

Planning Division
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Aurora, Colorado 80012
303.739.7250



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June 9, 2022

Debra Dolph
Sports Station Bar and Grill
850 Dayton Street
Aurora, CO 80010

Re: Initial Submission Review – Sports Station Bar and Grill at Dayton Plaza - Conditional Use
Application Number: **DA-2306-00**
Case Numbers: **2002-6006-02**

Dear Ms. Dolph:

Thank you for your initial submission, which we started to process on Thursday, May 19, 2022. We have reviewed your plans 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 remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before June 24.

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 also specifically list them in your letter.

Your Planning Commission hearing has been *tentatively* scheduled for Wednesday, July 13, 2022.

Please remember that all abutter notices must be sent, and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7541 or rrabbaa@auroragov.org.

Sincerely,

Rachid Rabbaa, Planner I
City of Aurora Planning Department

cc: Rachid Rabbaa, Case Manager
Meg Allen, Neighborhood Services
Brit Vigil, ODA
Filed: K:\SDA\2306-00rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please update your Letter of Introduction and your operation plan:(Item 2)
- Life Safety are requesting a scaled set of plans. Without a proper square footage measurement, they cannot properly determine egress distance, occupancy load, life safety system requirements, etc. (Item 3)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Comments were received from outside registered neighborhood organizations.

➤ Name: SHEILA LYNCH

Organization: TRI-COUNTY HEALTH DEPARTMENT - PUBLIC HEALTH ENGINEER

Address: 6162 S WILLOW DR SUITE 100 GREENWOOD VILLAGE, CO 80111-1628

Phone: 7202001571

Email: landuse@tchd.org

Comment: No comments

2. Zoning and Land Use Comments

2A. Please update your Letter of Introduction to reflect on the criteria for a conditional use approval.

Criteria for Approval A conditional use shall be approved only if the Planning and Zoning Commission determines that:

1. The application complies with the applicable standards in this UDO, other adopted City regulations (including but not limited to any use-specific standards for the proposed conditional use in Section 146-3.3), any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property;
2. The application is consistent with the Comprehensive Plan;
3. The size, scale, height, density, multi-modal traffic impacts, and hours of operation of the proposed use are compatible with existing and planned uses in the surrounding area;
4. The proposed use will not change the predominant character of the surrounding area;
5. The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable; and
6. The application demonstrates that the proposed use will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Comprehensive Plan goals that would be achieved by approval of the application.
7. The application mitigates any adverse impacts on the surrounding area to the degree practicable.

2B. Please rewrite your operation Plan.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Fire / Life Safety (Jeremiah Willmott/ 303-739-7489 / jwillmot@auroragov.org / Comments in blue)

3A. Quality of the plans are low. Please submit scaled drawings so measurements and life safety requirements can be determined.