



Planning Division
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MEMORANDUM

To: Referral Contacts and Neighborhood Groups
From: Dan Osoba, Planning Department Case Manager
Date: May 9, 2019
Subject: New Planning Department Development Application for your review

The Planning Department has received the following Development Application:

Development Application: DA-2189-00 2727 S Parker Road – Conditional Use
Case Number(s): 1993-6024-05
Applicant's name: 2727 S Parker LLC
Site location: Southwest Corner of Yale Avenue and S Parker Road (2727 S Parker Road)
Processing start date: **May 6, 2019**

Application Summary:

The applicant is requesting approval of a Conditional use for Unit C of 2727 S Parker Road for a nightclub in the B-3 (Highway Service District) Zone District.

Please review the materials that are provided on the following website:
<http://aurora4biz.org/developmentplanreviewpub/> The project number is: **1363416**

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 24, 2019. 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 303-739-7121 or via e-mail at dosoba@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.**

ALLISON LEWIS BERKSHIRE VILLAGE HOA 2489 S OSWEGO ST AURORA CO 80014	12	ROBERTA SELIG SHORES HOA, THE 6795 E TENNESSEE AVE STE 601 DENVER CO 80224	19	LORI FLANAGAN Havana Heights Neighborhood Association 2047 S IRONTON CT AURORA CO 80014	25
FRANK SCARDINA COUNTRY GREEN TOWNHOMES 2280 S OAKLAND WAY AURORA CO 80014	27	RON KOCH Dam West Homeowners Association 14901 E HAMPDEN AVE #320 AURORA CO 80014	33	RON KOCH Raintree East 14901 E HAMPDEN AVE #320 AURORA CO 80014	37
TRUE MORGAN Eastridge Civic Association 2662 S KINGSTON CT AURORA CO 80014	50	RON KOCH DAM EAST HOA 14901 E HAMPDEN AVE #320 AURORA CO 80014	64	TEDDY BENDER Ptarmigan Park HOA 9101 E KENYON AVE, SUITE 1200 DENVER CO 80237	66
NOT REGISTERED CHELSEA HILLS HOA	80	MANAGEMENT & MAINTENANCE INC. LITTLE TURTLE 7803 E HARVARD AVE DENVER CO 80231	118	NOT REGISTERED VILLAGE EAST SOUTH	124
JANE DEACON PEORIA PARK CIVIC ASSN 11712 E ADRIATIC PLACE AURORA CO 80014	141	BRENDA VANDERLIP RODEO DRIVE HOA 11165 E BALTIC DR AURORA CO 80014	143	NOT REGISTERED LITTLEHORN NBHD ASSOC	150
SUSAN MILBRATH CHEROKEE I HOA 6892 S YOSEMITE CT, SUITE 2-101 CENTENNIAL CO 80112	185	PAUL TILLIER FOUNTAIN SIDE HOA 2255 S KENTON STREET AURORA CO 80014	210	NOT REGISTERED LONDON SQUARE MERCHANTS ASSOC	215
LEAH KEY SHADOWBROOK CONDOS 2280 S OSWEGO WAY AURORA CO 80014	269	MARIA BAKER INNSBRUCK TH ASSOC 2563 S PEORIA ST AURORA CO 80014	288	NOT REGISTERED STONE CREEK VILLAS	294
NOT REGISTERED WATERFORD PLACE OWNERS ASSOC	298	NOT REGISTERED SULLIVAN/EASTRIDGE DESIGN BOARD	322		