

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



November 7, 2022

Caitlin Kincaid
Texas Roadhouse
6040 Dutchmans Lane
Louisville, KY 40205

Re: Second Submission Review – Texas Roadhouse at Blackhawk Pointe - Conditional Use and Site Plan
Application Number: **DA-2261-01**
Case Numbers: **1999 6002 08; 1999 6002 09**

Dear Mr. Kincaid:

Thank you for your initial submission, which we started to process on Wednesday, October 19, 2022. 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. For example, the landscape comments regarding perimeter landscaping and parking lot islands must be resolved before a hearing. Please revise your previous work and send us a new submission on or before Monday, November 21, 2022, by 5:00 pm. 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, December 14, 2022. 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 I

cc: Marisa Kolman Greenberg Farrow 21 S Evergreen Avenue Ste 200 Arlington Heights, IL 60005
Ariana Muca, Case Manager
Scott Campbell, Neighborhood Services
Justin Andrews, ODA
Filed: K:\\$DA\2261 01rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Include landscape islands and building perimeter landscaping (Landscape).
- ADA pathway conflict with wheel stops (Planning).
- Questions regarding current easements and the same sidewalk that Planning has concerns with (Public Works).
- Please relocate the private fire line outside of the public utility easement (Utilities).
- Sign and data block updates (Fire and Life Safety).
- There are several easements that need to be released and dedicated by separate documents. Submit the documents to releaseeasements@auroragov.org and dedicationproperty@auroragov.org. When the easement documents are fully executed and ready to record, then the site plan will be ready to be signed off (Real Property).
- Please add another column to the tree mitigation table which includes the tree mitigation costs (Forestry).
- Small update to drive-thru enlargement (Traffic).

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

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

2. Completeness and Clarity of the Application

- 2A. Please include the conditional use code section and description similar to your adjustment chart. The site plan is the final document, and we want to ensure the conditional use is memorialized for the site.
- 2B. The application title should be Blackhawk Pointe Texas Roadhouse Site Plan with Adjustment and Conditional Use.
- 2C. Please move the developer's contact information to a similar font and location on the cover sheet.
- 2D. Delete the zoning as it is in the data block.
- 2E. Include a sheet index on the cover sheet.

3. Architectural and Urban Design Issues

Site Plan

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- 3A. There is a conflict with the ADA path. By federal standards, the ADA path must be an unobstructed 5'. Therefore, the wheel stops conflict with the ADA pathway. There are two scenarios for the resubmittal.
- Move the ADA stalls
 - Move the wheel stops
- 3B. Adding some ADA-accessible parking directly to the south of the building is recommended, as this location would not have any users crossing the drive aisle of the drive-thru.

Signage

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- 3C. Further reviewing the sign code, Table 4.10-2 signs adjacent to the permitted Drive Up are not calculated in the business sign area. Staff feels that with taking directional signage out of the equation, the site will come in code compliance with under 5 signs therefore, no adjustment is needed.

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

- 4A. Change the Planning Department contact where indicated.

Landscape Plan

- 4B. The previous review comment asked that all the contractor notes be removed from the landscape plan sheets as the city does not review landscape construction drawings and that ONLY the required landscape notes as found in the Landscape Reference Manual available online be included. The landscape notes have not been included. Also, include a note regarding the mulch treatment



- 4C. Koren lilac is not the same as Miss Kim or Patula. This would just be Miss Kim Dwarf Lilac. Koren is "Palibin".
- 4D. Reduce the tree opening beds along S. Blackhawk Street to 5' wide.
- 4E. A section of shrubs along the northern parking lot edge is not accounted for. No plant labels.
- 4F. If the sidewalk is going to remain at the back of the parking stalls, then wheel stops should be provided so that there is maximum pedestrian movement available along the sidewalk. The sidewalk is NOT just serving this restaurant. It is serving the overall development. There is no other internal sidewalk.
- 4G. All parking rows should terminate with a landscaped parking lot island which includes a tree. Adjust the island width to accommodate a tree.
- 4H. The linear parking lot island along the eastern side of the parking lot is only 2.5' wide. With car overhang, the plant material will not survive. The plant material proposed can get 4' wide which is too wide for this space. All parking lots are to be screened.
- 4I. Landscaping other than native seed within the detention pond is required per the UDO.
- 4J. Include the 100-Year Water Surface Elevation within the pond
- 4K. Building perimeter landscaping is one tree or tree equivalent per 40 sf of building face. It is not cumulative. It is based upon each side of the building where building perimeter landscaping is required. It appears as if the quantities may be there and that it just needs to be documented correctly.
- 4L. No more than 15 parking spaces in a row without a landscaped parking lot island.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Addressing (Phil Turner / 303-739-7271 / pcturner@auroragov.org)

- 5A. No further comments.

6. Civil Engineering (Julie Bingham/ 303-739-7403 / 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.
- 6B. Separate note 17 into two notes. The comment on the last review accidentally had this as one large paragraph when it should be two separate notes, apologies for the confusion.

