



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

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July 21, 2021

Amy Monroe
Masters Transportation
800 Quik Trip Way
Belton, MO 64012

Re: Initial Submission Review: Masters Transportation at Park DIA – Conditional Use
Application Number: DA-1903-28
Case Number: 2013-6034-05

Dear Ms. Monroe:

Thank you for your initial submission, which we started to process on Thursday, June 24, 2021. We reviewed it and attached our comments along with this cover letter. The following sections contain more specific comments, including those received from the Planning Department.

Since a few important issues remain, you will need to make another submission. Please revise your previous work send your second submission to us on or before Wednesday, August 4, 2021. Include a comment response letter to all comments in this letter.

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 public hearing is now tentatively set for August 25, 2021. Please remember that all abutter and neighborhood organization notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing 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 give me a call. I may be reached abenton@auroragov.org or 303-739-7209.

Sincerely,

Antonnio Benton II

Antonnio Benton II, Planner I
City of Aurora Planning Department



Initial Submission Review

SUMMARY OF KEY COMMENTS

- Update Letter of Introduction responding to Criteria of Approval
- Include Operations Plan in the next submission

PLANNING DEPARTMENT COMMENTS

- 1. Planning Comments** (Antonnio Benton II / abenton@auroragov.org / 303-739-7209 / Comments in teal)
- 1A. Update the Letter of Introduction to include how you are meeting the Criteria of Approval shown in Section 146-5.4.3.A. Specifically, in the following manner:
 - 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), the Porteos 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;
 - b) The application is consistent with the Comprehensive Plan;
 - 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;
 - d) The proposed use will not change the predominant character of the surrounding area;
 - 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
 - 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.
 - g) The application mitigates any adverse impacts on the surrounding area to the degree practicable
- 1B. Include an Operations Plan detailing a General Description of Operations, Hours of Operation, Number of Employees.