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Designing Solutions Together

January 13, 2023

To City of Aurora Planning and Development Services Attn: Ariana Muca 15151 E. Alameda Parkway, Ste. 2300 Aurora, Colorado 80012 <a href="mailto:amuca@auroragov.org">amuca@auroragov.org</a> 303-739-7259	Project      Re   Project #: Case #s:	Texas Roadhouse – Aurora, CO (Blackhawk Pointe)  Conditional Use and Site Plan - Initial Submission Review Comments  DA-2261-01 1999 6002 08; 1999 6002 09
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Ariana,

We are in receipt of your Conditional Use and Site Plan Comments, dated 12/27/2022, regarding the proposed Texas Roadhouse restaurant to be located at 14150 E Iliff Ave, Aurora, CO 80014. Your disapproved comments are listed below, in the order received, and our response to each comment is shown in **bold**.

**PLANNING DEPARTMENT COMMENTS:**

**1. Community Questions, Comments and Concerns:**

1A. No citizen comments were received at the second review.

***Response: Acknowledged, good to hear.***

**2. Completeness and Clarity of the Application:**

2A. There are 321 AutoCAD SHX text files. There should be no AutoCAD SHX text on the site plan set.

***Response: Acknowledged, this resubmittal is flattened.***

2B. The cover sheet and introduction letter are subject to change based on the landscape islands. The landscape islands need to be included in the southern portion of the site plan. If the landscape islands are not to be included, there will be a need for an adjustment. If pursuing an adjustment, remember justification and mitigation is necessary similar to the drive-thru queue.

***Response: Per discussion with Kelly Bish, the 2 existing islands are sufficient to address the number of islands required per code. The landscape plan has been updated to include 1 tree and 6 shrubs as required per code and instructed by Kelly Bish.***

**3. Architectural and Urban Design Issues**

3A. No further comments.

***Response: Great!***



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

*Landscape Plan*

*Sheet 4*

4A. Add the landscape requirements to the building perimeter landscape table.

***Response: Requirements have been added to the table***

4B. Add the building lengths to the building perimeter landscape table.

***Response: Building lengths have been added to the table***

4C. Remove the east side from the building perimeter landscape table.

***Response: Calculation for East side of building perimeter has been removed from landscape table.***

4D. Add the following note to the detention pond landscape table "The area above the 100-year water surface elevation does not meet the minimum landscape requirements."

***Response: Note has been added to table.***

4E. Include the 100-Year water surface elevation to the detention pond.

***Response: 100 Year water surface elevation is indicated in the pond and note.***

4F. Remove the reference to the previous landscape code.

***Response: Note has been revised accordingly.***

4G. Add the street name.

***Response: Street Name has been added.***

4H. Adjust the size of the landscape bed where indicated to meet the urban streetscape requirements.

***Response: Size of the landscape bed has been modified accordingly.***

4I. Label the items on the east side of the building.

***Response: Dumpster Enclosure has been noted on the plan.***

4J. REPEAT COMMENT: No more than 15 parking spaces in a row without a landscaped parking lot island. The previous response to comments indicates that staff would not require the installation of a parking lot island. Staff has no recollection of this conversation. The site is being modified. Refer to Section 146-4.7.5.Q. Landscape Requirements for Site with Existing Development, 3. Landscape Requirements, c., and d. The code requires that deficient landscaping be met including parking lot landscaping.

***Response: Per discussion with Kelly Bish, the 2 existing islands are sufficient to address the number of islands required per code. The landscape plan has been updated to include 1 tree and 6 shrubs as required per code and instructed by Kelly Bish.***

4K. Adjust the measurement within the parking lot where indicated.

*Response: Measurement has been adjusted.*

4L. The plants along the eastern property boundary screening the parking lot are being planted in too narrow of a space. Increase the planting bed width or add wheel stops. As designed, the vehicles will overhang 1.6' feet and damage the plant material.

*Response: Wheel stops have been added.*

4M. Update the street frontage buffer table per the comments provided.

