



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

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2/13/2018

Diana Rael
Norris Design
1101 Bannock Street
Denver CO 80204

Re: Initial Submission Review – Iliff Station Multi-Family – Minor Site Plan Amendment
Case Number: 2015-4005-02

Thank you for your initial submission, which we started to process on January 25, 2018. We reviewed it and attached our comments along with this review 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.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before February 27, 2018.

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.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7857.

Sincerely,

Sara Ullman, Planner I
City of Aurora Planning Department

cc: Margee Cannon, Neighborhood Liaison
Filed: K:\\$MA\2017 MAs\2015-4005-02Iliff Station Multi-Family\Rev1



Initial Submission Review

SUMMARY OF COMMENTS

- Please correctly identify all signs per zoning code definitions. The proposed monument signs must be revised to comply with illumination requirements and lettering requirements and it must be clearly indicated if these signs are to be two-sided. Monument Sign B must provide the required base which should be similar to that of Monument Sign C. The proposed Project Identification Wall Sign is exceeding the permitted sign area and must be reduced in size by 20 square feet. Regarding the elevations shown, please provide sheet numbers and also label the clearance from the ground for all Projecting Signs.
- Per Traffic Engineering, Monument B Sign must be shifted to the west for increased sight distance from the stop bar position.
- Please correct all text errors on all sheets.

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

Sheet C-1

- As previously communicated via email correspondence on 12/5/17, “The Data Table on the approved Site Plan must corrected to reflect allowed signage per Code Section 146-1609. For Large Multifamily Dwellings (more than 24 units), 96 square feet of sign area is allowed per street frontage. As this site abuts four (4) streets, the total allowed sign area is 384 square feet.” Please correct the Data Table to show 384 square feet of allowed sign area.

Sheet C-2

- Please remove the word "monument" from the sign labels. This titling is misleading.
- Please revise the Sign Data Table. The signs labeled as “banner” should be labeled as “Projecting Signs” as defined in zoning code. In addition, these signs are two-sided, please account for the sign area on both sign faces in the Data Table.
- Please revise the Sign Data Table to include the sign area for both sign faces of the proposed monument signs.
- Please revise the Sign Data Table regarding illumination for the monument signs. The illumination method must be changed to comply with code. Please see redline comments on Details Sheet for specifics.
- Please specify that the proposed wall sign is a “Project Identification Sign”. Furthermore, the maximum sign area allowed for Project Identification signs is 40 square feet. The proposed Project Identification wall sign must be reduced in size by 20 square feet in order to comply with code requirements.

Sheets L1.01, L2.01, and L2.05

- Please fix the text errors.

Sheet L4.03

- Please indicate if Monument C Sign and Monument B Sign are two-sided.
- Please refer to the “banner signs” as “Projecting Signs” per zoning code definitions. Ensure this is consistent on all sheets.
- The proposed internally illuminated monument signs must be revised to comply with illumination requirements. Per Code section 146-1614 "If a sign is to be illuminated, all letters on a sign shall be individually illuminated from an internal source, with the exception that wall signs are permitted to be illuminated entirely from downcast architectural lighting fixtures. A uniformly backlighted sign face is not permitted on any sign."
- Please revise monument sign lettering to meet code criteria regarding design. Code Section 146-1614 requires "All letters on a sign shall be individual 3-D, engraved, or projecting can type. Cabinet signs are not allowed."



- Please provide the required base for Monument B Sign. This can be achieved by providing a band of stacked onyx brick in keeping with the aesthetic of Monument C Sign. Per Code Section 146-1614, "All monument style signs shall include a base constructed from the same "primary" materials as used on the main building."
- The proposed wall sign is defined as a Project Identification Sign in code. Please ensure it is labeled as such on all sheets. In addition, per Code Section 146-1614, the maximum allowed sign area for Project Identification signs is limited to 40 square feet. This sign is showing an area of over 60 square feet. Please reduce the sign area by 20 square feet in order to comply with zoning code provisions.

Elevation Sheets

- Sheet numbers are required on all elevation sheets.
- Please correctly label what are shown as banner signs as "Projecting Signs". Ensure this is consistent on all sheets.
- Please label the clearance from the ground for all Projecting Signs.
- The proposed Project Identification Wall Sign exceeds the permitted sign area by 20 square feet. It will need to be reduced in size in order to comply with zoning code provisions.

2. Landscaping (Kelly Bish/ (303) 739-7189/ kbish@auroragov.org)

Please correct the text error on Sheet L1.01.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Real Property (Darren Akrie / (303) 739-7331 / dakrie@auroragov.org)

Please include distance of sign from Right of Way line or property line. Please note that there is a 10' Utility easement located around the interior perimeter of this property and no portion of the sign can encroach within the easement unless a license agreement has been attained. If you are required a license agreement please Contact Grace Gray in Real Property at 303-739-7300 or ggray@auroragov.org for submittal requirements. Once Grace receives what she needs, it usually takes 4-6 weeks to complete the process. The License must be complete and ready to record before we will record the site plan. Grace needs to have received your packet by the time I receive your next submittal from Planning or you may not have your project approved by the proposed date given on your timeline.

4. Traffic Engineering (Victor Rachael / (303) 739-7529/ vrachael@auroragov.org)

Sheet L2.05

- Please shift the proposed Monument B Sign to the west for increased sight distance from the stop bar position.