



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

*Worth Discovering • auroragov.org*

## MEMORANDUM

**To:** Referral Contacts and Neighborhood Groups  
**From:** Debbie Bickmire, Planning Department Case Manager  
**Date:** August 29, 2019  
**Subject:** New Planning Department Development Application for your review

The Planning Department has received the following Development Application:

**Development Application:** DA-2199-00 38<sup>th</sup> Avenue Infrastructure Contextual Site Plan  
**Case Number(s):** 2019-6046-00  
**Applicant's name:** Aerotropolis Area Coordinating Metro District  
**Site location:** West of E-470 to Odessa Street  
**Processing start date:** **August 26, 2019**

### Application Summary:

The applicant is requesting approval of an Infrastructure Contextual Site Plan to construct 38<sup>th</sup> Avenue between Odessa Street and E-470 for future development.

Please review the materials that are provided on the following website:

<http://aurora4biz.org/developmentplanreviewpub/> The project number is: **1393300**

On the above noted website there is a Comments Tab where you may enter your comments and or concerns. Comments and or concerns should be made no later than Friday, September 13, 2019. This case is scheduled to be processed administratively, without a Planning Commission public hearing.

Tracking information about the processing of the application will also be found on the website listed above throughout the review process.

For further information, I can be reached at 303-739-7261 or via e-mail at [dbickmir@auroragov.org](mailto:dbickmir@auroragov.org).

I look forward to hearing from you!

## **Review and Approval Criteria for Contextual Site Plan Section 409(D)(1 thru 5)**

---

**All contextual site plans shall be reviewed by the director of planning, and by the planning and zoning commission if an appeal is filed, and shall be approved, approved with conditions, or denied based on the following criteria:**

- 1. Consistency with the spirit and intent of the comprehensive plan and the E-470 and Northeast Plains Land Use Studies;**
- 2. Consistency with E-470 corridor or northeast plains zone district requirements and design standards in this chapter;**
- 3. Consistency with all other applicable standards, guidelines, policies, and plans adopted by city council; and**
- 4. Consistency with the FDP approved for the site.**
- 5. The director of planning, city council or the planning commission are authorized to consider the past performance of an applicant in their consideration of any contextual site plan. The director of planning, planning commission or city council may deny any approval of a contextual site development plan if the applicant or developer thereof is determined to be in violation of any requirements, conditions, or representations on a prior development.**

RANDY HERTEL MAJESTIC COMMERCENTER 20100 E 32ND PKY #150 AURORA CO 80011	272	WESTWIND MGMT GROUP INC BUNGALOWS @ GREEN VALLEY RANCH 27 INVERNESS DRIVE EAST ENGLEWOOD CO 80112	334	GVR METRO DISTRICT MICAELA DUFFY Master Homeowners Association for Green Valley Ranch 18650 E 45TH AVE DENVER CO 80249	422
---	-----	--	-----	---	-----