



Planning Division  
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Aurora, Colorado 80012  
303.739.7217

*AuroraGov.org*

August 12, 2024

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

**Re: Second 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 second submission, which we started to process on Wednesday, July 24, 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 Thursday, September 12, 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.

The estimated Planning & Zoning Commission hearing date is still set following the third submission. 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](mailto: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:\SDA\DA-2338-03rev2.rtf



## *Second Submission Review*

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

- The Landscape Adjustment will need to be included on the cover sheet and in the letter of introduction (Planning and Landscape).
- Minimum curb return with a driveway 21 or more spaces assuming local is 15 (Table 4.04.5.02 of the 2023 COA Roadway Manual). If this cannot be met it will result in a variance through the civil set (Public Works).
- The traffic letter needs to be revised (Traffic).
- All new easements are to be dedicated by plat. Easement releases to be submitted [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org) (Land Development Services).
- Xcel comments attached.

### **PLANNING DEPARTMENT COMMENTS**

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

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

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

- 2A. The application will need one more round of review due to the landscape adjustment for the street front buffer; please review the landscape comments for specifics. The adjustment has to be added to the title, cover sheet, and letter of introduction. In the letter of introduction, please state the adjustment request, justification, and design mitigation.
- 2B. Please include an updated title on the cover sheet. The title should include the site plan with adjustment, conditional use, and legal description. Revise the title to read "McDonald's at Eagle Ridge (first line), Site Plan with adjustment and Conditional Use (second line)".

#### **3. Signage**

- 3A. The directional signage on page 14 of 15 will need to be reduced in height by 1' for a max height of 3'. Per Table 4.10-2, incidental site signs in mixed use zone districts can be a max of 3' sf area per sign and 3' max height. Incidental signs do not count toward the overall sign count.
- 3B. On the architectural elevations, staff counted 5 total wall signs. Please confirm within the response to the comment.
- 3C. There appears to be conflicting information on the data block compared to the site plan/elevations. Please confirm the overall signage; it should not be less than the total wall signage. In response to the comment, please note whether the ground sign that is indicated on the data block is the monument sign from the master developer or McDonald's-specific monument sign.

#### **4. Streets and Pedestrian Comments**

- 4A. Advisory comment: The trash enclosure could create a pressure point for vehicular traffic entering and leaving the site and the future user to the east. A different location internal to the site may be a better fit.

#### **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.
- 5B. Label and measure the lot frontage along the main street (roadway B), and the length occupied by building and plaza space - 15' back from the lot line. Add a note demonstrating the percentage of street frontage that is occupied by building and plaza space to indicate code compliance with Section 146-2.4.3.D.2.c.iv. This note can be on the site plan not the cover sheet.



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

*Landscape Plan*

*Sheet 9 of 15*

- 6A. Include the monument sign and the required landscaping around it.
- 6B. A comment was made on the first submission that the building was not setback the minimum 10' to comply with the UDO requirements. Instead, this has been reduced an additional three feet and now the setback is only six feet. Unless the building is pushed back and the landscape buffer is increased to 10' from the back of walk, an adjustment should be requested. Update the Letter of Introduction to include the adjustment request. Include the adjustment request on the Cover Sheet and on the Landscape Plan. Indicate the mitigating measures being provided to offset the adjustment request and the hardship that has created the adjustment.
- 6C. What is the hatch being used in this landscape bed? It does not appear in the legend on this sheet.
- 6D. Buffer setbacks are measured from the back of walk.
- 6E. A tree was previously in the identified parking lot island. The UDO does not allow landscaping to be displaced by light poles, vacuum equipment, trash enclosures, transformers, fire hydrants etc. The site is over parked by 15 spaces. Adjust the parking lot island to accommodate both. Refer to Section 146-4.7.5.K.
- 6F. The review is asking for further understanding of the tree symbols. They are not labeled or in the plant schedule.
- 6G. Buffer setback is to the drive-thru lane.
- 6H. Update the landscape table per the comments provided.

**7. Addressing** (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto: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](mailto:jphan@auroragov.org))

*Site Plan*

*Sheet 4 of 15*

- 8A. Show the receiving ramp to complete the path of travel on the eastern side.
- 8B. Update the sidewalk label to state "Proposed sidewalk (TYP.)".
- 8C. Label the street light on the site plan.
- 8D. Main street needs to be relabeled to roadway C (TYP.).
- 8E. Update note 8 - This isn't Fort Lupton. There are a few cases where it states the wrong City in the site plan and grading/utilities sheet. Please adjust on all applicable sheets.
- 8F. Identify the proposed curb ramps (TYP.).

*Site Plan*

*Sheet 5 of 15*

- 8G. Minimum curb return with a driveway 21 or more spaces assuming local is 15 (Table 4.04.5.02 of the 2023 COA Roadway Manual).
- 8H. Advisory comment: If you cannot meet this requirement then when it comes to Civil Plans, this will be listed as a variance request.

*Site Plan*

*Sheet 6 of 15*

- 8I. Is 8% correct? Max cross slope within ADA path is 2%.

*Details*

*Sheet 14 of 15*

- 8J. REPEAT COMMENT: You cannot have someone else's P.E. stamp. Please remove or cover it.



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

*Traffic Letter*

- 9A. Updated data provides better conformance review to MTIS, detailed individual intersection analyses will not be required for this site plan submission.
- 9B. Still question and need explanation of Fig 2, intersection turning movement values and what they represent.
- 9C. Confirmed site plan drive thru lane measurements, queuing analysis acceptable as is stacking lanes provided.

*Site Plan*

- 9D. Site plan comments include leader positioning for Grease Interceptor, possible callouts for stripes at entry/order board area and egress STOP sign position/sight triangle alignment.

**10. Utilities** (Jenny Wynn / [jwynn@auroragov.org](mailto:jwynn@auroragov.org) / Comments in red)

*Site Plan*

7 of 15

- 10A. If your building requires a sprinkler system, please show the fireline on this page.

*Site Plan*

9 of 15

- 10B. Trees can not be within the water meter easement.

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

*Cover Sheet*

1 of 15

- 11A. Update code years.
- 11B. Confirm occupant load.

*Grading Sheet*

6 of 15

- 11C. See comment for maximum cross slope in the accessible route.

*Elevations*

- 11D. Show the location of the Knox Box.
- 11E. Remove fire lane, FDC, & riser room sign details.

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

- 12A. No further comments.

**13. Land Development Services** (Grace Gray / [ggray@auroragov.org](mailto:ggray@auroragov.org) / 3037397277 / Comments in magenta)

- 13A. All new easements are to be dedicated by plat. Easement releases to be submitted [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org).

**14. PROS** (Adison Petti / [apetti@auroragov.org](mailto:apetti@auroragov.org) / comments in purple)

- 14A. No further comments.

**15. Forestry** (Rebecca Lamphear / 303-739-7139 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

- 15A. Approved no additional comments.

**16. Public Art** (Roberta Bloom / 303-739-6747 / [rbloom@auroragov.org](mailto:rbloom@auroragov.org) )

- 16A. No further comments.

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

- 17A. See below for comments.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303.571.3284  
donna.l.george@xcelenergy.com

July 30, 2024

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Ariana Muca

**Re: McDonald's at Eagle Ridge, Case # DA-2338-03**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the conditional use and site plan for **McDonald's at Eagle Ridge**. The property owner/developer/contractor must complete the application process for any new natural gas or electric service via [xcelenergy.com/InstallAndConnect](https://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformer) – be sure to have the Designer contact a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)