dimmed to a satisfactory level in the later evening hours. Please see the attached graphics 1 and 2 in the attached PDF for light simulation.

1F. Sheet 42.1 is not part of the sheet index. Please submit the entire site plan for the second submission so staff can read the cohesive set.

Civitas: Addressed.

1G. In a similar vein of thinking as the previous comment while reviewing the updated sign details, staff is supportive of design updates, font updates, etc., but staff discourages the request for additional sign area and glow signs adjacent to residential uses.

Civitas: Refer to answers given above.

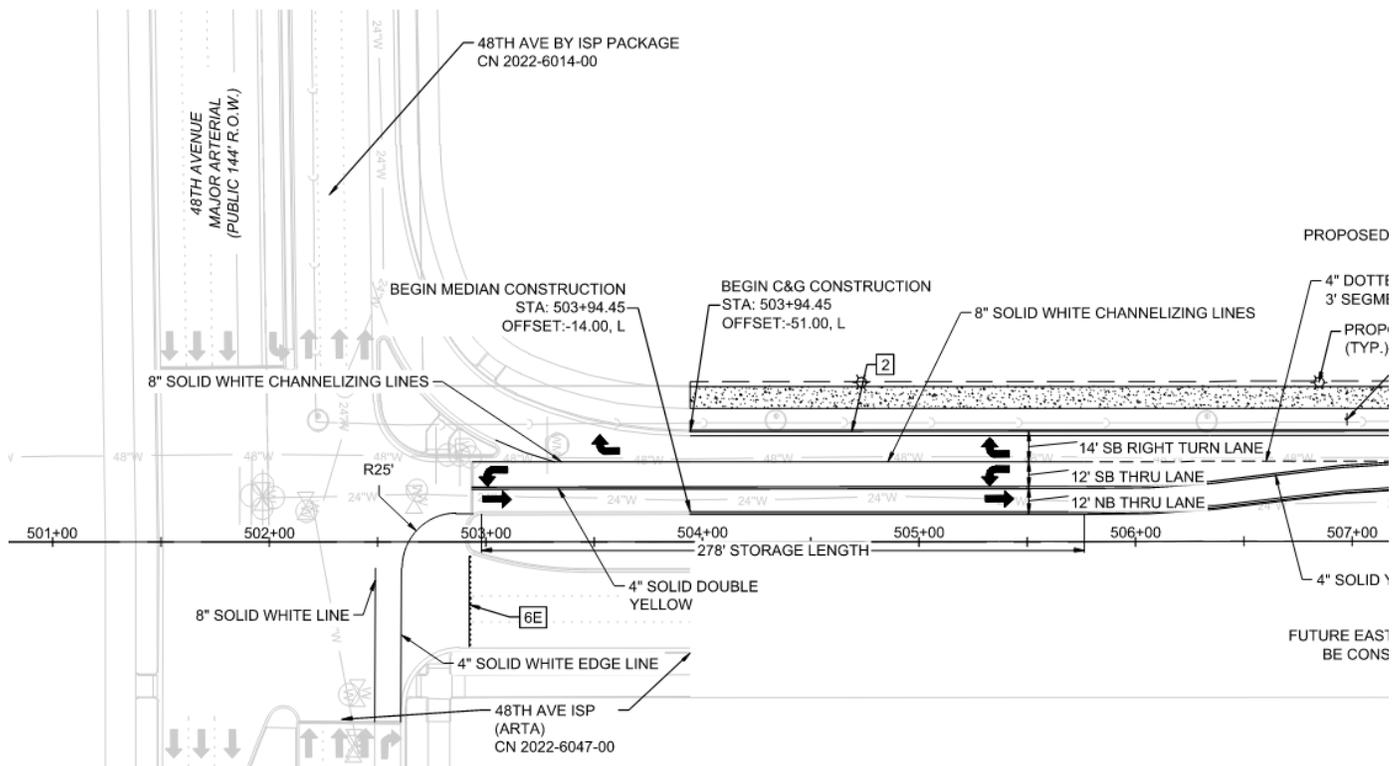
2. Traffic (Steven Gomez / +1 (303) 7397336 x37336 / sgomez@auroragov.org / Comments in orange)



2A. Add sight triangles at intersections

Civitas: Site triangle added at 48th and Tibet.

At 48th and Harvest: Harvest has a dedicated right turn. Our site doesn't have a sight line within Windler's boundary at Harvest/48th. Please find clip below.



3. Land Development Services (Rebecca Westerfield / rwesterf@auroragov.org / Comments in blue)

3A. No further comments.

- ADD NOTES FROM THE SITE PLAN CHECKLIST:

All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.

Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.



Civitas: Addressed

- Advisory Comment: Trees are not allowed within any easements.

Civitas: Acknowledged

Page 15: A License Agreement is needed for the monument sign encroaching into the Utility Easement.

Civitas: Landscape wall was moved out of the utility easement.