

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



January 22, 2024

Kevin Beck
EVC WDG Aurora One, LLC
3501 SW Fairlawn Rd Ste 200
Topeka, KS 66614

Re: Initial Submission Review – Eagle Ridge Signage Site Plan with Adjustment
Application Number: **DA-2338-02**
Case Numbers: 2023-6061-00

Dear Mr. Kevin Beck:

Thank you for your initial submission, which we started to process on Friday, December 22, 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.

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 Tuesday, February 13, 2024. Please email your case manager following the upload. 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.

Your estimated Planning and Zoning Commission public hearing date is tentatively set for Wednesday, March 27, 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, PLA
Planner II

cc: Julie Gamec THK Associates Inc 2953 S Peoria, Suite 101 Aurora, CO 80014
Ariana Muca, Case Manager
Jacob Cox, ODA
Filed: K:\\$DA\DA 2338-02rev1.rtf



First Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- A fee of \$14,163.00 is due before the second submission.
- Planning staff would like to avoid any further adjustments. Below is an outline of various sign codes and areas of conflict. Please review and bring signs along the local street down to 8'.
- Please include easement documentation and streetscape linework with each sign view (Public Works) (Land Development Services).
- Provide site triangles (Traffic).
- Provide utilities (Water).

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No citizen comments were given at this time.

2. Completeness and Clarity of the Application

- 2A. A fee of \$14,163.00 is due before the second submission.
- 2B. The introduction letter should include any adjustment requests (include code section), justification, and mitigation.

Cover Sheet

- 2C. The application is missing several site plan requirements. Please review the site plan manual ahead of the second submission:
https://www.auroragov.org/business_services/development_center/development_process/forms_and_applications
- 2D. Per the site plan manual, please provide an amendment block, signature block, required site plan notes, data block, and contacts.
- 2E. An example of a data block is below:



MONUMENT SIGNS DATA TABLE									
SIGN QUANTITY	ID	LOCATION	PYLON DIMENSIONS		SIGN AREA				REMAINING ALLOWABLE SIGN AREA PER STREET FRONTAGE (SF)
			H	SF	MAX TOTAL SIGN AREA ALLOWED		SIGN AREA PROPOSE		
					PER STREET FRONTAGE (SF)	INDIVIDUAL SIGN (SF)	PER FACE (SF)	DOUBLE SIDED (SF)	
① E. 56TH AVE. FRONTAGE - SOUTH SIDE OF STREET									
1	1	E. 56TH AVE. AND E-470	50'	130	600	200	45.92	87.84	
1	2	E. 56TH AVE. AND N. CATAWBA ST.	18'	72			9.45	18.90	
1	3	E. 56TH AVE. AND N. DENALI ST.	20'	80			9.45	18.90	
1	3	E. 56TH AVE. AND N. HARVEST RD.	18'	72			9.45	18.90	
		SUBTOTAL	374		600	200	144.54	455.46	
② E. 48TH AVE. FRONTAGE, EAST OF E-470 - NORTH SIDE OF STREET									
1	10	E. 48TH AVE. AND N. HARVEST RD.	18'	72	600	200	9.45	18.90	
1	12	E. 48TH AVE. AND N. DENALI ST.	20'	80			9.45	18.90	
1	15	E. 48TH AVE. AND N. BUCHANAN ST.	18'	72			9.45	18.90	
		SUBTOTAL	224		600	200	58.70	545.50	
③ E. 48TH AVE. FRONTAGE, WEST OF E-470 - SOUTH SIDE OF STREET									
1	14	E. 48TH AVE. AND N. WENATCHEE ST.	18'	72	600	200	9.45	18.90	
1	15	E. 48TH AVE. AND N. TIBET RD.	18'	72			9.45	18.90	
		SUBTOTAL	144		600	200	57.80	582.20	
④ E. 48TH AVE. FRONTAGE, WEST OF E-470 - NORTH SIDE OF STREET									
0					600	200	0.00	600.00	
⑤ N. TIBET ROAD FRONTAGE									
1	16	N. TIBET RD. AND FUTURE INDUSTRIAL SITE	18'	72	600	200	9.45	18.90	
		SUBTOTAL	72		600	200	18.90	581.10	
⑥ E-470 FRONTAGE, SOUTH OF E-470 - WEST SIDE OF STREET									
1	17	E-470 SOUTH MONUMENT	50'	130	600	200	45.92	87.84	
		SUBTOTAL	130		600	200	87.84	512.16	
⑦ E-470 FRONTAGE, NORTH OF E-470 - WEST SIDE OF STREET									
1	18	E-470 AND FUTURE INDUSTRIAL SITE	50'	130	600	200	45.92	87.84	
		SUBTOTAL	130		600	200	87.84	512.16	
⑧ E-470 FRONTAGE - EAST SIDE OF STREET									
0					600	200	0.00	600.00	
							TOTAL	455.82	
WINDLER SIGNAGE SUMMARY									
							TOTAL SIGN FACE	455.82	
							MAXIMUM SIGN HEIGHT	50'-0"	
							TOTAL NUMBER OF SIGNS	12	
SITE DATA									
							SF		AC
MASTER PLAN PLANNING AREAS		PA-1, PA-2, PA-3, PA-6, PA-7, PA-9, PA-11, PA-12, PA-15, PA-14, PA-25, PA-26, PA-28							
LAND AREA WITHIN PROPERTY LIMITS							71,828		1.03
PRESENT ZONING CLASSIFICATION		MU-R2, MUA							
LANDSCAPE AREA							71,828		1.03
LOT AREA		N/A							
TRACT/ OPEN SPACE AREA							71,828		1.03
TRACT/ OPEN SPACE PLANTING		PLANTING IN THIS SUBMITTAL IS WITHIN THE FUTURE PERIMETER PARK OPEN SPACE TRACT. THE PERIMETER PARK OPEN SPACE TRACT WILL SATISFY ALL LANDSCAPE PLANTING REQUIREMENTS. THE PLANTING IN THIS SUBMITTAL WILL BE ABOVE AND BEYOND THE OPEN SPACE PLANTING REQUIREMENTS FOR THE PERIMETER PARK OPEN SPACE TRACT THAT THIS LIMIT OF WORK SITS WITHIN							



