



Planning Division  
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## MEMORANDUM

**To:** Referral Contacts and Neighborhood Groups  
**From:** Daniel Osoba, Planning Department Case Manager  
**Date:** December 13, 2018  
**Subject:** New Planning Department Development Application for your review

The Planning Department has received the following Development Application:

**Development Application:** DA-2166-00 Public Storage at Tollgate Creek  
Site Plan Amendment and Conditional Use  
**Case Numbers:** 1984-6073-04; 1984-6073-05  
**Applicant's name:** Public Storage  
**Site location:** Southeast Corner of S Idalia Street and Mississippi Avenue  
**Processing start date:** **December 10, 2018**

### Application Summary:

The applicant is requesting approval of a minor Site Plan Amendment and a Conditional Use for the expansion of an existing self-storage use in a B-3 (Highway Service) Zone District.

Please review the materials that are provided on the following website:  
<http://aurora4biz.org/developmentplanreviewpub/> The project number is: 1333706

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, December 28, 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 303-739-7121 or via e-mail at [dosoba@auroragov.org](mailto:dosoba@auroragov.org).

I look forward to hearing from you!

**Review and Approval Criteria for  
Site Plan  
Section 146-405(F)(1-11)**

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- (F) Criteria for Review and Approval. Approval of site plans under this section may include conditions or limitations. The following criteria shall be considered by the planning and zoning commission and the city council in reviewing applications under this section:**
- 1. Consistency with comprehensive plan. The proposed site plan is consistent with the provisions of the comprehensive plan, the City Code, and plans and policies adopted by city council that apply to the affected area.**
  - 2. Impact on existing city infrastructure and public improvements. The proposed development does not result in undue or unnecessary burdens on the city's existing infrastructure and public improvements, or that arrangements are made to mitigate such impacts.**
  - 3. Density. If the density is different from those of adjacent properties, specific steps are to be taken to achieve compatibility. For residential site plans abutting residential zones of lower density, the development shall provide for transitions in density and building height to protect the character of the lower-density residential areas.**
  - 4. Protection and appropriate use of environmental features and topography to enhance the development. New development shall be designed, where reasonable, to preserve and protect the water quality and wildlife habitat of riparian corridors, wetlands, and floodplains affected by the proposed development. Open space and natural areas shall be preserved, where reasonable, and integrated into developed areas to provide visual diversity in the landscape and to define neighborhood and community character. The design and placement of buildings on a site incorporate and protect view corridors. Where reasonable, the design of the development shall maintain the approximate topographic form of major ridgelines, swales, and landforms.**
  - 5. Landscaped area. All site plans shall conform to adopted landscaping standards or guidelines adopted by city council. Certain portions of the city may be designated for special design treatments and standards.**
  - 6. Internal efficiency of design. The proposed design of the site plan achieves internal efficiency for its users, including safe and convenient pedestrian access to common areas for recreation and other services,**

facilities, and amenities provided by the development. The proposed design shall provide for safe and convenient access for service and maintenance personnel performing routine duties related to but not limited to mail delivery and pick-up, utility meter reading, and other services.

7. **Control of nuisance impacts.** The proposed development controls nuisance impacts on itself and surrounding land uses including heat and glare, traffic congestion, noise, arrangement of signs and lighting, features to prevent littering and accumulation of trash, the amount and quality of storm drainage, the provision of adequate light and air, compatible screening of rooftop mechanical units, and other factors deemed to affect public health, safety and general welfare.
8. **Urban design, building architecture, and landscape architecture.** The site plan shall establish a high quality of design, demonstrate how compatibility with adjacent development and surrounding urban design elements will be achieved as well as internal consistency of design, and satisfy the city's adopted design standards and/or guidelines. The relationship between mass and space shall be combined and integrated to produce aesthetic and functional buildings and landscapes.
9. **Adequacy, accessibility, and connectivity of traffic and circulation plans.** The design and efficiency, and connectivity of vehicular, bicycle, and pedestrian transportation systems, linkages to open space and trails, availability of resident and guest parking, loading spaces, convenience of location, and access to public transit facilities shall be adequate and functional.
10. **Street standards.** Public and private streets included in the site plan shall conform with city street standards.
11. **Past Performance.** The city council and the planning commission are authorized to consider the past performance of an applicant in their consideration of any site plan. The planning commission or city council may deny any approval of a site plan if the applicant or developer thereof is determined to be in violation of any requirements, conditions or representations on a prior development.

