

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



October 27, 2-23

Stacey Weaks
Norris Design
1101 Bannock Street
Denver, CO 80204

Re: Initial Submission Review – Infrastructure Site Plan Amendment
Case Numbers: **2021-6057-02**

Dear Mr. Weaks:

Thank you for your initial submission, which we started to process on October 19, 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 November 14, 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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7121 or dosoba@auroragov.org.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dan Osoba".

Dan Osoba, Planner II
City of Aurora Planning Department

cc: Jessica Glavas, QuikTrip Corporation
Brit Vigil, ODA
Filed: K:\\$MA\2023\2021-6057-02\1st Review



Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

Sheet 1

- 1A. Show the location of the proposed signage on all sheets. The remainder of the original site plan sheets have been added to the set for your reference.

2. Signage & Lighting Comments

Sheet 12

- 2A. Update the photometrics plan as necessary for all illuminated signage.

Sheet 20

- 2B. Provide a label for this sign.
2C. Call out the item on the redlines as a bench.

Sheet 23

- 2D. This location should be coordinated with the effort to realign Norfolk Street so that these amendments can be processed concurrently. If the Norfolk Street realignment is approved, an additional amendment will have to be done to relocate signage impacted by the realignment.

Sheet 24

- 2E. For all QuikTrip signs: indicate that these are not a part of this Site Plan Amendment and reference the QuikTrip Site Plan (Case Number: 2023-6012-00). These signs should still be shown as reference on this amendment, but should not be clouded as a part of this amendment.

Sheet 27

- 2F. Typical for all signage: construction material, color and illumination call outs will be required. Please identify how the signs will be illuminated and add a note if the signs are to be double-sided or not. Sign square footage calculations for each sign type are required. The maximum sign area for this sign plan shall not exceed 800 s.f.
- 2G. All monument signage must have a base that is as wide or wider than the sign. These monument signs do not comply with this requirement as proposed.
- 2H. Remove this QT sign as it is already shown on the QT site plan.
- 2I. Consider using a consistent or compatible color for tenant panels and wayfinding.
- 2J. Monument signs should utilize masonry per the master plan design examples. The sign doesn't need to match, but it needs to be consistent with the intent of the master plan, typical for all monument signage.
- 2K. For tenant monument signs: please identify if branding will be permitted on these tenant panels.
- 2L. Add a note for wayfinding signs that branding is not permitted on the directional panels.
- 2M. Typical for all illumination: signs that include illumination shall be designed to reduce glare onto adjacent properties and rights-of-way.

3. Landscaping Issues (Ariana Muca / 303-739-7259 / amuca@auroragov.org / Comments in bright teal)

Sheet 15

- 3A. The highlighted sheets on this sheet index are the ones being amended. Please also show clouded redlines around these sheets.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Traffic Engineering (Jason Igo / 303-739-7336 / jigo@auroragov.org / Comments in amber)

Sheet 22

- 4A. Verify that the sign is not in the sight triangle. See the redlines for details.