



Planning Division  
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## MEMORANDUM

**To:** Referral Contacts and Neighborhood Groups  
**From:** Sara Ullman, Planning Department Case Manager  
**Date:** October 5, 2017  
**Subject:** New Planning Department Development Application for your review

The Planning Department has received the following Development Application:

**Development Application:** DA-1670-01 Pomeroy Framework Development Plan Amendment  
**Case Number:** 2002-7004-01  
**Applicant's name:** South Aurora Property Investors  
**Site location:** Northwest Corner of S Aurora Parkway and E Orchard Road  
**Processing start date:** October 2, 2017

### Application Summary:

The applicant is requesting approval of a Framework Development Plan Amendment to amend the Land Use Plan west of S Aurora Parkway to permit a mix of multi-family and commercial uses.

Please review the materials that are provided on the following website:  
<http://aurora4biz.org/developmentplanreviewpub/> The project number is: 1239288

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, October 20, 2017. 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 303-739-7249 or via e-mail at [sullman@auroragov.org](mailto:sullman@auroragov.org).

I look forward to hearing from you!

## **Approval Criteria for Framework Development Plan Amendments Section 146-408(G)**

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**(G) *FDP Amendments.*** Any approved FDP may be amended as provided in this section or entirely withdrawn by the landowner.

- 1. *Administrative Amendments.*** The Director of Planning may approve, or approve with conditions, an administrative amendment to an approved FDP without notice to the public if the proposed change does not produce any of the following conditions:
  - a.** An increase in residential density, non-residential floor-area ratio, or ground coverage of structures of more than 10 percent;
  - b.** An increase in external effects, concerning traffic;
  - c.** An increase in impacts associated with traffic circulation, safety, noise, or provision of utilities;
  - d.** A reduction in building heights or setbacks which would violate the requirements of the E-470 or northeast plains standards by more than 10 percent; and
  - e.** A reduction in the amount of required off-street parking by more than 10%.
- 2. *Other Amendments.*** Any proposed amendment that does not qualify for review and approval as an administrative amendment to an FDP shall be reviewed and approved in the same manner as an application for a new FDP. It shall be subject to the same approval criteria and appeal and call-up provisions as a new application for an FDP.
- 3. *Administrative Rules and Regulations.*** Applications for administrative amendments to approved FDPs shall be subject to administrative rules and regulations established by the Director of Planning. Any proposed amendment shall comply with current regulations and standards for developments

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CLIFTON LARSON ALLEN TOLLGATE CROSSING HOA 8390 E CRESCENT PKWY, # 500 GREENWOOD VILLAGE CO 80111	380	MICHELLE PECK Beacon Point Homeowners Association PO BOX 1540 CASTLE ROCK CO 80104	414		