

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



March 28, 2019

Jared Beard
Christian Brothers Automotive
14755 E. Arapahoe Road
Centennial, CO 80016

Re: Second Submission Review – Christian Brothers Automotive – Site Plan Amendment

Application Number: DA-1811-09
Case Number: 206-6045-19

Dear Mr. Beard:

Thank you for your latest submission, which we started to process recently. We reviewed it and attached our comments along with this cover letter. The review highlights our major comments and any neighborhood concerns. A resubmittal is not required.

Your Planning Commission hearing date is tentatively set for April 24, 2019. A subsequent City Council hearing will be required to approve or deny the site plan amendment application; the hearing date for City Council has been tentatively set for May 20, 2019. Please coordinate with staff regarding the required posting of signs and the notice of public hearing that need to be sent out at least 10 days prior to both public hearings.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7186.

Sincerely,

A handwritten signature in blue ink that reads "Stephen Rodriguez".

Stephen Rodriguez, Planning Supervisor
City of Aurora Planning Department

cc: Scott Campbell, Neighborhood Liaison
Stephen Rodriguez, Case Manager
Cesarina Dancy, ODA
Filed: K:\SDA\1811-09rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Note modification
- Off-site parking site
- Planning Commission and City Council hearing is required for the site plan amendment

PLANNING DEPARTMENT COMMENTS

1. Community Questions Comments and Concerns

1A. Comments were received from Rhonda Livingston, an interested citizen. Staff is aware that Christian Brothers and Ms. Livingston met to discuss the proposed site plan note amendment. Staff is in receipt of documents summarizing the meeting and each side's respective opinions of how the meeting went.

2. Completeness and Clarity of the Application

2A. Staff is in receipt of the updated letter from Algonquin Acres.

2B. Staff is in receipt of the letter from Good Times regarding the parking agreement.

2C. Staff has determined that the proposed site plan amendment and conditional use went to Planning Commission in 2012 and subsequently to City Council as a result of a Call Up. Your current application will be required to go to the Planning Commission *and* City Council to amend the site plan, since it was ultimately approved at City Council.

3. Zoning and Land Use Comments

3A. Staff recommends that Christian Brothers find a site suitable for the delivery and drop off of vehicles that would then be transported to the site, eliminating the need for extra parking of vehicles at the Good Times site. This will address one of the main complaints against the current operation, utilizing the Good Times site for vehicles that are brought to Christian Brothers and ensuring that customers have a place to park at the Christian Brothers site.

3B. Staff will be recommending that the current site plan note prohibiting overnight parking at the site be *modified*, not deleted, to read something similar to, "*overnight parking of operable vehicles is allowed per city code (to include bays utilized for overnight parking) and will be monitored periodically (time tbd) for compliance.*" Final language will be determined prior to the public hearing.

3C. At this time it appears that the majority of code issues have been adequately addressed and that the parking spaces that were added have been eliminated. Staff would like to reiterate that no parking is allowed in the fire lane or outside of any bays along the service area.