Site Plan

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- 6C. Provide the fixture type and pole height for the public streetlights. There is now a draft list of pre-approved fixtures available. Please email me directly if you need a copy: jbingham@auroragov.org.
- 6D. The sidewalk easement should be set back 0.5' behind the back of walk for the entirety of the public sidewalk.
- 6E. Add the ROW width back to Blackhawk Street.
- 6F. Are these arrows for the drainage easement pointing to the correct location?
- 6G. Revise this width to match the plan.

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- 6H. Show the railing.
- 6I. Remove this information from this plan.
- 6J. Indicate the material type.
- 6K. Check the leader locations on this callout.
- 6L. Remove this info.
- 6M. 2% minimum slope in the pond.
- 6N. Add a note indicating the storm sewer is public or private and who will maintain it.

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

Site Plan

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- 7A. Sight triangles are needed at locations indicated on the site plan.
- 7B. If two-way traffic, needs pavement delineation for 'To-Go' drive-thru.
- 7C. Only anticipating 3 vehicles in the queue?



7D. It appears that the signage is facing the wrong way.

7E. Call out all pavement marking types and sizes.

Drive Thru Enlargement

7F. Pavement marking delineation if two-way drive aisle adjacent to this drive-thru.

8. Utilities (Fatin "Iman" Ghazali/ ighazali@auroragov.org/ Comments in red)

Site Plan

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8A. Please relocate the private fire line outside of the public utility easement.

8B. Per COA standard detail 303-1, double cleanouts are required for grease interceptors.

8C. Please remove the arrow indicated on the site plan.

8D. Per COA standards, the second horizontal bend and onwards on sanitary service lines require a single cleanout.

8E. Please define the linetype indicated on the site plan.

9. Aurora Water Revenue (Diana Porter / dsporter@auroragov.org)

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

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.

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

Cover Sheet

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10A. Please include the following information in the Data Block: sprinkler/non sprinkler, Van Accessible Parking Required and Van Accessible Parking Provided, IBC construction type, IBC occupancy class.

Site Plan

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10B. Please Relocate the fire hydrant sign.

10C. Please Relabel the FDC using the following example "FDC w/ Approved Knox Caps".

10D. Please relocate the fire department connection to the area noted on the plans at the northwest corner of the building.

10E. Please label Fire Riser Room accordingly.

10F. Please revise the fire lane sign locations to meet the following requirements:

- Signs shall be located at the right side of the fire lane entrance and at the end of the fire lane. The intermediate signs shall have double-headed arrows pointing in both directions.
- Typically, the maximum spacing of the fire lane signs is established at 100' on center with signs being placed on both sides of the fire lane easement. Where excessive curvature of the fire lane exists, the spacing of the fire lane signage will be increased as needed.
- The signs shall be set at an angle of not less than 30 degrees and not more than 45 degrees with the curb or line of traffic flow.
- Fire lane signs should be installed 2' behind the curb or sidewalk.
- The clearance to the bottom of the sign shall be 7 feet. There shall be no other signs attached to the sign or the signpost.
- Placement of these fire lane signs cannot encroach into the 29' inside turning radius of the fire lane easement, obstruct any fire hydrant or fire department connection, or encroach into the accessible route of the sidewalk area.

10G. Please show and label Knox Box at the front main entrance.

10H. Please provide a curb stop for parking stalls that have an adjacent sign in front.

10I. Please delineate between required signage.

10J. Relabel-6" Fire Service Line DIP (Private).

10K. Please Relabel the FDC with approved Knox Caps.

10L. Please show existing hydrants, proposed Hydrants, and Fire Riser Room in the Legend.



Exterior Elevations

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10M. Please Relabel to "FDC w/approved Caps".

10N. Please Add a Knox Box to front entrance.

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10O. Please provide a sign and striping package. Please see the example. Also, make sure to call out signage on the site sheets.

Exterior Elevations

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10P. Please add a dashed line delineation to the accessible route.

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

11A. There are several easements that need to be released and dedicated by separate documents. Submit the documents to releaseeasements@auroragov.org and dedicationproperty@auroragov.org. When the easement documents are fully executed and ready to record, then the site plan will be ready to be signed off. Review each packet for the needs of your project. Please note that the Civil Plans cannot be approved until all the items needed are submitted, fully reviewed, and ready to record. Send in the separate documents still needed.

Site Plan

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11B. Dedicate a sidewalk easement to cover the sidewalk.

11C. Check spelling throughout the site plan set.

11D. The existing Fire Lane easement will need to be released by a separate document. Contact Andy Niquette at releaseeasement@auroragov.org to start the easement vacation process.

11E. Show and label the Water Line (Utility) easement in this location.

11F. Submit the easement dedication document to dedicationproperty@auroragov.org.

11G. If this easement no longer exists, then delete the notation and lines.

11H. Show the whole length of the easements on the site plan set.

Grading Plan

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11I. Label all easements.

11J. If this easement no longer exists, then delete the notation and lines.

11K. Is this how the easement lines are supposed to look like? See the site plan for reference.

11L. Check spelling throughout the site plan set.

11M.

12. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple)

12A. Please add another column to the tree mitigation table which includes the tree mitigation costs.