

June 19th, 2024

Planning & Development Services
15151 E Alameda Pkwy #2300,
Aurora, CO

Minor Plan Amendment: Abilene Market
Approved Site Plan Case Number: 1993-0613-10

Re: Initial Submission Review: Cornell Business Center AMDT – Site Plan Amendment
Case Number: 1982-6053-09

Dear Josue:

Thank you for your comments on our resubmittal delivered on May 17th, 2024. Attached to this cover letter are your original comments from February 29th, 2024 and our response under them highlighted in blue.

The city's comments have been incorporated into the submitted drawings unless otherwise discussed with the reviewer who suggested the change. These changes are reflected in the response letter along with a brief description of how a comment was incorporated into the drawings.

Sincerely,



Ricardo Castellanos, AIT
The Mulhern Group

Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. **Planning** (Josue Loma / 720-346-2145 / jloma@auroragov.org)

1A. Page 1, Sheet A2:

- Please confirm the size of the tenant signs, as well as note the max sign area for these shown signs. Then, please confirm that they will be compliant with the Abilene Market Master Sign Plans and [Sec. 4.10.5. \(B\)](#), which provided instruction on how to calculate the maximum sign area per business.

Response: The new tenant sign size and area comply with section 4.10.5. (B). Signage dimensions and area provided on AS-1.11. Only Burlington signage is changing. Other tenant signage will remain the same.

- Please clarify if this previously paved drive lane is being developed via this current project scope. If it is not part of the current project scope, please remove these details from the elevations as they will need to be reviewed under a separate application.

Response: The drive lane on the south side of the building will remain as is. The Existing Building Footprint will remain as is. See AS-101

- Please show the location of existing and new bike racks, pedestrian lighting, and any other site features. Further, please note that building and pedestrian lighting is required that meets standards outlined in [Sec. 4.9](#).

Response: All existing bike racks and lighting to remain. Changes to the parking and site are limited to the ADA compliant parking spaces and access route. See AS-101, AS-111 and AS-201.

- For all new sheets added to the site plan of record, please add a red cloud and delta 11 around the sheet number. Please carry this edit forward to all new sheets. In addition, please consolidate any new plans/details on to existing sheets where possible. Finally, please ensure that the sheet numbering is consistent across the site plan.

Response: Deltas added to name of the sheets. Sheet names will remain as they are, but the sheet index has been updated per reviewer's request in emails and meetings. See index on sheet 3.

1B. Page 2, Sheet AS-1:

- Please provide details for the bollards and specifically note the height and width. If there are any other new structural features such as the bollard, please note that a detail/elevation should be provided.

Response: Bollard detail added to sheet AS-111.

- Please update parking dimensions to show compliance with [Sec. 4.6.5. \(D\)\(6\)\(a\) – table 4.6-4](#).

Response: Parking dimensions where parking alterations are being made are compliant with Sec.4.6.5. ADA requirements and Department of Transportation drawings. See AS-101.

- Please move the short description from sheet 2 to the left side of sheet 1.

Response: Description moved.

- Please provide a new table that incorporates any new sheets to the site plan of record. Then, only add a red cloud and delta 11 around any new sheets added via the current project scope.

[Response: The sheet index has been updated per reviewer's request in emails and meetings.](#)

1D. Page 4, Sheet 2:

- Please update this table as appropriate with the current project scope. For example, it appears that the building coverage is being expanded by developing a drive lane between the two existing buildings. This will also reduce the parking that was previously shown between the two buildings.

[Response: The drive lane on the south side of the building will remain as is. The Existing Building Footprint will remain as is. See AS-101](#)

- Please move the short description shown here to sheet 1 in a location that allows for documentation of additional future amendments. Then, please ensure that the descriptions will capture all changes (i.e. new ADA parking, signs, etc.).

[Response: The description has been moved.](#)

- For any new notes added, please add a red cloud and delta 11 around the specific note.

1E. Page 11, Sheet 3:

[Response: All new amendments are within the new sheets. New sheets have been highlighted with a cloud and delta around the sheet name.](#)

- Please directly update the parking data table to document the increase in ADA parking spaces being provided on the site and a reduction in standard spaces.

[Response: Parking data updated and clouded. See sheets 4 and 12](#)

- As a result of the expansion of the Abilene Market, please show compliance within the minimum bicycle parking standards of [Sec. 4.6.3. \(F\)\(1\)\(a\)](#), which states that non-residential development in Subarea A shall provide bicycle parking spaces equal to at least 10 percent of required automobile parking spaces; provided, that each non-residential use shall install a minimum of two U-racks or other similar bicycle storage.

[Response: The existing building will not be expanded, changes to the parking are limited to the addition of ADA compliant spaces in front of the new tenant sign. See AS-101](#)

1F. Page 12, Sheet 4:

- Per [Sec. 4.5.4. \(E\)\(2\)\(a\)](#), please show the accessible route between accessible parking and accessible building entrances and note that it shall be the most practical direct route. Further, please note that as ADA parking is being added, the current standards require that the accessible route must be located within a sidewalk, at least six feet wide, or as required to comply with the Aurora Roadway Design and Construction Specifications Manual, whichever is greater.

[Response: Accessible route shown on sheet AS-101.](#)

- Please directly show the changes on the site plan (parking, sidewalk changes, rooftop mechanical/service equipment, etc.) or provide a new site plan sheet to be incorporated into the site plan of record.

[Response: Civil plans incorporating the proposed site changes are in progress.](#)

1G. Page 13, Sheet 5:

- Please add a red cloud and delta 11 to show where the proposed changes will occur and specifically note how the landscaping may change. Further, please show the new landscaping that will be provided for the new store front to seamlessly incorporate it into the existing site.

Response: [New and impacted planting areas are noted on sheet AS-101.](#)

1H. Page 14, Sheet 8:

- Please remove the descriptions and only keep the red clouds and delta 11's shown around the elevations.

Response: [The description has been moved.](#)

2. Land Development (Rebecca Westerfield / rwesterf@auroragov.org /

2A. Page 4, Sheet 2:

- PLEASE ADD THESE NOTES FROM THE SITE PLAN CHECKLIST:
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.
Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.

Response: [Notes added to sheet. See sheet 4.](#)

3. Civil Engineering (Julie Bingham / jbingham@auroragov.org

3A. Page 2, Sheet AS-1:

- A civil revision is required for the proposed ADA parking spot striping and proposed ramp. The site plan amendment will not be approved until the civil plan revision is submitted. If the original civil plans cannot be revised, then a new, limited scope civil plan set will be required for the striping and grading.

Response: [Civil plans incorporating the proposed site changes are in progress.](#)

4. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org /

4A. Page 2, Sheet AS-1:

- Please show and label accessible parking/van accessible parking signs.
Response: Accessible parking signs are noted on sheet AS-101. Please refer to detail 4 on AS-111.
- Please provide a curb stop on all stalls that have signage/post directly adjacent to the vertical curb. TYP
Response: Curb stops added to the site plan on sheet AS-101.
- Please check with planning to ensure parking stall length is sufficient.
Response: New parking stalls have lengths compliant with current ADA standards.
- Please provide a sign and stripping package. See example.
Response: Please refer to details on sheet AS-111 for signage and stripping details.