



Planning Division  
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January 8, 2019

Jared Beard  
Christian Brothers Automotive  
14755 E. Arapahoe Road  
Centennial, CO 80016

**Re: Initial Submission Review – Christian Brothers Automotive – Site Plan Amendment**

Application Number: DA-1811-09  
Case Number: 206-6045-19

Dear Mr. Beard:

Thank you for your initial submission, which we started to process on Monday, December 17, 2018. We reviewed it and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Friday, January 11, 2019. Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to specifically list them in your letter.

Your Planning Commission hearing date will be determined after the next resubmittal and review.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7186.

Sincerely,

Stephen Rodriguez, Planning Supervisor  
City of Aurora Planning Department

cc: Scott Campbell, Neighborhood Liaison  
Stephen Rodriguez, Case Manager  
Cesarina Dancy, ODA  
Filed: K:\SDA\1811-09rev1.rtf



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Provide an updated letter from Algonquin Acres Owners Association
- Site conditions must comply to the Christian Brothers Site Plan

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions Comments and Concerns**

1A. No comments were received from abutting property owners or registered HOA's.

#### **2. Completeness and Clarity of the Application**

2A. The letter uploaded to the City website from Algonquin Acres Owners Association is approaching three years old. Please obtain an updated letter from them and/or conduct another meeting with them to inform them of your site plan amendment request. This is critical to move forward with your request and to proceed to a public hearing before the Planning Commission.

2B. Please clarify if spill over/additional parking is being utilized at an adjacent site. If so, please explain if there is an agreement with the property owner and any other pertinent information.

#### **3. Zoning and Land Use Comments**

3A. The Christian Brothers site appears to have issues with striping that is inconsistent with the site plan and encroaches into the fire lane. Before the project moves forward, this issue must be adequately addressed.

3B. Please update staff on any code enforcement related issues whether they are past or currently in process. If any outstanding code issues are in process they must be addressed and resolved prior to moving forward to a public hearing before the Planning Commission.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **4. Traffic Engineering** (Brianna Medema/ 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in orange)

4A. No comments.

#### **5. Life Safety** (Greg Rogers/ [Grogers@auroragov.org](mailto:Grogers@auroragov.org))

5A. No comments.

#### **6. Real Property** ( Darren Akrie / 303-739-7331 / [dakrie@auroragov.org](mailto:dakrie@auroragov.org) )

6A. No comments.