



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: Brandon Cammarata, Planning Department Case Manager
Date: March 21, 2019
Subject: New Planning Department Development Application for your review

The Planning Department has received the following Development Application:

Development Application: DA-1127-34 Project Peak – Contextual Site Plan and Plat
Case Numbers: 2019-6020-00; 2019-3019-00
Applicant's name: Ware Malcomb
Site location: Southeast Corner of Picadilly Road and 38th Avenue
Processing start date: **March 18, 2019**

Application Summary:

The applicant is requesting approval of a Contextual Site Plan for an 890,000 square-foot industrial building on approximately 98.0 acres and Plat for one lot on 116.0 acres.

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

<http://aurora4biz.org/developmentplanreviewpub/> The project number is: **1352427**

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, April 5, 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 303-739-7251 or via e-mail at bcammara@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.**

**Approval Criteria for
Subdivision Plat
Section 147-12(e)(1 thru 6)**

The Subdivision and Review Committee shall approve a subdivision plat if they find that the plat;

- 1) is consistent with the Comprehensive Plan and all other adopted plans and policies of the City Council;**
- 2) is consistent with all approved plans for the site, including without limitation and general development plan, preliminary development plan, framework development plan, or site plan that has been approved in accordance with previously approved plans;**
- 3) complies with the standards of the Subdivision Ordinance;**
- 4) complies with the standards of the Zoning Ordinance; and**
- 5) complies with all other applicable City regulations, subdivision plat checklist, standards and administrative procedures, including without limitation any requirements for the submission of a preliminary drainage report pursuant to Sec. 138-367(3).**
- 6) Will not result in new burdens on the city's existing public facilities and services. If new burdens would occur, the development shall be responsible for mitigating such impacts through compliance with standards adopted by the city council. The standards will include fees calculated and imposed to provide adequate public facilities and services based upon objective criteria.**

Subdivision plat applications that do not satisfy the review and approval criteria of this subsection shall be denied.

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 JARED
BURTON
MASTER HOA FOR GREEN VALLEY
RANCH
18650 E 45TH AVE
DENVER CO 80249

422