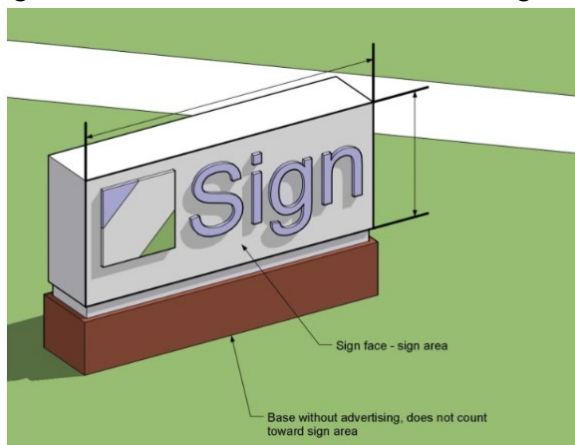
- 2G. Please include the required adjustment language on the cover sheet. Please state the requirement by code and the request of the application.
- 2H. On the cover sheet, planning can confirm the Master Plan DA is 2338-00, not -02, but staff prefers the case number, which is 2023-7001-00.

3. Sign Site Plans

- 3A. All of these signs qualify as monument signage; therefore, there are 12 monument signs as part of the site plan.
- 3B. Please separate the overall sign plans from the detailed sign "views." Please include a sign table with a breakdown of the type of sign and number of signs with the overall sign plan.
- 3C. Per the site plan manual, label each sign view's footprint, height, material, color, and lighting method.
- 3D. If known, please include utilities. Staff is looking to ensure trees can be planted in proposed locations.
- 3E. Please show ingress/egress on the overall site plan.
- 3F. Please include note: Private monument signs per pad site in future site plans will not be permitted this will be the maximum.

4. Sign Details

- 4A. After reviewing the application, staff hopes to have the sign program's next submission, asking for no adjustments. Staff feels this goal can be met by utilizing 146-4.10.8.E and bringing the monument signs along the local private street to a maximum of 8'.
- 4B. The multi-tenant A signs were reviewed under code 146-4.10.8.E, allowing large integrated development to have specialty signs up to a height of 20'. Eagle Ridge is a mixture of commercial and high-density residential; therefore, it is allowed to ask the Planning Director for specialty signage up to a maximum of 20' in height. No adjustment request is necessary for signage A. Please include further justification for the Planning Director to permit a 20' sign in the introduction letter. Staff recommends strengthening the argument that Eagle Ridge is an integrated and unique master plan.
- 4C. 146-4.10.5.C.2.b states the maximum height of monument signs shall 8' along all non-arterial streets. The three monument signs along the internal street must be reduced from 12' to 8'. Staff recommends adding a third monument sign to the overall design package that meets the local street height requirement. Also note that, based on the information provided, the adjustment criteria reviewed for this request do not appear to be met.
- 4D. Please provide the sign face square footage. The maximum size of a monument sign face (sign B) is 100 square feet (all sides); staff does not assume the application is in conflict with this code section.
- 4E. Please note how to measure sign face, the diagram below is very helpful. The area calculation for monument signs shall include both the front and back sign faces.



