

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



July 9, 2024

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

Re: Second 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 second submission, which we started to process on Thursday, June 13, 2024. We reviewed it 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 outside agencies. Since your submittal addressed most of our comments, your final submittal (before Mylars) will be a technical corrections submittal due after the administrative decision 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 Administrative Decision date is still set for August 7, 2024. Please remember that all abutter notices for Administrative Decisions 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 Decision 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



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Show lighting measurements to 10' beyond the property line on the photometric plan.
- Update the building permitter landscape table per the comments provided.
- 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.
- Sight triangle label need to be fixed.
- The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

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. Development application fees have been paid.

3. Urban Design and Site Plan Issues

- 3A. Review photometric plan to meet requirements of Section 4.9.2.G of UDO. Lighting spillover should be shown to demonstrate how it affects areas adjacent to your site. The photometric plan should not demonstrate above .10 beyond 10' from your site boundary.
- 3B. Include wall sign in data table.

4. Architectural Design

- 4A. Approved

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

Sheet 07

- 5A. The note regarding relocated trees may not be applicable to this project.
- 5B. Update the building permitter landscape table per the comments provided.
- 5C. Provide the missing plant labels.

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

- 6A. CAD file submitted but does not display in the correct location. 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 03

- 7A. 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.
- 7B. Curb ramps within the property have been improved to meet current ADA and City requirements. These ramps are outside of the scope of this project. Ramps along Arizona Place were approved with the AFC Urgent Care project.
- 7C. Please show the ADA-compliant route to public ROW. When city staff looked at this project, improving these ramps seemed to require the least amount of effort to meet this criteria.



- 7D. Please add street ROW width, not roadway width this street should be changed from public notation to private notation.

Sheet 04

- 7E. New comment based on new information: Please improve this curb ramp as well. Receiving ramps are a requirement for this development.
- 7F. New comment based on new information: Please improve this curb ramp as well. Receiving ramps are a requirement for this development.

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

Sheet 03

- 8A. This is the proposed sight triangle.
- 8B. Remove sight triangle labels from plans.
- 8C. Call out proposed sight triangle.

Sheet 07

- 8F. Call out sight triangles on plans
- 8G. Add Note:
All trees planted adjacent to public and/or pedestrian walkways shall be pruned clear of all branches between ground and a height of eight (8) feet for that portion of the plant located over the sidewalk and/or road or within sight triangles. No person shall place or maintain any structures, fences, landscaping, or any other objects within any sight triangle are described in section 4.04.2.10.2 that obscure or obscure sight visibility through structures, fencing, landscaping or other objects in the vertical plane above the sight triangle area between the height of 42 inches and 96 inches above the roadway surface. Typical of all sight triangles
- 8H. Remove the incorrect sight triangles.

TIS

- 8I. Previous report had higher volumes. The reduction on Havana doesn't make since.
- 8J. Did the midday and PM peak get switched here? Based on previous Chick-Fil-A counts midday was lower than PM. This is showing Midday higher.
- 8K. It looks like Midday and PM got Switched.
- 8L. ADT for Iola.
- 8M. Will need to be updated based on existing and site-generated comments.
- 8N. Will need to be updated based on existing and site-generated comments.
- 8O. The percentage looks flipped. 12-1PM has 19.1% entering and 10.3% exiting. Based on daily hourly distribution from ITE. This looks like 1PM-2PM distribution but the counts are 12-1PM.
- 8P. Add traffic volumes at the accesses.
- 8Q. Verify. The daily distribution looks to be 6.9% of 408 which is 28 vehicles total. The PM should be higher than the midday based on distribution.

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. No comments at this time

11. Utilities (Iman 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.

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

- 12A. Easement dedication to be submitted to dedicationproperty@auroragov.org,



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

13A. No further comments

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.