

August 9th, 2024

Planning & Development Services
15151 E Alameda Pkwy #2300,
Aurora, CO

Minor Plan Amendment: Abilene Market
Approved Site Plan Case Number: 1993-0613-10

Re: Initial Submission Review: Community Shopping Center – Site Plan Amendment
Case Number: 1993-0613-11

Dear Josue:

Thank you for your comments on our resubmittal delivered on June 25th, 2024. Attached to this cover letter are your original comments from July 10th, 2024 and our response under them highlighted in blue.

The city's comments have been incorporated into the submitted drawings unless otherwise discussed with the reviewer who suggested the change. These changes are reflected in the response letter along with a brief description of how a comment was incorporated into the drawings.

Sincerely,



Ricardo Castellanos, AIT
The Mulhern Group

Second Submission Review

PLANNING DEPARTMENT COMMENTS

1. Planning (Josue Loma / 720-346-2145 / jloma@auroragov.org)

1A. Page 1, Sheet 1:

- i. Thank you for compiling this information to add clarity to the site plan of record please verify that the sheet numbers are correct along with the descriptions of the drawings. However, please note that it may be beneficial to leave this coversheet as is and make update the index on the subsequent cover sheet. Please see changes made on your behalf on the subsequent cover page, along with the recording of the sheets at the end.

[Response: The sheet names and numbers have been updated on sheet number 10 only, as suggested.](#)

1B. Page 2, Sheet 2:

- i. Please retain the previous site data values here as the proposed project scope does not impact buildings within 1250 and 1306 Abilene Street. However, please do provide this site data table on another page as shown (see comment 1D(i)) and make any other pertinent changes.

[Response: Previous data values retained on this sheet.](#)

1C. Page 10, Sheet 1:

- i. As the current cover page and site plan records appear to provide details on 1200 Abilene Street, it seems more pertinent to include all new sheets under this current site plan set. As such, I have documented all new sheets here along. Please review for accuracy and ensure that any new changes are captured in this sheet index.

[Response: New sheet numbers verified and added to page 10.](#)

1D. Page 11, Sheet 2:

- i. Please input these values on the existing site data table and specifically update any values that may be changing due to the project scope (landscape area, parking, etc.).

[Response: Data values updated in the table on page 11.](#)

1E. Page 11, Sheet 3:

- i. Please directly update the parking data table to document the increase in ADA parking spaces being provided on the site and a reduction in standard spaces.
[Response: Parking table updated.](#)
- ii. As a result of the expansion of the Abilene Market, please show compliance within the minimum bicycle parking standards of [Sec. 4.6.3. \(F\)\(1\)\(a\)](#), which states that non-residential development in Subarea A shall provide bicycle parking spaces equal to at least 10 percent of required automobile parking spaces; provided, that

each non-residential use shall install a minimum of two U-racks or other similar bicycle storage.

Response: Required bike parking added to sheet AS-101.

1F. Page 18, Sheet AS-101:

- i. Please note that the total number of parking spaces required for a retail space with a gross floor area (GFA) less than 200,000 SF GFA is 2.5 spaces per 1,000 SF GFA (277 spaces for a retail shopping center with 110,849 SF GFA). Please update this value in accordance with [Sec. 4.6.3 \(C\) - Table 4.6-1](#).

Response: Parking updated to reflect the required number of spaces, 277.

- ii. Please show the accessible route from the parking spaces to the entry points.

Response: Accessible route from the parking spaces to the entrance has been added to the site plan on AS-101.

- iii. For the landscaping median, please add a note to state that all proposed landscaping within the median shall be designed to meet [Sec. 4.7.5 \(K\) – Parking Lot Landscaping](#). For example, this will include minimum number of trees, allowed ground coverage, etc.

Response: Note added to site plan on AS-101.

- iv. Please label these as 60-degree parking. Further, per [Sec. 4.6.5 \(D\)\(6\)\(a\) – Table 4.6-4](#), the minimum width is 9'. Please revise to meet this minimum width.

Response: Minimum width updated to 9' and stalls labeled as "60-degree parking" on AS-101 site plan.

1G. Page 19, Sheet AS-111:

- i. Please note that per [Sec. 4.10.15 \(F\)\(2\)\(b\)\(i\)](#), for wall signs with channel letters or message content the area of any sign displaying individual letters on a background (façade, wall, divisional wall, awning or canopy) shall be measured by encompassing all the letters and content in a geometric form consisting of no more than eight rectilinear lines at right angles to each other as shown in the attached image. Please update the sign area calculation to reflect these measurement standards and show compliance with the maximum sign area allowed for the site (see comment 1H (i)). Further, please note that the review and approval of the wall sign will occur during the building permit process. To allow for design flexibility during the building permit process it is recommended that a general tenant wall sign be provided for Burlington as well. If you would prefer to keep the sign details within the Site Plan, this means that any changes during the building permit process will also need to update the wall signs in the site plan to ensure the record is accurate and consistent with what is approved.

Response: Wall sign detail removed from AS-111, intended to be approved in building department review, as suggested. See A-201 for allowable signage area chart..

1H. Page 20, Sheet A-201:

- i. Please label the maximum size of the tenant signs and confirm the maximum sign area allowed for this building based off of [Sec. 4.10.5 \(B\)\(2\)\(a\)](#), which states that on

arterial street frontages, two square feet of sign area for each linear foot of building frontage for the first 100 feet, then one-half square feet of sign area for each linear foot of building frontage thereafter as measured along the building frontage (the longest building frontage with a public entrance), up to the limit of 600 SF. For example, for a building frontage of 452 LF this would allow a maximum sign area of 376 SF that is to be shared by all tenants and is not specific to each individual tenant.

Response: Signage table added, per the “individual frontage” for each tenant, as discussed via email.

- ii. As the number of uses on the site is increasing, please add or confirm that there are sufficient bike racks on that site that meet [Sec. 4.6.3. \(F\)\(1\)](#), which states that non-residential development in Subarea A shall provide bicycle parking spaces equal to at least 10 percent of required automobile parking spaces; provided, that each non-residential use shall be required to install a minimum of two U-racks or other similar bicycle storage, and no multifamily or non-residential use shall be required to install more than 15 U-racks or other similar bicycle storage.

Response: 15 U-racks added to sheet AS-101.

2. Land Development (Rebecca Westerfield / rwesterf@auroragov.org / Comments in magenta)

2A. Due to an error in the system, the second submittal was not shared with this reviewer. Upon receipt of a 3rd submittal it will be verified that the documents are shared with this reviewer to capture their feedback or approval.

Response: Comment acknowledged.

3. Civil Engineering (Julie Bingham / jbingham@auroragov.org / Comments in green)

3A. Page 13, Sheet AS-1:

- A civil revision is required for the proposed ADA parking spot striping and proposed ramp. The site plan amendment will not be approved until the civil plan revision is submitted. Provide the RSN number for the civil plan in the comment response.

Response: A civil site plan will be submitted separately, for site plan approval to address the ADA concerns.

4. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

4A. Page 13, Sheet AS-1:

- i. Please revise by showing the lowest sign at a minimum height of 7' Also, the bottom sign shall be a graphic tow-away sign.

Response: Sign revised to show “tow-away” sign.