



Planning Division
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MEMORANDUM

To: Referral Contacts and Neighborhood Groups
From: Brenden Paradies, Planning Department Case Manager
Date: September 14, 2017
Subject: New Planning Department Development Application for your review

The Planning Department has received the following Development Application:

Development Application: DA-1264-02 McDonald's at 11025 E Colfax Avenue – Conditional Use
Case Number: 1998-6048-06
Applicant's name: DRJ Restaurant Solutions LLC
Site location: Approximately 240 feet west of the Northwest Corner of Colfax Avenue and Kingston Street
Processing start date: **September 11, 2017**

Application Summary:

The applicant is requesting approval for a Conditional Use for 23 hour operations adjacent to residential.

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

<http://aurora4biz.org/developmentplanreviewpub/> The project number is: **1236609**

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 29, 2017. This case will be heard at 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 303-739-7266 or via e-mail at bparadie@auroragov.org.

I look forward to hearing from you!

Criteria for Approval of Conditional Uses Section 402(c)(1 thru 8)

The following criteria shall be applied in reviewing each application:

- 1. The compatibility of the proposed use with existing and planned uses on abutting properties;**
- 2. Any increase in density or intensity of the proposed use that will affect the compatibility of the use with existing and planned uses in the surrounding area;**
- 3. The proposed use will not change the predominant character of the surrounding area;**
- 4. The ability to mitigate adverse and undesirable impacts to the surrounding area, including but not limited to visual impacts, air emissions, noise, vibrations, glare, heat odors, water pollution, electromagnetic interference, and other nuisance effects;**
- 5. Amount of traffic generated and capacity and design of roadways to handle anticipated traffic;**
- 6. The effect on infrastructure including water, wastewater, stormwater, utilities, and streets;**
- 7. The incorporation and integration of architectural and landscape features to mitigate impacts from the proposed use;**
- 8. The city council, planning commission, or planning director are authorized to consider the past performance of an applicant in their consideration of any conditional use. The planning commission, city council, or planning director may use as a basis for denial whether the applicant or developer is determined to be in violation of any requirements, conditions, or representations on a prior development.**

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