



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

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MEMORANDUM

To: Referral Contacts and Neighborhood Groups
From: Sarah Wieder, Planning Department Case Manager
Date: June 20, 2019
Subject: New Planning Department Development Application for your review

The Planning Department has received the following Development Application:

Development Application: DA-1746-20 High Point at DIA – Initial Zoning
Case Number(s): 2019-2004-00
Applicant's name: Westside Investment Partners, Inc
Site location: Northeast Corner of 64th Avenue and E-470
Processing start date: **June 17, 2019**

Application Summary:

The applicant is requesting approval for an Initial Zoning of approximately 157 acres to E-470 Airport Distribution Subarea (E-470 ADIST).

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

<http://aurora4biz.org/developmentplanreviewpub/> The project number is: **1372140**

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, July 5, 2019. 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 303-739-7857 or via e-mail at swieder@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.**

MARK BROOKS
SINGLETREE HOA
12381 E CORNELL AVE
AURORA CO 80014

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LANA WHITEHEAD
HIGH POINT MASTER ASSN INC
6892 S YOSEMITE COURT SUITE 2-101
CENTENNIAL CO 80012

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