*Response: Buffer table has been updated accordingly.*

#### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

##### 5. Addressing (Phil Turner / 303-739-7271 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

5A. No further comments.

*Response: Noted.*

##### 6. Civil Engineering (Julie Bingham/ 303-739-7403 / [jbingham@auroragov.org](mailto: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.

*Response: Acknowledged, updated Preliminary Drainage Letter/Report will be uploaded concurrently for review to the civil portal.*

6B. Please remove AutoCad SHX test items in the comment section. Please flatten to reduce selectability of the items.

*Response: Noted.*

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

7A. No further comments.

*Response: Great!*

##### 8. Utilities (Fatin "Iman" Ghazali/ [ighazali@auroragov.org](mailto:ighazali@auroragov.org)/ Comments in red)

*Grading Plan*

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8A. Extend pocket utility easement by 5' behind meters.

*Response: Extended proposed easements.*

8B. Where does this storm line connect to the existing line?

*Response: Identified the point of connection near the drive-thru window.*

8C. Distinguish between proposed and existing utilities. Currently, existing and proposed have the same shading.

*Response: The existing storm line are dashed while the proposed storm line contains the text SD. All pipes are also labeled existing or proposed on the drawings. In some instances, new inlets will be constructed on top of existing storm lines.*

8D. Are these also proposed? Our GIS map does not show these.

*Response: These are existing private storm lines installed by the current Texas Roadhouse development. They are picked up by the survey. They are also show on the Blackhawk Pointe plans associated with the earlier developments. They are not impact by the proposed development.*

**9. Aurora Water Revenue (Diana Porter / [dsporter@auroragov.org](mailto:dsporter@auroragov.org))**

9A. Storm Drain Development fees due 36.737 acres x \$1,242.00 per acre = \$45,627.35.

*Response: Noted. These will be paid when project is approved by Plan Commission.*

9B. Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.

*Response: Noted.*

**10. Fire / Life Safety (Erick Bumpass 303-739-7627/ [ebumpass@auroragov.org](mailto:ebumpass@auroragov.org) / Comments in blue)**

10A. The maximum permissible transverse grade for Fire Lanes is 4%. Areas within Fire Lane exceed the allowable grade.

*Response: Revised grading.*

10B. Add Landscape notes. Detailed in Blue on sheet 4 landscape Plan.

*Response: Notes have been added.*

10C. Remove note for old proposed FDC Location. Noted in Blue on sheet 4 Landscape Plan.

*Response: The FDC location is under discussion. Once final location agreed upon, all documents will be updated for final location.*

10D. Relocate FDC Label to new location. Detailed in Blue on sheet. Building Elevations.

*Response: The FDC location is under discussion. Once final location agreed upon, all documents will be updated for final location.*

10E. Relocate Handicap Parking Sign Detail to open space on plan as to not overlay or cover other stamps or details. Noted in Blue on sign details sheet.

*Response: Shifted the detail as requested.*

**11. Real Property (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)**

11A. 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 the: [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org) or [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org) to start or continue the processes.

*Response: Re-labeled as requested.*

Site Plan

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11B. Change to: "to be vacated by separate document" (typ.).

*Response: Revised.*

11C. Label this Water easement..

*Response: Added label.*

11D. Add: "to be dedicated by separate document" (typ.) – several instances see site plan.

*Response: Revised.*

11E. Change to: "to be vacated by separate document" (typ.).

*Response: Revised.*

11F. Change to "Water "- several instances.

*Response: Did not change to "Water" the underlying document Blackhawk Pointe Subdivision Filing No. 1 identifies this easement as an utility easement, not water easement.*

**12. Forestry (Rebecca Lamphear / 303-739-7139 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)**

12A. Please contact Aurora Forestry the plan cannot be approved until tree mitigation has been paid.

*Response: Noted. This will be paid when project is approved by Plan Commission.*

We trust that we have satisfied all your comments. Should you have any questions or require additional information, please contact me at [mkolman@greenbergfarrow.com](mailto:mkolman@greenbergfarrow.com) or 708.705.3980.

Sincerely,

Marisa Kolman  
Development Manager