

June 28, 2021

Via Email

Heather Lamboy, AICP
Planning Supervisor
City of Aurora
15151 East Alameda Parkway
Aurora, Colorado 80012

Re: Request for Comprehensive Plan Amendment

Dear Heather:

Opus Development Company, L.L.C. (“**Opus**”) is the contract purchaser of real property located generally in Section 17, Township 3 North, Range 65 West (as more particularly described on the attached **Exhibit A**, the “**Property**”) in the City of Aurora. The Property, which is generally bounded by East 56th Avenue on the north, the future Harvest Road on the west, the future Powhaton Road on the east, and the future 48th Avenue on the south, is presently owned by McVey Family LLC (the “**Landowner**”). Opus intends to construct an industrial development project on the Property (the “**Project**”).

The entirety of the Property is presently zoned in the City’s Airport zone district (the “**AD District**”)—which generally permits industrial land uses—and the northern portion of the Property is designated in the “Industrial Hub” placetype under the City’s 2018 comprehensive plan, *Aurora Places* (the “**Plan**”). However, the southern portion of the Property is designated in the “Emerging Neighborhood” place type under the Plan. City staff has indicated that a Plan amendment is necessary in order to align the southern portion of the Property’s placetype designation with the AD District zoning designation.

By this letter, Opus respectfully requests, on behalf of itself and the Landowner, that the City immediately commence processing to completion a Plan amendment, changing the placetype designation of all portions of the Property to “Industry Hub,” in order to enable Opus to proceed with the Project. Pursuant to Section 5.4.1.A.3 of the City’s Unified Development Code, the City Council may approve a Plan amendment “only if it promotes the long term economic, social, and environmental health of the City and protects the public health, safety, and welfare of the citizens of Aurora.” Opus’s request is consistent with the long term economic, social, and environmental health of the City and protects public health, safety, and welfare of the City’s citizens as follows:

- As staff has indicated to Opus, the designation of portions of the Property as “Emerging Neighborhood” was done in error, as the Property has long been zoned to allow industrial uses that build upon the Property’s proximity to Denver International Airport.
- Pursuant to the Plan, the Industry Hub placetype “plays an important role in the City’s employment base and economy.” Designation of the Property as an Industry Hub permits its buildout in a manner that will reinforce the development of the northeastern portion of the City as a major employment center, and which will contribute significant tax revenues to the City.

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- The development of the Property with industrial uses is consistent with the long-term economic, social, and environmental health of the City, as it concentrates major employment uses around the airport, allows for job creation, and avoids the development of residential uses in close proximity to industrial uses on the Property. The project, as proposed, has the potential to employ over 3,000 people.
- Pursuant to the Unified Development Code, the Project will require Opus to prepare a master plan and site plans, and the Project will be required to meet all design standards of the City. Opus will also be required to develop sufficient infrastructure to serve the Project. These requirements will ensure that any development of the Property is in character with surrounding development and will allow for the construction of public improvements that will benefit the City and surrounding property owners.

For the foregoing reasons, Opus requests that the City approve the Plan amendment. We look forward to working with the City toward successful completion of the Plan amendment.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joe Swensson", with a long, sweeping horizontal line extending to the right.

Joe Swensson
Senior Manager
Opus Development Company, L.L.C.

Exhibit A
Legal Description of the Property

The SW ¼ of Section 17, Township 3 South, Range 65 West, of the 6th P.M., LESS AND Except rights of way for the County roads, County of Adams, State of Colorado

The SE ¼ of Section 17, Township 3 South, Range 65 West, of the 6th P.M., LESS AND Except rights of way for the County roads, County of Adams, State of Colorado

The comprehensive plan amendment needs to cover the areas between the following boundary lines.

- East of Harvest Mile Road
- West of Powhaton Road
- North of E 48th Avenue