

Planning Division
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Aurora, Colorado 80012
303.739.7250



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July 28, 2022

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

Re: Second 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 second submission, which we started to process on Monday, July 11, 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.

Your Planning Commission hearing has been *tentatively* scheduled for Wednesday, August 24, 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:\\$DA\2306-00rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

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

- Name: Name: Kathy Boyer
Organization: 6162 S Willow Dr Ste 100
Address: Tri-County Health Department Greenwood Village CO 80111
Phone: 7202001575
Email: landuse@tchd.org
Comment: No comments.

2. Zoning and Land Use Comments

- 2A. Please send me an Operation Plan. You have a lot of good information in the Liquor application, you just need to pull it out and talk about how the business functions along with the number of employees, proposed hours of operation, security, occupancy, ID checks, and other relevant information (i.e. karaoke, low music, etc....)
- 2B. Attached are examples of an Operation Plan and a Letter of Introduction.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Fire / Life Safety (Stephen Kirchner/ 303-739-7420 / stkirchn@auroragov.org / Comments in blue)

3A. No outstanding comments.



Sky Bar LLC
2501 Dallas Street, Suite 311
Aurora, CO 80010

December 16, 2021

To Whom It May Concern:

Sky Bar proposes to operate as a cocktail lounge under a Tavern liquor license in Unit 311 at Stanley Marketplace. The specific location is at the SW corner of the third level. Sky Bar will operate from the hours of 4pm to 11pm every day and will serve alcoholic and non-alcoholic beverages, as well as light food offerings, to its customers. Staff will prepare the space daily from 3-4 to include cleaning and general bar preparation. The bar will be open for service from 4-10. And staff will perform closing duties from 10-11pm. Customers will use the shared restrooms elsewhere in the marketplace. Customers will access and exit the space primarily through the existing elevator. The existing stair will also be available.

Sky Bar - Letter of Introduction

To Whom It May Concern:

Sky Bar proposes to operate as a cocktail lounge under a Tavern liquor license in Unit 311 at Stanley Marketplace. The specific location is at the SW corner of the third level. Sky Bar will operate from the hours of 4pm to 11pm every day and will serve alcoholic and non-alcoholic beverages, as well as light food offerings, to its customers. Staff will prepare the space daily from 3-4 to include cleaning and general bar preparation. The bar will be open for service from 4-10. And staff will perform closing duties from 10-11pm. Customers will use the shared restrooms elsewhere in the marketplace. Customers will access and exit the space primarily through the existing elevator. The existing stair will also be available. See below for compliance with Section 146-5.4.3.A.3.

Conditional use criteria in Section 146-5.4.3.A:

a. 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;

Project shall comply. Section 146-3.3-B. Bar and Tavern. This use requires a conditional use approval if located within 300 feet of a single-family residential use. This standard does not require separation between this use and any residential use located within the same building or on the same lot. Project shall comply with this section.

b. The application is consistent with the Comprehensive Plan;

Project shall comply. It is consistent with the Comprehensive Plan, specifically by creating a vibrant community space within the “placetype” of the Stanley Marketplace, a dynamic urban district.



c. 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;

Project shall comply. The size, scale and height of the project are not applicable, the space is an existing space located within Stanley Marketplace. Though previously denoted as a common area within the marketplace. With standard hours of operation, consistent with the rest of the Marketplace, there are no anticipated multi-modal traffic impacts. Sky Bar is not a destination, but a supporting space for the existing users of Stanley Marketplace.

d. The proposed use will not change the predominant character of the surrounding area;

The proposed use is consistent with the rest of the Stanley Marketplace, a place to gather for the surrounding community. Sky Bar is another option for alcoholic and non-alcoholic beverages within the marketplace.

e. 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

The project shall comply. There is no additional City infrastructure required. No changes to street, trail, and sidewalk systems. All of these systems have adequate capacity to serve the new 500 SF space within Stanley Marketplace. There are no additional burdens on these systems to be mitigated.

f. 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.

The space will not dislocate other tenants or occupants of the property. It is not directly connected to any other space.

g. The application mitigates any adverse impacts on the surrounding area to the degree practicable.

The space will not produce any adverse impacts on the surrounding area that would require mitigation.