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

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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.**

NOT REGISTERED TOLLGATE NEIGHBORHOOD ASSOC	21	NOT REGISTERED BROOKEVALE	42	ALLAN BURNS MANCHESTER PARK 15553 E WYOMING DR #E AURORA CO 80017	43
KENT KUHLMANN SUNSTONE HOA 27 INVERNESS DRIVE EAST ENGLEWOOD, CO 80112	47	GAIL SEATON HUMBERT The Aspens Townhomes 14342 E ARIZONA AVENUE AURORA CO 80012	49	JOSEPH WITTIG COBBLEWOOD CREEK HOMEOWNERS ASSOCIATION, INC. 657 S JOPLIN STREET AURORA CO 80017	53
ELLEN BELEF CENTREPOINTE HOA PO BOX 471314 AURORA CO 80047	55	MITCHELL POWELL GATEWAY TOWNHOME ASSOCIATION 921 S DEARBORN WAY AURORA CO 80012	74	NOT REGISTERED JEWELL ELEMENTARY PTO	81
MANAGEMENT & MAINTENANCE INC. SUNSTONE NORTH HOA 7803 E HARVARD AVE DENVER CO 80231	92	NOT REGISTERED WINDCREEK CONDO ASSOC	111	SHAWNA ALLEN SABLE LANDING CONDOS 6410 S GUN CLUB RD UNIT K6 #296 AURORA CO 80016	117
NOT REGISTERED WILLOW PARK NBHD ASSOC	122	NOT REGISTERED SUNNYSIDE CONDOS	123	TOM ROCHE WINCHESTER HOA 7430 E CALEY AVENUE STE 120E CENTENNIAL, CO 80111	126
NOT REGISTERED SUNNY BROOKE NBHD ASSOC	127	NOT REGISTERED AURORA HIGHLANDS	128	DARLENE GROVES SABLERIDGE TOWNHOMES 14038 E ARIZONA AVE AURORA CO 80012	129
NOT REGISTERED KINGSBOROUGH WEST	134	MATHEW MILLER NEVIN VILLAGE GREEN HOA 15137 E LOUISIANA DR UNIT A AURORA CO 80012	142	NOT REGISTERED HOLTZE EXECUTIVE VILLAGE	149
JENNIFER ASHLEY CHAMBERS PLACE CONDOS 2950 SOUTH JAMAICA COURT, SUITE 101 AURORA CO 80014	151	MITCHELL POWELL SABLE COVE CONDO ASSOC 921 S DEARBORN AURORA CO 80012	157	ACCU, INC ERICA SANDOVAL BAYBERRY CONDOMINIUM ASSOC 2140 SOUTH HOLLY STREET DENVER CO 80222	159
BARB JOHNSON---TREAS. WOODRIM CROSSINGS 14594 E ASBURY AVE AURORA CO 80014	163	DOROTHY M. PRATT Sableridge Home Owners 13964 E ARKANSAS DRIVE AURORA CO 80012	171	CPMG MCCURDY PONDEROSA TOWNHOMES 2620 S PARKER RD STE 105 AURORA CO 80014	173

NOT REGISTERED TOLLGATE CREEK TOWNHOMES	178	JIM CRIGLER Americana II Condominiums 2851 S PARKER RD #840 AURORA CO 80014	179	JIM CRIGLER AMERICANA MASTER ASSOC 2851 S PARKER RD #840 AURORA CO 80014	180
DIANE MILLER, CAM CARON REALTY, INC. STONERIDGE PARK TOWNHOMES 7800 S ELATI ST #250 LITTLETON CO 80120	181	KARLA LANE KINGSBOROUGH NORTH 15592 E GUNNISON PL AURORA CO 80017	186	HUGH HUGH MCALLSTER SAN FRANCISCO EAST 27 INVERNESS DRIVE EAST ENGLEWOOD CO 80112	191
MARY SMITH Chambers Ridge Townhouse Association 4370 SOUTH ABILENE CIRCLE AURORA CO 80015	206	NOT REGISTERED STONE RIDGE PARK HOA	241	NOT REGISTERED EASTWOOD TOWNHOMES	281
LINDA PARKER Aurora Highlands Vista Homeowners Association 1564 S PITKIN CIRCLE AURORA CO 80017	282	MELODEE NELSON DESIGN 45 HOA 15067 E LOUISIANA DR #B AURORA CO 80012	307	NOT REGISTERED YALE ELEMENTARY PTO	312
KEN MCDONALD COPPER RIDGE CONDO ASSOC 17262 E TENNESSEE DR AURORA CO 80017	327	COLO PROP MGMT GROUP GREENBROOK TH ASSOC 2620 S PARKER RD #105 AURORA CO 80014	329	MARTI PAGE VILLAGE @ CITY CTR CONDOS 4 HAYSTACK ROW ENGLEWOOD CO 80113	349
SONIA SKAKICH-SCRIMA VILLAGE GREEN NEIGHBORS 15011 E ARKANSAS DR AURORA CO 80012	354	ADVANTAGE MGMT & REAL ESTATE THE VILLAS @ AURORA HIGHLANDS PO BOX 27872 LAKEWOOD CO 80227-0872	360	CARON REALTY, INC. DIANE MILLER, CAM SILVER RIDGE CONDOS 7800 S ELATI ST #250 LITTLETON CO 80120	367
AMBER MCCURDY COLORADO PROPERTY MGMT. Carriage Park Homeowners Association, Inc. 2620 S PARKER RD, SUITE 105	376	NOT REGISTERED KNOLLWOOD CONDOMINIUMS ASSN	385	MITCHELL POWELL Manchester Place Townhome Association 921 S DEARBORN WAY AURORA CO 80012	408
JASON HELZER Century City Condominum Association 2828 SPEER BLVD, STE 200 DENVER CO 80211	416	JEFF CALHOUN Somerset Village Homeowners Association, Inc. 6892 S YOSEMITE CT SUITE 2-101 CENTENNIAL CO 80112	417		