



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

Worth Discovering • auroragov.org

MEMORANDUM

To: Referral Contacts and Neighborhood Groups
From: Heather Lamboy, Planning Department Case Manager
Date: August 8, 2019
Subject: New Planning Department Development Application for your review

The Planning Department has received the following Development Application:

Development Application: DA-1370-37 Rockinghorse CSP No 14
Contextual Site Plan and Plat
Case Numbers: 2019-4013-00; 2019-3042-00
Applicant's name: Nash Inspiration LLC
Site location: In the vicinity of the Northeast Corner of Gartrell and Minnow
Processing start date: August 5, 2019

Application Summary:

The applicant is requesting approval of a Contextual Site Plan for park and open space enhancements on 87.0 acres. Enhancements to include shelters, sledding hill, trail improvements, trailhead, observation deck, restroom facilities and dog park. They are also requesting a Plat for one lot on 76.0 acres.

Please review the materials that are provided on the following website:
<http://aurora4biz.org/developmentplanreviewpub/> The project number is: **1381007**

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 23, 2019. 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 303-739-7184 or via e-mail at hlamboy@auroragov.org.

I look forward to hearing from you!

Review and Approval Criteria for Contextual Site Plan Section 409(D)(1 thru 5)

All contextual site plans shall be reviewed by the director of planning, and by the planning and zoning commission if an appeal is filed, and shall be approved, approved with conditions, or denied based on the following criteria:

- 1. Consistency with the spirit and intent of the comprehensive plan and the E-470 and Northeast Plains Land Use Studies;**
- 2. Consistency with E-470 corridor or northeast plains zone district requirements and design standards in this chapter;**
- 3. Consistency with all other applicable standards, guidelines, policies, and plans adopted by city council; and**
- 4. Consistency with the FDP approved for the site.**
- 5. The director of planning, city council or the planning commission are authorized to consider the past performance of an applicant in their consideration of any contextual site plan. The director of planning, planning commission or city council may deny any approval of a contextual site development plan if the applicant or developer thereof is determined to be in violation of any requirements, conditions, or representations on a prior development.**

**Approval Criteria for
Subdivision Plat
Section 147-12(e)(1 thru 6)**

The Subdivision and Review Committee shall approve a subdivision plat if they find that the plat;

- 1) is consistent with the Comprehensive Plan and all other adopted plans and policies of the City Council;**
- 2) is consistent with all approved plans for the site, including without limitation and general development plan, preliminary development plan, framework development plan, or site plan that has been approved in accordance with previously approved plans;**
- 3) complies with the standards of the Subdivision Ordinance;**
- 4) complies with the standards of the Zoning Ordinance; and**
- 5) complies with all other applicable City regulations, subdivision plat checklist, standards and administrative procedures, including without limitation any requirements for the submission of a preliminary drainage report pursuant to Sec. 138-367(3).**
- 6) Will not result in new burdens on the city's existing public facilities and services. If new burdens would occur, the development shall be responsible for mitigating such impacts through compliance with standards adopted by the city council. The standards will include fees calculated and imposed to provide adequate public facilities and services based upon objective criteria.**

Subdivision plat applications that do not satisfy the review and approval criteria of this subsection shall be denied.

DUANE PFANNENSTIEL STAGE RUN HOA 26456 E OTERO DR AURORA CO 80016	200	STEVE HUNGERFORD HERITAGE EAGLE BEND 7899 S ZANTE COURT AURORA CO 80016	300	GREGG CHASE Country Village HOA 25762 E KETTLE CIRCLE AURORA CO 80016	331
BRIAN CRANDALL TALLYN'S REACH COMMUNITY GROUP 7540 S EATON PARK WAY AURORA CO 80016	339	FRANK MASSEY CREEKSIDE EAGLE BEND 24002 E JAMISON DRIVE AURORA CO 80016	350	NOT REGISTERED LIVENGOOD HILLS HOA	389
STACY RUKAVISHNIKOVA, MSI, LLC PONDEROSA RESIDENTIAL HOA 6892 S YOSEMITE CT #2-101 CENTENNIAL CO 80112	425				