

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



November 28, 2023

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

Re: Initial 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 initial submission, which we started to process on Thursday, November 2, 2023. 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 Tuesday, December 5, 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 Planning and Zoning Commission public hearing date is tentatively set for Wednesday, February 14, 2024. 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) 739-7220 or 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:\\$DA\1726-05rev1.rtf



First Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Planning requires a neighborhood meeting prior to second submission due to the complaints from the public.
- Enhanced pedestrian safety precautions shall take place at the crossing through the drive-through lanes.
- Lighting requirements will need to be addressed as a protection measure for the residences to the west.
- Landscaping standards require a wall to mitigate the noise, minimize the visual impacts associated with the proposed drive-through lanes abutting public or private streets.
- Please provide and dimension the required 20' wide landscape buffer along Gartrell Road from the back of the sidewalk. Also, parking may not extend into the buffer.
- Address landscaping requirements regarding types and quantities to meet the standards of the UDO.
- 7 vehicles no analysis provide in TIS to determine if this will accommodate typical amount of motorists.
- Life safety requires you to vacate existing fire lane easement and establish a new 23' fire lane easement in the highlighted area.
- Tree mitigation fees are currently due.
- Existing meter for this building is a 1", and the service line size and the meter size shall be consistent from the tap at the main to the building connection. If a larger meter is required, then a new tap on the main is required.

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, 3 public comments have been received. The concerns were about increased traffic. Comments will be provided, and all comments shall be responded to in the comment letter.
- 1B. Due to the neighborhood concerns, a neighborhood meeting will be required and should be held prior to the second submission. Please reach out to begin scheduling this meeting as soon as possible.

2. Completeness and Clarity of the Application

- 2A. Title should be revised to "Chick-Fil-A Gartrell Site Plan" in bold.
- 2B. See redlined correction on site plan for missing and incorrect information.
- 2H. List the DA number on Cover Sheet.
- 2I. Remove unnecessary layers on site plan including random planting.
- 2J. Clarify symbology or remove.
- 2K. Show accurate site furniture representation.
- 2L. Sheet numbers need revision. Grading plan has no number, architectural sheets are out of order and repeated.
- 2M. Canopies need to be labeled.
- 2N. The application fees have been paid at this time.
- 2O. Include signage detail.

3. Urban Design and Site Plan Issues

- 3A. Please provide a pedestrian access off Gartrell road for pedestrians moving along the east side of the site.
- 3B. Ensure the pedestrian connection crossing the drive-thru lanes follows safety measures. Include pedestrian-level lighting such as bollard lighting at the crossing. Please make sure only canopy-style trees or ground-level shrubs are adjacent to ensure pedestrian visibility.
- 3C. Section 146-4.6.7.B.3. States: Electronic devices such as loudspeakers, automobile service order devices, and similar instruments shall not be audible beyond the property line with any adjacent Residential district.
- 3D. 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 to the west. Pedestrian sidewalks and gathering spaces such as the front entrance should include pedestrian-scaled lighting



to ensure these areas are safe for pedestrians.

- 3E. Review photometric plan to meet requirements of Section 4.9.2.G of UDO. Lighting to adjacent properties is too high.
- 3F. Include raised planters in patio space.
- 3G. Include existing ADA ramp off of Hinsdale on site plan.

4.Architectural Design

- 4A. Materials board should be more reflective of the texture on colored elevations sheet.
- 4B. Per previous pre-application comment, please reach out to Saddle Rock East Design Review for architectural approval.
- 4C. Architectural detail of the proposed metal canopy is required to be shown in the site plan document.
- 4D. Include correct references on material board.

5. Landscaping Issues (Bill Tesauro / 954-868-0636 / btesauro@auroragov.org / Comments in Teal outlined in Red)

- 5A. Please indicate all proposed lights.
- 5B. Please label the mailbox and monument sign.
- 5C. Please indicate details of the proposed retaining wall.
- 5D. Please add the following note to this sheet that should the proposed relocated trees die that were used to comply with the current landscape code (buffer, curbside etc.) -They are required to be replaced with trees meeting the UDO standards and to remain and compliance with the approved plans.

