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MEMORANDUM

To: Referral Contacts and Neighborhood Groups
From: Jonathan Woodward, Planning Department Case Manager
Date: October 19, 2017
Subject: New Planning Department Development Application for your review

The Planning Department has received the following Development Application:

Development Application: DA-1594-05 Cross Creek- Rezone and Comp Plan Amendment
Case Number(s): 1999-2024-02
Applicant's name: Crosstown Investments LP
Site location: SW Corner of N Catawba Way and E 6th Ave
Processing start date: **October 16, 2017**

Application Summary:

The applicant is requesting approval of a rezone from E-470 Regional Activity Center to E-470 Medium Density Residential Subarea to allow for single-family duplex homes and approval of a Comprehensive Plan Amendment to the E-470 Land Use Plan. A Commercial Activity Center will be included.

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

<http://aurora4biz.org/developmentplanreviewpub/> The project number is: **123202200**

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 November 3, 2017. This case will be heard at 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 303-739-7220 or via e-mail at jwoodwar@auroragov.org.

I look forward to hearing from you!

Filed: K:\\$DA\1594-05app_memo.rtf

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.**

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