



Planning Division
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MEMORANDUM

To: Referral Contacts and Neighborhood Groups
From: Stephen Rodriguez, Planning Department Case Manager
Date: May 3, 2018
Subject: New Planning Department Development Application for your review

The Planning Department has received the following Development Application:

Development Application: DA-1174-68 Summit Distribution Center - Site Plan Amendment
Case Number(s): 2016-6022-01
Applicant's name: DCT Summit LLC
Site location: Northeast of the intersection of 40th Avenue and Salida Street
Processing start date: April 30, 2018

Application Summary:

The applicant is requesting approval of a Site Plan Amendment to add 30 trailer stalls for semi-truck parking on 1.90 acres for an existing distribution center.

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

<http://aurora4biz.org/developmentplanreviewpub/> The project number is: **1279829**

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, May 18, 2018. 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) 739-7186 or via e-mail at srodrigu@auroragov.org.

I look forward to hearing from you!

Review and Approval Criteria for Administrative Site Plan Amendments Section 146-405(H)(1)

(H) Amendments

- 1. Any approved site plan may be amended administratively as provided in this section, or entirely withdrawn by the landowner. The director of planning may approve administrative amendments to an approved site plan without notice or hearings, after consideration of the record from the original public hearing on the plan. Any site plan may be amended if the proposed change does not produce any of the following conditions as determined by the planning director:**
 - a. A significant change in the character of the development.**
 - b. A significant increase in the intensity of the use.**
 - c. An increase of problems related to circulation, safety, and provision of utilities.**
 - d. An intensification of the external effects on adjacent property.**
 - e. A reduction in building heights or setbacks, by as much as 10 percent of the setback distance at any given point, which would violate the requirements of the underlying zoning.**
 - f. An increase in ground coverage by structures on the site by more than 10 percent of the site area.**
 - g. A reduction in the amount of required off-street parking by no more than 10 percent of the total parking spaces.**
 - h. Significant visual impact inconsistent with the character of the surrounding area.**
 - i. No waivers of standards except as noted above.**

NOT REGISTERED
AURORA GATEWAY PARK
BUSINESS ASSOC

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