



Planning Division  
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October 11, 2018

Carlo Ferreira  
Aurora Highlands, LLC  
6550 S. Pecos Rd Suite 124  
Las Vegas, NV 11711

**Re: CITY COUNCIL HEARING RESULTS: The Aurora Highlands Comprehensive Plan Amendment to the E-470 Land Use Plan, Rezoning and Framework Development Plan with Waivers**  
Application Numbers: DA-2063-01 and DA-2062-00

Dear Mr. Ferreira:

Congratulations! Your applications were approved, one with conditions, by the Aurora City Council on October 8, 2018. The table below shows the results of the City Council actions.

Planning Case Number	City Council Action	Further City Council Action Required?	City Council Conditions
2018-1004-00	Approved	Yes (2 <sup>nd</sup> Reading)	None
2018-2007-02	Approved	Yes (2 <sup>nd</sup> Reading)	None
2017-7002-00	Approved	Yes	<ol style="list-style-type: none"> <li>1. The Framework Development Plan with Waivers shall be contingent upon the applicant entering into surface use agreements with oil and gas companies to place oil and gas operations and other industrial development within the designated energy and technology corridor. No Contextual Site Plan(s) (CSP) will be approved without execution of such agreements.</li> <li>2. The waivers associated with lot size and layouts shall comply with the standards outlined in the adopted version of the 2018-2019 Unified Development Ordinance.</li> <li>3. Resolution of outstanding technical issues prior to the recordation of the Framework Development Plan.</li> <li>4. The following PROS conditions apply as follows: <ol style="list-style-type: none"> <li>a. The Aurora Highlands shall provide land dedication for Neighborhood Park, Community Park and Open Space as required by city code and the Parks and Open Space Dedication and Development Criteria Manual. This includes dedication of open space property outside of the 100-year floodplain conveyance.</li> <li>b. Add the following note to the FDP (Form J): Due to proposed density transfer, the actual park and open space dedication acreage requirement will fluctuate. Therefore, Neighborhood Park locations are to be shown to meet the ½ mile radius service area requirement. At the time of each CSP submittal, there will be an evaluation of the Parks and Open Space dedication required for that Village. The actual size of the parks and open spaces will be adjusted to meet current dedication requirements such that there is not an actual deficit within any Village.</li> </ol> </li> </ol>



Please note that the Comprehensive Plan Amendment and Rezoning Request contain ordinance changes which must pass a second reading by City Council. The date for the second reading has been tentatively set for October 29, 2018.

If you have any questions about the Planning Department's approval process, please feel free to give me a call. I can be reached at 303-739-7261.

Sincerely,

Deborah Bickmire, Planner II  
City of Aurora Planning Department

cc: Samantha Crowder - Norris Design 1101 Bannock Street Denver, CO 80204  
Eva Mather, Norris Design  
Susan Barkman, Neighborhood Services  
Vinessa Irvin, ODA  
Dan Money, Asst. City Attorney  
Filed: K:\\$DA\2062-00ccres.rtf