



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

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May 2, 2024

Jason Beld
Dave’s Hot Chicken
PO Box 488
Timnath, CO 80547

Re: Initial Submission Review – Dave’s Hot Chicken at Gardens on Havana –Site Plan
Application Number: **DA-1608-19**
Case Numbers: **2024-6010-00**

Dear Mr. Beld:

Thank you for your initial submission, which we started to process on Thursday April 11, 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, May 15, 2023. 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 administrative approval date is tentatively set for Wednesday, July 3, 2024. Please remember that all abutter notices for administrative approval 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 administrative 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.

Sincerely,

Ben Bravenec
Planner I

cc: Nathan Mendel, 2625 Xanadu Way Aurora, CO 80014
Ben Bravenec, Case Manager
Megan Weikle, ODA
Filed: K:\SDA\1608-19rev1



First Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Include details of patio furniture and make sure site plan reflects the design.
- Correct the Sheet numbers and replicates.
- Please identify in the site plan legend/callouts where the bollards are proposed.
- Sight triangle need to be moved back from where they are. It should be 14.5' from flow line.
- Shrubs shall be at least 3 ft away from edge of meter pit.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. Fifteen (15) registered neighborhood organizations and six (6) adjacent property owners were notified of the Site Plan application. As of the date of this letter, no public comments have been received.

2. Completeness and Clarity of the Application

- 2A. Include DA number on Cover sheet.
2B. Include Abutting zone districts on Site Plan.
2C. Development application fees have been paid.
2D. Pages 1, 2 and 3 are duplicates of pages 4, 5 and 6.

3. Urban Design and Site Plan Issues

- 3A. Include patio furniture and canopy as part of the site plan.
3B. Add curb to the north private access and show on site plan.
3C. Standards for exterior lighting are found in Section 146-4.9. Show typical details of lighting on the plan and on building elevations. Lighting is limited to 25-feet in height and should be full-cutoff. Light sources must be color-correct such as halogen or LED. Shield light sources from all adjacent residential uses. Pedestrian sidewalks and gathering spaces such as the front entrance should include pedestrian-scaled lighting to ensure these areas are safe for pedestrians.
3D. Review photometric plan to meet requirements of Section 4.9.2.G of UDO. Lighting spillover is too high off site.

4. Architectural Design

- 4A. Include detail of patio furniture.
4B. Please ensure that all mechanical equipment is labeled on the site plan and adequately screened from the street.
4C. Note that future murals shall not be used for advertisements or used as signage.
4D. Label the walk-up window instead of a drive-thru.

5. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in Teal)

Cover Sheet

- 5A. Only have actual sheet numbers, 1, 2, 3 etc. Do not do 1 of X. Correct the Sheet List Table once the sheet numbers have been corrected.

Sheet L10

- 5B. The font for the Plant Schedule is too small. Please use a larger font. Match the note at the bottom of the table.
5C. Use a taller evergreen species/shrub around the trash enclosure. Mugo pine will take years before they have provide any type of screening despite the wall being provided.
5D. A tree is required where indicated per the parking lot landscape requirements.
5E. Due to their slow growth habit, do not use mugo pine to screen the parking lot.
5F. Label existing trash enclosure.
5G. Label the building.



- 5H. Label what appears to be a bike rack.
- 5I. While code does not specify that the building perimeter landscaping should be all shrubs, grasses will not provide any winter interest as they are either cut back or impacted by snow. In addition, grasses at 1 gallon are required to be provided at a ratio of (3) 1 gallon grasses to one shrub. Consider providing some flowering shrubs for color and texture throughout the season. Based upon the current design, the building perimeter landscaping is not being met.
- 5J. All shrubs should be five gallon per the Unified Development Ordinance.

Sheet L2.0

- 5K. Adjust this note as there does not appear to be any turf being proposed.

6.Addressing (Phil Turner / (303) 739-7336/ pcturner@auroragov.org)

- 6A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:
 - Parcels
 - Street lines
 - Building footprints (If available)Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at:
<https://auroragov.org/CADtoGISstandards>
OR by contacting CADGIS@auroragov.org

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. Civil Engineering (Kendra Hanagami / (303) 739-7295 / khanagam@auroragov.org/ Comments in Green)

Sheet 02

- 7A. Thank you for including the notes, I've made a comment to include them on the grading sheet instead.

Sheet 03

- 7B. Please address Pre-app note comments to improve the curb ramps to the northwest of the site along Arizona Place if they do not meet current ADA and city directional curb ramp standards per the 2023 RW Manual
- 7C. Please add street width, typ. All.
- 7D. Label all radii per Section 4.04.5.03 of the Roadway Manual
- 7E. Please label all proposed improvements of include in the legend.
- 7F. Please consider adding curb ramps at this crossing
- 7G. Please identify in the site plan legend/callouts where the bollards are proposed.
- 7H. Please add additional slope arrows, particularly along the ADA route and for any proposed curb ramps.
- 7I. Remove all spot elevations from the site plan. This level of detail should only be included on the civil plan submittal. (typ. ALL)

Sheet 09

- 7J. Please identify in the site plan legend/callouts where the bollards are proposed.

8. Traffic Engineering (Jason Igo / (303) 739 7584 / jigo@auroragov.org / Comments in Yellow)

Sheet 03

- 8A. Sight triangle need to be moved back from where they are. It should be 14.5' from flow line.
- 8B. Add Stop Sign at the east and west.
- 8C. Need detail for pavement marking
- 8D. Add sign. Provided detail.
- 8E. Need sight triangle on the east.

Sheet 07



- 8F. The sight triangles need to change follow the mark ups on Sheet SP-3. Apply those markups to this sheet including the additional sight triangle.
Will verify that the plants meet proper height in the sight triangle once it is updated.
- 8G. ADD NOTE:
All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10
- 8H. I added stop signs to the plan. Stop signs shall not have a tree in front of the sign for 50'.

9. Life Safety (Mike Dean / 303-739-7447 / mdean@auroragov.org / Comments in blue)

- 9A. Approved

10. Land Development Review (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta) Sheet02

- 10A. Adjust legal description per notes.
- 10B. All crossings or encroachments into easements and rights-of-way owned by the City of Aurora (“City”) identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City’s use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.

11. Utilities (Jiman Ghazali/ (303) 807-8869 jighazali@auroragov.org / Comments in Red)

Sheet 04

- 11A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

Sheet 08

- 11B. Show the diameters of the existing mains.
- 11C. Provide these notes:
 - 1) Water service lines are public up through the meter and are private downstream of the meter.
 - 2) All sanitary service connections are private.
 - 3) All storm is private unless otherwise noted and shall be maintained by the property owner.
- 11D. Shrubs shall be at least 3 ft away from edge of meter pit.
- 11E. Show the existing pocket water easement.

12. Easements (Andy Niquette / (303) 739-7325 / aniquett@auroragov.org)

- 12A. EASEMENT DEDICATIONS TO BE SUBMITTED TO DEDICATIONPROPERTY@AURORAGOV.ORG,
RELEASES TO BE SUBMITTED TO RELEASEEASEMENTS@AURORAGOV.ORG

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

- 13A. Public Service Company of Colorado’s (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for Dave's Hot Chicken at Gardens on Havana. Please be aware PSCo owns and operates existing natural gas and underground electric distribution facilities along the west property line.
- 13B. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.
- 13C. 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.
- 13D. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by



dialing 811 for utility locates prior to construction.

14. Arapahoe County (Ceila Rethamel / (720) 874 6500)

14A, Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments.