



Planning Division  
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## MEMORANDUM

**To:** Referral Contacts and Neighborhood Groups  
**From:** Brandon Cammarata, Planning Department Case Manager  
**Date:** October 4, 2018  
**Subject:** New Planning Department Development Application for your review

The Planning Department has received the following Development Application:

**Development Application:** DA-1127-32 Majestic FDP - Initial Zoning  
**Case Number:** 2018-2008-00  
**Applicant's name:** Majestic Realty Co  
**Site location:** Northeast Corner of Picadilly and 26<sup>th</sup> Avenue  
**Processing start date:** **October 1, 2018**

### Application Summary:

The applicant is requesting approval for the Initial Zoning of 540.0 acres to E-470 Light Industrial Flex Office for future development.

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

<http://aurora4biz.org/developmentplanreviewpub/> The project number is: **1323780**

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 19, 2018. This case will be heard at both a Planning Commission and City Council Meeting.

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](mailto:bcammara@auroragov.org).

I look forward to hearing from you!

## **Criteria Approval for Initial Zonings and Rezonings Section 146-401(c)(1-4)**

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**When considering initial zoning or rezoning applications, the planning and zoning commission and city council, at their respective proceedings, shall use the following criteria to determine whether the rezoning shall be approved:**

- 1. The applicant has demonstrated that the proposed initial zoning or rezoning is consistent with the spirit and intent of the city's comprehensive plan and with other policies and plans adopted by the city council; or**
- 2. The applicant has demonstrated that the proposed initial zoning or rezoning is compatible with surrounding development or that, through utilization of appropriate planning controls and techniques, the initial zoning or rezoning can be made compatible with surrounding development; or**
- 3. A need exists to correct an error.**
- 4. The city council and the planning commission are authorized to consider the past performance of an applicant in their consideration of any rezoning. The city council may deny any rezoning if the applicant or developer thereof is determined to be in violation of any requirements, conditions, or representations on a prior development.**

CAL DAL-PONTE TOWER TRIANGLE 20457 E BUCHANAN DR AURORA CO 80011	36	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
THOMAS MARKO Prologis 1800 WAZEE STREET, SUITE 500 DENVER CO 80202	420	GVR METRO DISTRICT JARED BURTON Master Homeowners Association for Green Valley Ranch 18650 E 45TH AVE DENVER CO 80249	422		