



Planning Division
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December 27, 2022

Caitlin Kincaid
Texas Roadhouse
6040 Dutchmans Lane
Louisville, KY 40205

Re: Third 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 third submission, which we started to process on Tuesday, December 6, 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 an important issue remains regarding landscape islands, you will need to make another submission to resolve the landscape adjustment. This comment has been pointed out since the first review. Will the application be asking for a landscape adjustment or come into compliance? Please revise your previous work and send us a new submission on or before Wednesday, January 4, 2023, by 5:00 pm. This submittal is crucial to make the January 25, 2023 hearing date. 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, January 25, 2023. 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:\SDA\2261 01rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- No more than 15 parking spaces in a row without a landscaped parking lot island. The previous response to comments indicates that staff would not require the installation of a parking lot island. Staff has no recollection of this conversation. The site is being modified. Refer to Section 146-4.7.5.Q. Landscape Requirements for Site with Existing Development, 3. Landscape Requirements, c., and d. Code requires that deficient landscaping be met including parking lot landscaping (Landscape).
- Please remove AutoCad SHX test items in the comment section. Please flatten to reduce select-ability of the items (All Departments).
- Some utilities not showing up on city GIS – proposed? (Utilities).
- The maximum permissible transverse grade for Fire Lanes is 4%. Areas within Fire Lane exceed the allowable grade (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 contact Aurora Forestry; the plan cannot be approved until tree mitigation has been paid (Forestry).

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. There are 321 AutoCAD SHX text files. There should be no AutoCAD SHX text on the site plan set.
- 2B. The cover sheet and introduction letter are subject to change based on the landscape islands. The landscape islands need to be included in the southern portion of the site plan. If the landscape islands are not to be included, there will be a need for an adjustment. If pursuing an adjustment, remember justification and mitigation is necessary similar to the drive-thru queue.

3. Architectural and Urban Design Issues

3A. No further comments.

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

Landscape Plan

Sheet 4

- 4A. Add the landscape requirements to the building perimeter landscape table.
- 4B. Add the building lengths to the building perimeter landscape table.
- 4C. Remove the east side from the building perimeter landscape table.
- 4D. Add the following note to the detention pond landscape table “The area above the 100-year water surface elevation does not meet the minimum landscape requirements.”
- 4E. Include the 100-Year water surface elevation to the detention pond.
- 4F. Remove the reference to the previous landscape code.
- 4G. Add the street name.
- 4H. Adjust the size of the landscape bed where indicated to meet the urban streetscape requirements.
- 4I. Label the items on the east side of the building.
- 4J. REPEAT COMMENT: No more than 15 parking spaces in a row without a landscaped parking lot island. The previous response to comments indicates that staff would not require the installation of a parking lot island. Staff has no recollection of this conversation. The site is being modified. Refer to Section 146-4.7.5.Q. Landscape Requirements for Site with Existing Development, 3. Landscape Requirements, c., and d. The code requires that deficient landscaping be met including parking lot landscaping.



- 4K. Adjust the measurement within the parking lot where indicated.
- 4L. The plants along the eastern property boundary screening the parking lot are being planted in too narrow of a space. Increase the planting bed width or add wheel stops. As designed, the vehicles will overhang 1.6' feet and damage the plant material.
- 4M. Update the street frontage buffer table per the comments provided.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Addressing (Phil Turner / 303-739-7271 / pturner@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. Please remove AutoCad SHX test items in the comment section. Please flatten to reduce select-ability of the items.

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

- 7A. No further comments.

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

Grading Plan

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- 8A. Extend pocket utility easement by 5' behind meters.
- 8B. Where does this storm line connect to the existing line?
- 8C. Distinguish between proposed and existing utilities. Currently, existing and proposed have the same shading.
- 8D. Are these also proposed? Our GIS map does not show these.

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)

- 10A. The maximum permissible transverse grade for Fire Lanes is 4%. Areas within Fire Lane exceed the allowable grade.
- 10B. Add Landscape notes. Detailed in Blue on sheet 4 landscape Plan.
- 10C. Remove note for old proposed FDC Location. Noted in Blue on sheet 4 Landscape Plan.
- 10D. Relocate FDC Label to new location. Detailed in Blue on sheet. Building Elevations.
- 10E. Relocate Handicap Parking Sign Detail to open space on plan as to not overlay or cover other stamps or details. Noted in Blue on sign details sheet.

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

- 11A. Some of the easements need to be re-labeled and designated "to be 'dedicated' or 'vacated' by separate document" where indicated. Submit the documents to either the: releaseeasements@auroragov.org or dedicationproperty@auroragov.org to start or continue the processes.

Site Plan

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- 11B. Change to: "to be vacated by separate document" (typ.).
- 11C. Label this Water easement.
- 11D. Add: "to be dedicated by separate document" (typ.) – several instances see site plan.



11E. Change to: "to be vacated by separate document" (typ.).

11F. Change to "Water "- several instances.

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

12A. Please contact Aurora Forestry the plan cannot be approved until tree mitigation has been paid.