Sheet L1.0

- 5E. Please separate the deciduous and ornamental trees in the plant list.
- 5F. Please do not include information on the landscape plan regarding trees to be removed. This information should only be included in the Tree Mitigation plans.
- 5G. Please select a different species, as the boxwood does not perform well here.
- 5H. Please clarify the circle with a plus symbol on the plant list, as these are not on the landscape plans.
- 5I. Please double check the measurements for the curbside landscape linear footage, as they seem to be long. As such, only measure the inside area for the curbside landscaping and update the tree court accordingly.
- 5J. Please provide the number of shrubs provided in each location to meet the required screening in the parking lot.
- 5K. Please clarify and correct the proposed trees along the building perimeters, as there appears to be only one tree on the north side within 20' from the building.
- 5L. Please be advised while the shrubs are listed, they have not been provided. As such, if the intent is to retain the sod, then add an asterisk to the column and add a note at the bottom of the table stating that sod will be retained.
- 5M. Please clarify the adjustment note. If there are any proposed, please indicate them on the plans with justification and proposed mitigation.
- 5N. Please be advised that existing sod to remain hatch does not match the hatch in the legend. As such please correct.
- 5O. Please correct the proposed required 15' wide landscape buffer to be from the back of sidewalk along E. Dry Creek Road.
- 5P. Please be advised that the written graphic scales seem to match. However, the actual drawing is not 20 scale. As such, please correct.
- 5Q. Please indicate whether the tree in the E. Dry Creek curbside landscaping is a relocated tree, as the current symbol is not recognized in the legend.
- 5R. Please remove the note reference "No substitutions"
- 5S. Please indicate and label the proposed transformer as redlined on the plans.
- 5T. Please label the CS tree as redlined on the plans.
- 5U. Please provide a 42" - 48" tall wall to mitigate the noise, minimize the visual impacts associated with the proposed drive-through lanes abutting public or private streets per the UDO section 146-5.75. N.
- 5V. Please provide only two different species along the curbside landscaping for E. Hinsdale Avenue.
- 5W. Please provide a double row in the open areas of E. Hinsdale Avenue.
- 5X. Please provide the required screening to at least 3' – 4' tall with plant material, as the proposed shrubs will attain this height.



- 5Y. Please include the stop signs in the legend.
- 5Z. Please provide at least 10 shrubs in the redlined landscape islands.
- 5AA. Please provide the required tree in the redline landscape island.
- 5AB. Please widen the parking island to accommodate the required tree, as the site appears to be overparked per code. Also, the tree will help meet the required building perimeter landscape for the north side of the building.
- 5AC. Please provide and dimension the required 20' wide landscape buffer along Gartrell Road from the back of the sidewalk. Also, parking may not extend into the buffer.
- 5AD. Please label the building.

Sheet L2.0

- 5EE. Please provide a general statement describing the free-standing lighting in the notes section.
- 5FF. Please provide the required Water Zone Table.

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

- 6A. The CAD file is not displaying in correct location.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Sheet 01

- 7a. Please add the following notes:
The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Street light and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing site location of lights, electrical one line and grounding details shall be submitted to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the street lights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.
- 7B. Remove Preliminary from as sheets.
- 7C. Remove this signature block and provide the correct one. This signature block is appropriate only on civil plans.

Sheet 02

- 7D. Provide ADA ramps with appropriate receiving ramps on the east and west of Hinsdale Ave.
- 7E. Evaluate existing ramps to determine if the current ramps meet ADA standards.
- 7F. Evaluate existing ramps to determine if the current ramps meet ADA standards.

Sheet 03

- 7G. Please include the sheet title and the missing sheet number.
- 7H. Please add the following notes:
 - 1.Minimum slope on unpaved areas is 2%, minimum slope on asphalt is 1%, and minimum slope on concrete is 0.5%.
 - 2. The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1.
 - 3. The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building.
 - 4. The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent.
 - 5. The resultant grade in any direction within accessible parking areas shall not exceed two percent.



6. The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope in an accessible path shall not exceed five percent.

- 7I. Provide the max height or height range for the proposed retaining wall. Provide a typical section for the wall. Any retaining walls over 30" require railing.
- 7J. Advisory: Please review section 4.02.7.03.3.1 regarding when structural calcs are required. Structural calcs, if applicable, will be required with the first submittal of the civil plans.

Sheet 04

- 7K. Please add the following notes:
1. Minimum slope on unpaved areas is 2%, minimum slope on asphalt is 1%, and minimum slope on concrete is 0.5%.
 2. The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1.
 3. The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building.
 4. The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent.
 5. The resultant grade in any direction within accessible parking areas shall not exceed two percent.
 6. The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope in an accessible path shall not exceed five percent.
- 7L. Please add the following note:
- "Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans."

Sheet ES-1

- 7M. Please add the following note:
- "Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."
- 7N. Public streets shall have public streetlights in conformance with COA standards.

For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:

- Roadway Classification (typical section name)
- Adjacent Land Use Category (i.e., TOD), as applicable
- Number of lanes
- Back-to-back curb width
- Pedestrian Activity Level
- Pavement Type: R3, for all lighting calculations

- 7O. Provide street lights on Hinsdale Road per the project's pre-app notes.

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

Sheet 02

- 8A. Show that sign D is facing the north to sb motorists.
- 8B. 7 vehicles no analysis provide in TIS to determine if this will accommodate typical amount of motorists.
- 8C. Provide lane dimensions.
- 8D. Label double yellow lane line.
- 8E. Label gore markings.
- 8F. Label lane line marking.
- 8G. 30"x30" is smallest allowed sign.

