



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

AuroraGov.org

March 19, 2025

Scott Auker
Suncap Real Estate Investment
500 W Cypress Creek Rd 755
Ft. Lauderdale, FL 33309

Re: Third Submission Review: Bank of America at Aurora Plaza - Site Plan and Conditional Use
Application Number: DA-2339-01
Case Numbers: 1981-6061-19; 1981-6061-20

Dear Scott Auker:

Thank you for your third submission, which we started to process on February 27, 2025. 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.

The next submittal for this application may be a technical review submittal. The Planning and Zoning Commission hearing date is set for April 23, 2025. Please see the summary comments on the next page for timing information on hearing schedules. 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.

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.

Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7112 or swasinge@auroragov.org.

Sincerely,

Stacy Wasinger, Senior Planner
City of Aurora Planning Department

cc: Todd Hager, Galloway
Lorianne Thennes, ODA
Filed: K:\SDA\2339-01rev3



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Thank you for your thorough response to previous comments. This application may proceed to technical review at this time.
- Please update the narrative (LOI) to reflect changes made through the review process (see Item 1B).
- The Planning and Zoning Commission hearing for the Site Plan and Conditional Use is currently scheduled for April 23, 2025. Staff will reach out to coordinate required notices and signposting before the hearing. Staff will create the mailed notice template and signposting materials and provide those, as well as instructions and deadlines for those items to be completed by the applicant.
- Please reach out to Land Development Review regarding easements to be dedicated by separate document and license agreements.
- See Engineering comments regarding the ramps and other remaining items (see Item 5).
- Update striping and directional items required by Traffic Engineering (see Item 6).
- Update signage and other items required by Fire/Life/Safety (see Item 7).
- Please contact Aurora Forestry to address tree mitigation fees (see Item 9).

PLANNING DEPARTMENT COMMENTS

1. Zoning and Use Comments

- 1A. Thank you for providing the Wendy's property access easement document. Please note the recordation number on Sheet 2 with the legend symbol.
- 1B. Please update the Letter of Introduction to reflect changes made through the review process, such as parking, public improvements, pedestrian access (and sidewalk deferral), etc. Please provide the updated letter to staff via email before April 14, 2025, to be included in the Planning Commission packet materials.

Site Plan

Sheet 1:

- 1C. *Repeat comment:* Please clarify and revise the allowable signage calculation per UDO 146-4.10.5.B. The building frontage on Mississippi Avenue is approximately 60 feet, which would allow a maximum sign area of 120 square feet. Signage details are not required with the site plan, but the maximum area must be updated.
- *Update:* The data block stall has 248.12 sq. ft. for maximum signage but the comment response letter indicates this should be updated to 121.76 sq. ft. Please revise.

2. Parking Comments

- 2A. *Repeat comment:* Please include dimensions for both head-in and angled parking to demonstrate code requirements. Also, include dimensions for stacking space areas.
- *Update:* Thank you for including all dimensions. For the head-in parking, please show more clearly that the overall parking space depth is over 20 feet with the overhang. As shown, the depth appears to be 18 feet, and it is not clear if the overhang adds over two feet to the depth.
 - Please also clarify the dimensions of the aisle for the 45-degree angle parking. The code requires a minimum of 13 feet for the aisle and the dimension indicated 12.8 feet. Is there a gutter, etc. that makes this dimension 13 feet in total?

3. Architectural and Urban Design Comments

- 3A. Thank you for the inclusion of color elevations and a digital material board. Please include material calculations and notation of how section 146-4.8.7 for four-sided building design (i.e. identify primary and secondary facades) is met. It appears all elevations comply; the calculations should be provided to show compliance.



4. Landscaping Issues (Tammy Cook / tdcook@auroragov.org / Comments in bright teal)

Site Plan:

Sheet 1:

4A. The two ** on note #9 should be described below.

Sheet 8:

4B. In the Curbside Landscape Table: Add a column for the required/provided shrubs 10 per 40 LF =42

4C. Add a provided column as 135 shrubs are shown on the plan.

4D. Remove the adjustment request as the numbers above satisfy the requirements.

4E. Add Note: Two landscape alternatives have been shown in the plan set. Refer to Sheet 10 for the Attached Sidewalk Condition and Sheet 11 for the Detached Sidewalk Condition.

Sheet 10:

4F. Please show the title under the plan view: Call this Landscape Plan - Phase 1 attached sidewalk condition.

Sheet 11:

4G. Please show the title under the plan view: Call this Landscape Plan - Phase 2 detached sidewalk condition.

4H. This note only needs to be on LP-101.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Jonathan Phan / 303-739-8273 / jphan@auroragov.org / Comments in green)

Site Plan

Sheet 2

5A. Please show the design of the new ramp. Since the proposed ramp (on the right) is being deferred, I still need to see if the new receiving ramp is meeting ADA requirements (TYP.)

5B. Recommend the receiving ramp as a directional ramp.

Sheet 4

5C. Please provide the slope percentages for the flow arrows (TYP.)

5D. Please label existing contours (TYP.)

5E. Proposed contours need to tie into existing contours (TYP.)

Sheet 5

5F. It looks like parts of the dimensioning are cut off.

Sheet 16

5G. Advisory note: Existing streetlights will be evaluated in the civil plan.

5H. Please show and call out the existing streetlights (TYP.)

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

Site Plan

Sheet 3

6A. Provide striping call-outs, including material, color, and widths.

6B. Provide access pavement arrows to confirm movements.

6C. Add a STOP sign for western access.

6D. SITE WORK NOTES on Sheet C101 must be sequential and indicated on the site plan for proper identification.

6E. Several sheets indicate Mississippi as a Collector, revise to Arterial.

6F. Include NB lane arrow to signify one-way flow.

Traffic Impact Study

6G. TIS was previously approved.

7. Fire / Life Safety (Carl Horst / 303-739-7639 / chorst@auroragov.org / Comments in blue)

Sheet 2:

7A. Please clearly label all fire lane signs.

7B. Please clearly identify the accessible access aisle and the accessible van parking spot individually, using



key notes and or relevant symbols. A typical example has been provided for reference.

Sheet 3:

- 7C. Please label the fire lane sign located at the northwest.
- 7D. Remove the label for the fire lane sign that was previously placed at the center north, as it has been relocated to the northwest (see comment above for clarification).
- 7E. Provide graphic examples of both the accessible parking signs and tow-away signs, using the provided example as a reference.
- 7F. Per the City of Aurora's requirements, please update the graphic for Fire Lane Sign number 3, as shown in the example.

Sheet 4:

- 7G. Please ensure the bollards are identified within the legend. This should be consistent across all pages that include the legend and bollards.
- 7H. Identify the access aisle and the accessible van parking spot individually, as shown in the example provided. This should be consistent across all pages.
- 7I. Show and clearly label all required handrails along the accessible path. This should be applied consistently throughout.
- 7J. Please identify the crosswalk and label it accordingly. Provided example, this should be consistent across all pages.

8. Aurora Water (Samantha Bayliff / 303-739-7490 / sbayliff@auroragov.org / Comments in red)

Site Plan

Sheet 1:

- 8A. Advisory: The site plan will not be approved until the Preliminary Drainage Report is approved.

Sheet 6:

- 8B. All of this detail is too much for the site plan. Do not include sizes, inverts, or pipe lengths with the site plan. That will get figured out in the CDs. You should only need to indicate manholes, proposed sanitary, proposed inlet, etc. Stating the size of existing utilities (i.e. Ex 8" sanitary) is fine. The notes describing "connect to existing line" or "connect to building" are fine to remain.

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

- 9A. Aurora Forestry cannot approve the plan until tree mitigation has been paid.

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

Sheet 1

- 10A. Advisory: Continuing with the easement dedications by separate documents (Typ.) They should be completed prior to any building permits.

11. Easements (Grace Gray / 303-739-7277 / ggray@auroragov.org)

- 11A. Advisory: Easement dedications to be submitted to dedicationproperty@auroragov.org, releases to be submitted to releaseeasements@auroragov.org.

12. Xcel Energy PSCo (Donna George / 303-571-3306 / ReferralsXcelDistribution@xcelenergy.com)

- 12A. No further comment at this time.