



Planning Division
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MEMORANDUM

To: Referral Contacts and Neighborhood Groups
From: Sara Ullman, Planning Department Case Manager
Date: March 22, 2018
Subject: New Planning Department Development Application for your review

The Planning Department has received the following Development Application:

Development Application: DA-1152-03 J D Byrider (Jordan Motors) – Conditional Use
Case Number: DA-1152-03
Applicant's name: Walid R Maaliki – R & R, LLC
Site location: Southeast Corner of Havana Street and E 6th Avenue
Processing start date: **March 19, 2018**

Application Summary:

The applicant is requesting approval of a Conditional Use for auto sales in a B-1 (Retail Business District) and B-3 (Highway Service District) zone districts.

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

<http://aurora4biz.org/developmentplanreviewpub/> The project number is: **1272929**

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 6, 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 303-739-7249 or via e-mail at sullman@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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| NOT REGISTERED HIGHLINE/EXPO NBHD ASSOC | 109 | NOT REGISTERED CHESAPEAKE HOA | 113 | KATE TAUER HIGHLAND PARK EAST 481 OAKLAND ST AURORA CO 80010 | 140 |
| JACKYE HOLMES LYN KNOLL 200 POTOMAC L-204 AURORA CO 80011 | 155 | NOT REGISTERED APPLE VALLEY EAST CONDO ASSOCIATION | 156 | NOT REGISTERED LYN MEADOWS | 166 |
| NOT REGISTERED LYN ACRES | 207 | TINA COVEY ELEVEN ONE ELEVEN CONDO HOA 11101 E ALAMEDA AVE UNIT 203 AURORA CO 80012 | 265 | SARA KER AURORA ACADEMY CHARTER SCHOOL 10251 E 1ST AVE AURORA CO 80010 | 364 |
| TRACY WEIL THE AURORA ARTS DISTRICT 1400 DALLAS STREET AURORA CO 80010 | 401 | | | | |