**9. Life Safety** (Stephen Kirchner / 303-739-7489 / stkirchn@auroragov.org / Comments in blue)**Sheet 1**

- 9A. In this data table, include the 2021 IBC construction type, occupancy type, sprinklered or not, and building height.
- 9B. Replace note 1 with note on sheet.
- 9C. Remove note 8. Duplicate.
- 9D. Replace note 13 with note on sheet.
- 9E. Remove note 19. Duplicate.
- 9F. Include line item for van-accessible spaces.
- 9G. Will you be providing EV parking?

Sheet 2

- 9H. Vacate existing fire lane easement and establish a new 23' fire lane easement in the highlighted area.
- 9I. Please show any of the fire service features. Use example on sheet.
- 9J. Show accessible route on site plan sheet.
- 9K. Show existing fire hydrant in this area.
- 9L. Rotate this hydrant symbol to face Hinsdale Ave.
- 9M. Rotate this fire hydrant symbol to face Dry Creek Rd.

Sheet 3

- 9N. Missing page number.

Sheet 4

- 9O. Show accessible route and fire lane easements on grading sheet. Provide transverse and longitudinal spot elevations for both.

Sheet 5

- 9P. See fire hydrant notes on sheet 2.

Sheet 6

- 9R. Show accessible route and fire lane easements on landscape sheet. Provide transverse and longitudinal spot elevations for both.

Sheet 8

- 9S. Remove note 8. No hydrants on property.

Sheet 9

- 9T. For elevations, show FDC and fire riser room, if needed.

Sheet 13

- 9U. Show accessible route on photometric plan.

10. Forestry (Rebecca Lamphear / (303) 739-7177 / rlamphea@auroragov.org)

- 10A. Update trees #1 and #2 these are Colorado Spruce, tree mitigation plan states plum.
- 10B. Tree #19 looks like it is to be spaded? Note on Tree mitigation sheet states removal.
- 10C. Any tree less than 4" in diameter does not require mitigation.
- 10D. Update existing tree mitigation table. Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.
- 10E. The caliper inches that will be lost are 56", but only 17" would be required for planting back onto the site. The mitigation value is \$2,440.00.

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Colorado Spruce	8	\$339.70		2



2	Colorado Spruce	8	\$339.70		2
3	Colorado Spruce	10	\$530.55		3
4	Colorado Spruce	8	\$339.70		2
5	Colorado Spruce	8	\$339.70		2
6	Colorado Spruce	8	\$226.47		2
7	Honeylocust	6	\$325.98		2
Total		56	\$2,441.79		17

NOTE: Mitigation values based on International Society of Arboriculture's Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

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

Comments were not received at this date and to contact the reviewer directly for comments. Please revise the plans as needed prior to the next submittal.

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

There may be easements to release or dedicate per other department comments for this project.

If easements and or ROW are needed please consult with the Easement Dedication packet. Please find instruction at https://www.auroragov.org/business_services/development_center/land_development_review_services

13. Utilities (Iman Ghazali / (303) 807-8869 / 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 04

13B. Existing meter for this building is a 1", and the service line size and the meter size shall be consistent from the tap at the main to the building connection. If a larger meter is required, then a new tap on the main is required. Show the location of the new tap and specify that the existing 1" service will be removed and capped at the main.

13C. Revise to "private fire line".

13D. Call out connections to existing water main.

13E. Revise to "sanitary service line".

13F. Specify as stormwater line.

13G. 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.

13H. There is an existing 8" sanitary main stub here. Specify if this stub will be removed. Otherwise, the proposed 4" sanitary service line shall connect to the existing 8" stub. Ensure there is 4 ft of 8" stub upstream of the 4" service connection. 4" service connection shall be made with a saddle tee.

13I. Only one of these two-way cleanouts is required.

13J. A single cleanout is required at this bend and other bends downstream of this bend.

13K. Cleanouts are not required on this 8" stub.

13L. Show the existing pocket water easement for this existing meter. Ensure that the fire line is outside of the easement.

13M. Dedicate a Sanitary Easement for this 8" stub from the ROW into the site.

13N. Show all existing water, sanitary and storm mains along this western private drive.

Sheet 05

13O. Show this irrigation line and irrigation meter on the utility plan.



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

- 14A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for Hwy 470 and Gartrell Road Chick-fil-A. Please be aware PSCo owns and operates existing underground electric distribution facilities along all property lines and natural gas distribution facilities along the south and east property lines. Please contact Colorado 811 before excavating. Use caution and hand dig when excavating within 18 inches of each side of the marked facilities. Please be aware that all risk and responsibility for this request are unilaterally that of the Applicant/Requestor.
- 14B. For any new natural gas or electric service or modification to existing facilities, the property owner/developer/contractor must complete the application process via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect).