



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
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December 22, 2021

Beau Sisson
Zubha Pop Foods LLC.
4415 Highway 6
Sugarland, TX 77478

**Re: PLANNING COMMISSION HEARING RESULTS:
POPEYE’S AT CITADEL – CONDITIONAL USE AND SITE PLAN**
Application Number: DA-1422-17

Dear Mr. Sisson:

The Planning Commission portion of your application was approved by the Aurora Planning Commission at a public hearing on December 8, 2021. The table below shows the results of the Planning Commission's actions.

Case Number	Planning Commission Action	City Council Review Required?	Planning Commission Conditions
2017-6017-10	Conditional Use	No, unless appealed or called up	None
2017-6017-09	Site Plan	No, unless appealed or called up	1. Resolution of outstanding technical issues prior to recordation of the Site Plan.

Please be aware that your Planning & Zoning Commission approval may be appealed by an abutting property owner or called up for a review by a majority vote of the City Council. Abutters have ten days to file an appeal, and the Council has two meetings following your Planning & Zoning Commission's decision to vote for a call up. The second Council meeting is on January 10, 2022. In either event, I'll let you know if a City Council hearing is required for the application. An additional technical submission of the site plan is required to resolve all technical issues and satisfy the Planning & Zoning Commission conditions of approval.

In our All 4 Business initiative we are endeavoring to improve our customer service. Below is a link to a survey that will help us measure how we are doing in our efforts. We would greatly appreciate your participation.

Please visit the link and take the survey at your earliest convenience. Thank you!

https://www.surveymonkey.com/s/CityofAurora_DevelopmentReviewSurvey

Sincerely,

Aja Tibbs, Planner II
City of Aurora Planning Department

cc: William Felthoelter, Cole
Meg Allen, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\SDA\1422-13pres.rtf