



Planning Division
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MEMORANDUM

To: Referral Contacts and Neighborhood Groups
From: Deborah Bickmire, Planning Department Case Manager
Date: May 9, 2019
Subject: New Planning Department Development Application for your review

The Planning Department has received the following Development Application:

Development Application: DA-1478-03 Harvest Mile – Fulenwider – Rezonings and FDP
Case Number(s): 2000-2047-02; 2000-2047-03; 2019-7002-00
Applicant's name: L.C. Fulenwider
Site location: QS:93V,94V,95T,95U,95V
North of 56th Avenue between Picadilly Road and Harvest Road alignment
Processing start date: **May 6, 2019**

Application Summary:

The applicant is requesting approval to Rezone approximately 42.0 acres from Regional Activity Center to E-470 Airport Corporate Subarea, and to Rezone approximately 8.0 acres from E-470 Airport Distribution Subarea to E-470 Airport Corporate Subarea. They are also requesting approval of a Framework Development Plan for industrial, commercial and mixed-use on 736.4 acres.

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

<http://aurora4biz.org/developmentplanreviewpub/> The project number is: **1364109**

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, May 24, 2019. The Rezoning requests will be heard at both a Planning Commission and City Council public hearing. The Framework Development Plan will be approved administratively.

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 303-739-7261 or via e-mail at dbickmir@auroragov.org.

I look forward to hearing from you!

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

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.**

Approval Criteria for Framework Development Plans Section 146-408(E)

All FDP's 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 Northeastern Plains Land Use Studies;**
- 2. Consistency with E-470 corridor or northeast plains zone district requirements and design standards in this chapter; and**
- 3. Consistency with all other applicable standards, guidelines, policies, and plans adopted by city council.**