

1. Zoning and Placetype

- a. Zoning – MU-C: Mixed Use – Corridor District - The purpose of the MU-C district is to provide retail goods and services to satisfy the household and personal needs of the residents of nearby residential neighborhoods, those traveling on adjacent collector and arterial corridors, and to allow for higher intensity general business and service activities. The MU-C district should be located and designed to allow for access by pedestrians, bicyclists, and public transportation, in addition to automobiles. In Subareas A and B, the MU-C district is intended to promote sustainable infill redevelopment of older commercial sites, while mitigating the impacts of redevelopment on surrounding areas. In Subarea C, the MU-C district is intended to enable sustainable development of new medium-scale mixed-use centers. This site happens to lie within Subarea C as due to its distance from more historic parts of Aurora.
 - i. **Acknowledged, this project will match the existing and adjacent uses and will not negatively impact the area.**
- b. Placetype – Commercial Hub - Commercial hubs are especially critical to the future economic and fiscal health of Aurora. This placetype primarily contains uses that provide goods and services to nearby Established and Emerging Neighborhoods but can also serve other placetypes in the area. This placetype is characterized by shopping centers and areas that provide a cluster of compatible businesses. It may be located along the city’s corridors, often at the intersection of two arterial streets. Although varying in size and intensity, this placetype is more than just a small neighborhood-scaled commercial use. Improvements to these centers should better connect them to surrounding neighborhoods and provide a broader array of services and experiences. The Commercial Hub’s primary uses are retail, commercial service and restaurant. Smaller community parks, trails, plazas, common greens and shared outdoor areas provide social gathering spaces as well. The Commercial Hub is intended to serve the needs of multiple nearby neighborhoods. Transit, pedestrian and bicycle connections should safely and conveniently link the Commercial Hub to other placetypes.
 - i. **Acknowledged, this project will improve connectivity with replacing nearby adjacent ADA ramps and provide additional stores for neighborhood use.**
- c. Master Plan – Arapahoe Crossings GDP & PDP - The Arapahoe Crossings General Development Plan (created in 1988) identifies guidance on general access locations, architectural , and street treatments throughout the site. The site also includes the Arapahoe Crossings Preliminary Development Plan (created in 1996) includes more prescriptive standards for new development in the area. It addresses the phasing of certain uses, specific architectural standards, and regulations regarding lighting, signage, and landscaping. Typically, these standards would apply to new development rather than a change of use, but please refer to each document to ensure the proposal complies with the master planned standards of the Arapahoe Crossing development.
 - i. **Acknowledged, this project will try to match the existing characteristics of the area.**

2. Land Use

- a. Historic Land Use – Retail Sales, Large - Throughout the years this site has existed as various larger format retail stores including a Marshalls, Stein Mart, Overstock Furniture, and a Dick’s Sporting Goods.
 - i. **Acknowledged, this site will remain a large retail store.**
- b. Proposed Land Use – Retail Sales, Large - The applicant proposes for the space to become an Ace Hardware, still defined as a Retail Sales, Large, under section 146-3.2. The primary change is the addition of a fenced outdoor garden center that would help accommodate the Ace Hardware’s variety of goods.

- i. **Acknowledged, this proposed change has not changed.**

3. Development Standards

- a. Dimensional Standards - There are no dimensional standards that would apply to fencing for an outdoor sales area at this location.
 - i. **Acknowledged.**
- b. Access and Connectivity - Because the proposed rear ramp is not meant to function as primary customer entrance or exit, no further connections would be required to the site’s pedestrian infrastructure. Please address Engineering’s comments regarding ADA compliant ramps and routes in the submittal.

- i. **Acknowledged, Engineering comments addressed with replacement of existing ADA ramps.**

- c. Parking, Loading, and Stacking - The proposed outdoor sales area does not remove any parking spaces from the overall development. As such, no replacement parking will be required. Rather, the parking spaces directly adjacent to the landscaped area were introduced with the Kohl’s site plan to the south, which provided 707 spaces when it was only required to provide 369 spaces. Should additional area be required to design the outdoor sales area or provide landscaping, please take note these parking spaces could be removed without making the Kohl’s site plan no longer compliant. Should any fencing of the outdoor sales area remain adjacent to parking spaces, please consider implementing wheel stops or some other measure to prevent damage to the property or customer vehicles.

