



Planning Division  
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**MEMORANDUM**

**To:** Referral Contacts and Neighborhood Groups  
**From:** Sara Ullman, Planning Department Case Manager  
**Date:** July 27, 2017  
**Subject:** New Planning Department Development Application for your review

The Planning Department has received the following Development Application:

**Development Application:** DA-1216-20 Saddle Rock East Coffee Shop  
 General Development Plan Amendment, Planned Development Plan  
 Amendment, and Site Plan  
**Case Numbers:** 1998-2007-04; 2003-7008-01; 2017-6034-00  
**Applicant's name:** Vertical Construction Management  
**Site location:** Northeast Corner of Gartrell Road and Dry Creek Road  
**Processing start date:** **July 24, 2017**

**Application Summary:**

The applicant is requesting approval to amend the master planning documents to allow a drive-thru use in an area that is designated as a Commercial Planning Area. Approval is also being sought for a Site Plan for a 2,500 square-foot coffee shop with a drive-thru.

Please review the materials that are provided on the following website:  
<http://aurora4biz.org/developmentplanreviewpub/> The project number is: **1214468**

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, August 11, 2017. 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 303-739-7249 or via e-mail at [sullman@auroragov.org](mailto:sullman@auroragov.org).

I look forward to hearing from you!

## **Approval Criteria for General Development Plan Amendments Section 146-403(C-E)**

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- (C) ***Criteria for Review and Approval.*** Approval of a general development plan may include conditions and limitations on the approval. The planning and zoning commission and city council shall base their respective decisions for approval on whether the applicant has demonstrated that the proposed general development plan is consistent with the spirit and intent of the comprehensive plan, with the requirements of the Code, and with other policies and plan adopted by city council.
- (D) ***Past Performance.*** The city council and the planning commission are authorized to consider the past performance of an applicant in their consideration of any general development plan. The city council may deny any approval of a general development plan if the applicant or developer thereof is determined to be in violation of any requirements, conditions, or representations on a prior development.
- (E) **GDP Amendments**
1. ***Minor Amendments.*** The director of planning may administratively amend general development plans if the amendments are necessitated, as technical corrections to address minor issues reflecting site conditions. Any such minor amendments shall conform with the criteria in (C) of this section.
  2. ***Major Amendments***
    - a. Major amendments to general development plans shall be presented for a public hearing both to the planning and zoning commission, who shall render a recommendation to city council, and to city council for final decision. The planning and zoning commission and city council may include necessary conditions and limitations. A decision for approval of major amendments shall be based on the criteria in (C) of this section.
    - b. An amendment to a general development plan that increases the residential density in any planning area shall be considered a major amendment. Any proposed transfer of residential density within the general development plan shall be subject to approval of the city council. Such approval shall only occur after the planning and zoning commission has conducted a public hearing and forwarded its recommendation to the city council.

**Review and Approval Criteria for  
Preliminary Development Plans  
Section 146-403(C) & (D)**

**146-404(D) – Preliminary Development Plans:  
Previously approved preliminary development plans shall be  
considered to be master plans under this division.**

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**Section 403 – General Development Plans**

- (C) Criteria for Review and Approval.** Approval of a general development plan may include necessary conditions and limitations on the approval. The planning and zoning commission and city council shall base their respective decisions for approval on whether the applicant has demonstrated that the proposed general development plan is consistent with the spirit and intent of the comprehensive plan, with the requirements of the Code, and with other policies and plans adopted by city council.
- (D) Past Performance.** The city council and the planning commission are authorized to consider the past performance of an applicant in their consideration of any general development plan if the application or developer thereof is determined to be in violation of any requirements, conditions, or representations on a prior development.

**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.

NOT REGISTERED ARAPAHOE MEADOWS 2ND FILING	45	MIKE MCDOWELL TRAVOIS HOA 8235 S IRELAND WAY AURORA CO 80016	195	NOT REGISTERED ARAPAHOE HEIGHTS	203
STEVE HUNGERFORD HERITAGE EAGLE BEND 7899 S ZANTE COURT AURORA CO 80016	300	NOT REGISTERED COTTAGES AT SADDLEROCK	303	BRENDA TATE SADDLE ROCK NORTH 6892 S YOSEMITE CT, SUITE 2-101 CENTENNIAL CO 80112	314
NOT REGISTERED PANORAMA POINTE NBHD ASSOC	328	ACCORD PROPERTY MANAGEMENT MOON SHADOW CONDO ASSOC 3033 S PARKER RD STE#320 AURORA CO 80014	332	LINDA O'DAY STAR PASS AT SADDLE ROCK 1313 W 121ST AVENUE WESTMINSTER, CO 80234	336
ROBERT LUND TALLYN'S REACH 7539 SOUTH GOLD BUG COURT AURORA CO 80016	339	FRANK MASSEY CREEKSIDE EAGLE BEND 24002 E JAMISON DRIVE AURORA CO 80016	350	CHRIS HERRON Homestead at Saddlerock East Association 27 INVERNESS DRIVE EAST ENGLEWOOD CO 80112	368
BELINDA SPILLMAN TURNBERRY @ SADDLEROCK HOA 7068 S MALTA CT AURORA CO 80016	371	NOT REGISTERED SHADOW CREEK HOA	378	MARCI MCCULLOCH SADDLE ROCK EAST MASTER HOA 7430 E CALEY AVENUE STE 120E CENTENNIAL CO 80111	387
SUSAN BOST RIDGEVIEW EAGLE BEND OWNERS ASSOC 22057 EAST JAMISON PLACE AURORA CO 80016	392	MARIA CASTUERA CREEKSIDE AT SADDLE ROCK 7430 E CALEY AVENUE STE 120E CENTENNIAL CO 80111	403		