



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7217

AuroraGov.org

September 23, 2024

Kortney Pedigo
McDonald's Corporation
C/O Strategic Land
2595 Ponderosa Rd
Franktown, CO 80116

Re: Third Submission Review: McDonald's at Eagle Ridge - Conditional Use and Site Plan
Application Number: DA-2338-03
Case Numbers: 2024-6021-00; 2024-6021-01

Dear Kortney Pedigo:

Thank you for your third submission, which we started to process on Thursday, September 5, 2024. 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.

You will need to make another submission following your Planning & Zoning Commission hearing to address the remaining technical comments. Please note that some of the planning and landscape corrections will need to be made before this project can be reviewed by the Planning Commission for a decision. 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.

The estimated Planning & Zoning Commission hearing date is set for October 23, 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, Planner II
City of Aurora Planning Department

cc: Robert Palmer - Strategic Land Solutions, Inc. 2595 Ponderosa Road Franktown, CO 80116
Ariana Muca, Case Manager
Brit Vigil, ODA
Filed: K:\\$DA\DA-2338-03rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Add an adjustment heading and also add the section number and title from the Unified Development Ordinance to the adjustment request. This information needs to be included on both the cover sheet and landscape plan (Planning and Landscape).
- Please add the conditional use language to the cover sheet (Planning).
- Please provide a section of the ramp with the hand rail (Public Works).
- Coordination with the fire lane and existing utilities (Utilities).
- Xcel comments attached.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No community comments were received during the first and second reviews.

2. Completeness and Clarity of the Application

- 2A. Please eliminate any AutoCAD SHX text. The application will need a small update to the cover sheet and landscape sheet due to the landscape adjustment for the street front buffer; please review the landscape comments for specifics. Suggested revision: Prior to a Planning Commission hearing, the plans need to be revised to clarify the requested landscape adjustment. Please make these corrections and send them into planning so that the project can proceed to a decision.
- 2B. Minor text comment. The title states adjustments plural and the application has one landscape adjustment. The title should read “McDonald’s at Eagle Ridge Site Plan with Adjustment and Conditional Use.”
- 2C. Staff apologizes for missing the minor comment of including the conditional use on the cover sheet. Similar to how the adjustment is written, include a conditional use for a Drive-Thru in zone MU-C per the permitted use table 3.2-1.
- 2D. Ahead of the site plan recordation, the Eagle Ridge Master Plan Amendment will need to be completed. The master plan amendment includes updates to the public improvement plan that impact the McDonald’s site. A condition of approval for this item may be proposed by staff for the Planning Commission hearing.

3. Signage

- 3A. No further comments.

4. Streets and Pedestrian Comments

- 4A. No further comments.

5. Architectural and Urban Design Comments

- 5A. Thank you for the effort and design iteration on the architecture facades. Staff has no further comments regarding the architectural elevations.

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

Cover Sheet

Sheet 1 of 15

- 6A. Add the Unified Development Ordinance section number and title to the adjustment request.

Landscape Plan

Sheet 9 of 15

- 6B. Since this street only requires four street trees, just lose one of the street trees since there are extra and add another ornamental tree behind the back of walk since the southern buffer is short one tree.
- 6C. Add an adjustment heading and also add the section number and title from the Unified Development Ordinance to the adjustment request.



7. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

7A. No further comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8.Civil Engineering (Jonathan Phan/ 303-739-7403 / jphan@auroragov.org)

Details

Sheet 14 of 15

8A. Additional details might be needed, a typical section of the ramp with handrails.

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

9A. No further comments.

10.Utilities (Jenny Wynn / jwynn@auroragov.org / Comments in red)

10A. Advisory Comment: Site plan can not be approved until the Preliminary Drainage Study is approved.

Site Plan

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10B. There is a proposed 4" fireline here. If it is going to be built and not in use, McDonald's must remove it and cap it at the water main. Please coordinate with the engineers at Eagle Ridge. See email from Jenny Wynn on 9/17/24.

11.Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

Lighting

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11A. My apologies for the late lighting comment. The means of egress illumination level shall not be less than 1-foot candle at ground level and continuing to the public way. 2021 IBC section 1008.2.1.

Elevations

11B. Knox box, show, label and add to the legend.

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

12A. No further comments.

13.Land Development Services (Grace Gray / ggray@auroragov.org / 3037397277 / Comments in magenta)

13A. No further comments.

14.PROS (Adison Petti / apetti@auroragov.org / comments in purple)

14A. No further comments.

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

15A. Approved no additional comments.

16.Public Art (Roberta Bloom/ 303-739-6747 / rbloom@auroragov.org)

16A. No further comments.

17.Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

17A. No new comments.