

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



April 11, 2024

Steve Schwartz  
Chick-Fil-A Inc.  
105 Progress  
Irvine, CA 92618

**Re: Third Submission Review HWY 470 & Gartrell Rd Chick-Fil-A – Site Plan**  
Application Number: **DA-1726-05**  
Case Numbers: **2023-6053-00**

Dear Mr. Schwartz:

Thank you for your third submission, which we started to process on Thursday, March 21st, 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.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Wednesday, April 24, 2024. 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 administrative approval date will be rescheduled once all major comments have been resolved. Please remember that all abutter notices for the decision must be sent and the site notices must be posted at least 10 days prior to the approval date. These notifications are your responsibility and the lack of proper notification will cause the approval 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) 739-7220 or [bbravenec@auroragov.org](mailto:bbravenec@auroragov.org).

Sincerely,



Ben Bravenec  
Planner I

cc: Brandi Loper, PO Box 270571, San Diego, CA 92198  
Ben Bravenec, Case Manager  
Lori Anne Thennes, ODA  
Filed: K:\SDA\1726-05rev3.rtf



## *Third Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Planning requires a response to the new comments that have been received.
- A second neighborhood meeting has been requested multiple times.
- Site plan shall reflect improvements to traffic mast arm.
- With the new site circulation, the additional entrance on the west is not needed and it could be one in and one out instead of 2 in and one out.
- The minimum inside turning radius for a 25' fire lane easement is 27'.
- The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments, and Concerns**

- 1A. Seventeen (17) registered neighborhood organizations and eight (8) adjacent property owners were notified of the Site Plan application. As of the date of this letter, 15 new public comments have been received. Comments will be provided, and all comments shall be responded to in the comment letter.
- 1B. Due to the neighborhood concerns, a neighborhood meeting was held January 11th. There have been multiple requests from the public for a second neighborhood meeting following the new submission of the traffic impact study. The neighborhood meeting has not been scheduled.

#### **2. Completeness and Clarity of the Application**

- 2A. Approved

#### **3. Urban Design and Site Plan Issues**

- 3A. Approved

#### **4. Architectural Design**

- 4A. Approved

#### **5. Landscaping Issues (Bill Tesauro / 954-868-0636 / [btesauro@auroragov.org](mailto:btesauro@auroragov.org) / Comments in Teal outlined in Red)**

- 5A. Approved.

#### **6. Addressing (Phil Turner / (303) 739-7336 / [pturner@auroragov.org](mailto:pturner@auroragov.org) )**

- 6A. Approved



## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### 7. Civil Engineering (Sara Siggue / (303) 960-1349 / [ssiggue@auroragov.org](mailto:ssiggue@auroragov.org) / Comments in Green)

#### Sheet 05

7A. Please change “11” to “4” for the ADA ramp.

#### Sheet 18

7B. (Repeat comment). Details for the Streetlights will be provided on the civil plan.

### 8. Traffic Engineering (Jason Igo / (303) 739-7584 / [jigo@auroragov.org](mailto:jigo@auroragov.org) / Comments in Orange)

#### Sheet 01

8A. Updated TIS was not provided. Will need to see previous comments addressed before Site Plan will be approved.

#### Sheet 03

8B. Correct scale to 20'-0"

8C. Was a turning template used to verify that the phases can be run at the same time. There is not enough space to fit two vehicles turning here.

8D. Is this head aligned in the middle of the turn lane?

8E. Need to show striping for the south part of Gartrell.

8F. This mast arm on the northwest corner should show improvements. Based on Traffic study it should have 2 / 3 section turn arrow signal heads and one 3 section ball signal head.

8G. The mast arm on the southeast corner required modification. Based on Traffic study it should have 2 / 3 section turn arrow signal heads and one 3 section ball signal head.

8H. Show phasing diagram on sheet 03.

8I. Provide turning template for eastbound and westbound left turn movements to ensure vehicular clearance if operating as dual directions.

#### Sheet 04

8J. This should be a raised curb where previous queuing was and not a temporary condition. The time that this situation would be needed is the same time all the employees would be busy and not really have time to set this up.

8K. With the new site circulation this additional entrance on the west is not needed and it could be one in and one out instead of 2 in and one out.

### 9. Life Safety (Stephen Kirchner / 303-739-7489 / [stkirchn@auroragov.org](mailto:stkirchn@auroragov.org) / Comments in blue)

#### Sheet C2.0

9A. The minimum inside turning radius for a 25' fire lane easement is 27'.

9B. Please provide an auto-turn template for the vehicle provided.

#### Sheet PS1.0

9F. Change label to Fire Lane Easement.

### 10. Forestry (Rebecca Lamphear / (303) 739-7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org))

10A. Approved

### 11. Land Development Review (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

#### Sheet 02

11A. (Repeated comment) {the existing Fire Lane and Public Access easement will need to be vacated. Send the documents to [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org) and if there are easement that need to be dedicated, then send the documents to [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org). Make sure all the easements are labeled correctly and each process is started soon.} The Sidewalk will need to be covered by an easement fully. Add the little portion outside of the existing easement. Please check with Aurora Engineering to see if the Risers with Rail in the 10' Utility easement will need to be covered by a License Agreement. There is a possible easement shown that will need to be labeled.



**12. Easements** (Grace Gray / (303) 739-7277 / [ggray@auroragov.org](mailto:ggray@auroragov.org))

Easements need to be done by separate document. None have been submitted to date.

**13. Utilities** (Iman Ghazali / (303) 807-8869 / [ighazali@auroragov.org](mailto:ighazali@auroragov.org) / Comments in Red)

**Sheet 01**

13A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

**Sheet 08**

13B. Repeated comment: Show the existing sanitary main from the manhole in the ROW to its extent in the easement. Trees shall not be planted within Aurora Water easements and must be at least 10 ft away from Aurora Water mains if an easement is not available.

**14. Xcel Energy** (Donna George / (303) 571-3306 / [donna.I.george@xcelenergy.com](mailto:donna.I.george@xcelenergy.com))

14A. Approved