- i. **Updates to the plan required that parking stalls be removed to match the existing imperviousness of the site. Wheel stops are being considered for the adjacent parking stalls.**

- d. Landscape, Water Conservation, Stormwater Management - General Landscape Plan Comments. - There is a landscape plan entitled Amendment to Site Plan Filing No.1 for Arapahoe Crossings for Buildings J & K, Lot 12, Block 1 that includes the area proposed as an outdoor garden center. Landscaping was installed in accordance with this plan to enhance the entrance drive from S. Lewiston Way and to mitigate the impacts of the linear building façade and parking that are part of the entrance drive experience. The design complied with the zoning code requirements for building perimeter landscaping that were in affect at the time. In accordance with the pre-application materials, the applicant has requested the removal of this landscaping to create an enclosed area for garden materials. Removal of this landscaping will require tree mitigation in accordance with City Forestry Division

policies. In addition, the applicant shall provide replacement landscaping. While staff is in support of the outdoor garden center concept, we do not endorse non-compliance with the intent of the original approved landscape plan. Please be advised that the installation of new landscaping is above and beyond the requirements for tree mitigation. Trees being provided to satisfy the intent of the original plan may be upsized to offset the costs of tree mitigation but may not be used as a one for one replacement of the removed trees. One area that could be utilized for replacement landscaping is the parking area abutting the south side of the building. The Arapahoe Crossings development is over parked. The removal of parking and the installation of landscaping could offset the impacts of the additional impervious area proposed by the garden center while satisfying the landscape intent of original plan. Finally, please also confirm that the existing landscaping in front of the store matches the approved landscape plan for the site and replace any dead plants or trees.

- Landscape Plan Preparation - Please label all landscape sheets "Not for Construction". Landscape construction drawings are not required and therefore do not necessitate the signature, stamp and seal of a licensed landscape architect upon final approval by the City of Aurora. Landscape plans are used by the city to determine compliance with the landscape standards and for code enforcement purposes.
- Landscape plans must be prepared on 24" x 36" sheets. Plans shall have plant symbols, plant labels with quantities, and a plant schedule upon first submission or a complete review will not be possible.

Landscape plans shall include the necessary landscape tables for each of the required landscape treatments (i.e. standard right-of-way landscaping, street and non-street frontage buffers, building perimeter landscape tables etc.) to demonstrate compliance with code requirements. Should any of the above information be missing, it may result in additional submittals and ultimately delays in approval of the plan set.

- Prepare your landscape plan in accordance with the Unified Development Ordinance (UDO) and the Landscape Reference Manual. The landscape comments provided herein are based upon the following code section: 146-4.7 Landscape, Water Conservation, Stormwater Management. Please ensure that the landscape architect or designer has a copy of these documents as well as our project specific comments.
- Section 146-4.7 Landscape, Water Conservation, Stormwater Management - The following bullet points are not necessarily an all-inclusive list of the landscape requirements found within section. The applicant is responsible for reviewing this and determining all applicable landscape conditions.
- Section 146-4.7.5 J. Building Perimeter Landscaping - Building perimeter landscaping shall be required for all non-residential buildings. Plantings shall be arranged to screen utility hardware and mechanical equipment, define entrances and soften featureless walls. Trees and/or tall growing shrub species shall be located within shrub beds at building corners, primary entrances and along expanses of walls. Landscaping shall consist of one tree or tree equivalent per each 40 linear feet of elevation length or per building face. Depending upon the length of the building, landscaping may need to be pro-rated if less than 40 linear feet.

text items are removed from the “Comment” section during the PDF creation process and that the sheets are flattened to reduce ability to select items. PDFs will be rejected during pre-acceptance reviews if they do not comply with this requirement, which could result in delays.

- i. PDF's do not include additional SHX text items and are flattened.
- c. Mineral Rights Notification - Please fill out the Mineral Rights Affidavit and supply this document to your Case Manager with the application submittal.
 - i. Mineral rights affidavit is not included as this project is being submitted as a minor amendment.