- 4F.
- 4G. In the details, clarify how the proposed signs impact light levels on and off the site. Clarify if any ground or uplighting will be proposed around the retaining walls. Lighting levels for the internally lit signs must be adjustable. The lighting display must be provided with automatic dimming software or solar sensors to control brightness for nighttime viewing and varying daytime lighting conditions. Outline these specifications in the sign details and lighting plan.



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

5A. No further comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering (Hanagami, Kendra / (303) 739-7295 / khanagam@auroragov.org

Site Plan

1 of 4

- 6A. Add Sub. Name in process: Eagle Ridge Sub. Flg. No. 1.
- 6B. Update master plan number in legal description to 2338-00.
- 6C. Please update the vicinity map to include correct street names.
- 6D. Please add the following notes:

CITY OF AURORA SITE PLAN NOTES

- 1. All signs must conform to the City of Aurora sign code.
- 2. The approval of this document does not constitute final approval of grading, drainage, utility, public improvements and building plans. Construction plans must be reviewed and approved by the appropriate agency prior to the issuance of building permits.
- 3. Errors in approved Site Plans resulting from computations or inconsistencies in the drawings made by the applicant are the responsibility of the property owner of record. Where found, the current minimum Code requirements will apply at the time of building permit. Please be sure that all plan computations are correct.

Site Plan

2 of 4

- 6E. Per sections 4.04.2 and 4.08.1 please add the roadway classification and ROW width to all roadways and plans. Please also add the private vs. public identification as well, typ. all sheets.
- 6F. What does this linework represent? Please show the latest backgrounds, typ. all.
- 6G. Signs within the slope easement would need a license agreement. Based on the plat, the slope easement in this area is 12'.
- 6H. What is this linework and roadway width? Doesn't seem to match the plat that is currently under review.
- 6I. Signs within the slope easement would need a license agreement. Based on the plat, the slope easement in this area is 12'.
- 6J. Please show the required 25' lot corner radius ROW. It may adjust the sign location.
- 6K. Signs within the slope easement would need a license agreement. Based on the plat, the slope easement in this area is 18'.
- 6L. Sign is within the slope easement would need a license agreement. Based on the plat, the slope easement in this area is 10'.

Site Plan

3 of 4

- 6M. Please show all existing and proposed easement on the plan view, typ. all.
- 6N. Is this the ROW? Please add label if it is the "access easement boundary".
- 6O. Why does the fire lane width change here? Please check to ensure it is correct, typ. all.
- 6P. Please show fire lane easement as well.
- 6Q. Please show all appropriate background linework to clearly identify where the sign will fall.
- 6R. Signs within the slope easement would need a license agreement. Based on the plat, the slope easement in this area is 12'. This sign also appears to be within the utility easement – view 1.
- 6S. Please update the background here to reflect the latest plans shown in the Reserves at Eagle Point Site Plan (RSN 1729299) -view 8.



- 6T. Please update the background here to reflect the latest plans shown in the Reserves at Eagle Point Site Plan (RSN 1729299). It appears there is a fire hydrant around this location – view 9.
- 6U. Also, please verify that this is not within the 10' wide utility and sidewalk easement, and separate slope easement along the west side of Picadilly – view 9.

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

Site Plan

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- 7A. Provide intersection sight triangle from Picadilly looking west along SD Hogan.
- 7B. Provide intersection sight triangle looking east from site access along SD Hogan.
- 7C. Intersection Sight Triangle must be shown from Private Drive looking north along Picadilly.

8.Utilities (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

Site Plan

Page 3 of 4

- 8A. Additional information needed for the sign in this location as there is a waterline proposed within this vicinity.
- 8B. There is a hydrant in this area. This sign cannot encroach within the utility easement that covers the fire hydrant. Please show easement to verify proposed placement of this signage.

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

- 9A. Show the easements (existing and proposed) as shown on the Subdivision Plat (Typ.). Label the Lots and Block and Subdivision (typ.). Some of the proposed signs may be in some easements, thus a need for a License Agreement for any portions located in any of the easements. The Subdivision Plat has not been completed (recorded), please hold off on resubmitting the Sign Building permits until then (after the Plat has been recorded).

Site Plan

2 of 4

- 9B. Show the easements (existing and proposed) as shown on the Subdivision Plat (Typ.) – for all views.
- 9C. Label the Lots and Block and Subdivision (typ.) -for all views.
- 9D. If any of the signs are to be located in any easements, then a License Agreement will be needed to cover the encroachment(s).
- 9E. Label the Lots and Block and Subdivision (typ.) – for all views.