



Planning Division
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MEMORANDUM

To: Referral Contacts and Neighborhood Groups
From: Daniel Osoba, Planning Department Case Manager
Date: December 14, 2017
Subject: New Planning Department Development Application for your review

The Planning Department has received the following Development Application:

Development Application: DA-1455-29 Wheatlands Subdivision Flg No 13 – Replat
Case Number(s): 2017-3059-00
Applicant's name: Lokal Homes
Site location: Northwest Corner of Smoky Hill Road and S Ider Street
Processing start date: **December 11, 2017**

Application Summary:

The applicant is requesting approval of a Replat for a 6.7 acre lot for Wheatlands Subdivision No 13 to shift lot lines in order to complete a previously approved Contextual Site Plan for multi-family residential units.

Please review the materials that are provided on the following website:

<http://aurora4biz.org/developmentplanreviewpub/> The project number is: **1253135**

On the above noted website there is a Comments Tab where you may enter your comments and or concerns. Comments and or concerns should be made no later than Friday, December 29, 2017. This case is scheduled to be processed administratively, without a Planning Commission public hearing.

Tracking information about the processing of the application will also be found on the website listed above throughout the review process.

For further information, I can be reached at 303-739 or via e-mail at dosoba@auroragov.org.

I look forward to hearing from you!

**Approval Criteria for
Subdivision Plat
Section 147-12(e)(1 thru 6)**

The Subdivision and Review Committee shall approve a subdivision plat if they find that the plat;

- 1) is consistent with the Comprehensive Plan and all other adopted plans and policies of the City Council;**
- 2) is consistent with all approved plans for the site, including without limitation and general development plan, preliminary development plan, framework development plan, or site plan that has been approved in accordance with previously approved plans;**
- 3) complies with the standards of the Subdivision Ordinance;**
- 4) complies with the standards of the Zoning Ordinance; and**
- 5) complies with all other applicable City regulations, subdivision plat checklist, standards and administrative procedures, including without limitation any requirements for the submission of a preliminary drainage report pursuant to Sec. 138-367(3).**
- 6) Will not result in new burdens on the city's existing public facilities and services. If new burdens would occur, the development shall be responsible for mitigating such impacts through compliance with standards adopted by the city council. The standards will include fees calculated and imposed to provide adequate public facilities and services based upon objective criteria.**

Subdivision plat applications that do not satisfy the review and approval criteria of this subsection shall be denied.

ROBERT LUND TALLYN'S REACH 7539 SOUTH GOLD BUG COURT AURORA CO 80016	339	KATIE BIKSHAEVA SOUTHSORE MASTER ASSOCIATION INC PO BOX 370750 DENVER CO 80237	375	STEPHANIE SPEAKER Serenity Ridge Owners Association PO BOX 370390 DENVER CO 80237	391
MELANIE MILLAGE Beacon Point Townhomes HOA PO BOX 1540 CASTLE ROCK CO 80104	413	MICHELLE PECK Beacon Point Homeowners Association PO BOX 1540 CASTLE ROCK CO 80104	414		