

May 17, 2022

DESIGN **EDGE**

Erik Gates - Planner
Planning and Development Services
City of Aurora Planning Division
15151 East Alameda Parkway, Suite 2300
Aurora, CO 80012
303-739-7132

RE: Zoning Map Amendment - 38th Avenue and Helena Street
Application Number – DA-2311-00,
Case Numbers – 1982-2015-00

Erik,

Below is an item by item response to your comments to our Initial Submission Review dated 4/21/22.
Responses are in blue.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1B. There were no community comments on this application. [Acknowledged. No response required.](#)

2. Completeness and Clarity of the Application - [Letter of Introduction]

2A. The letter of introduction should address the specific code criteria found in Section 146-5.4.1.C(3)(a)(ii) of the UDO, namely:

- The applicant has demonstrated that the proposed initial zoning or rezoning is consistent with the spirit and intent of the Comprehensive Plan, with other policies and plans adopted by the City Council, and with the purpose statement of the proposed new zone district(s);
- The applicant has demonstrated that the size, scale, height, density, and multi-modal traffic impacts of the proposed initial zoning or rezoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions; and
- The application demonstrates that the change in zoning 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 comprehensive plan provides some support for I-1 zoning through the Industrial Hub placetype, however all criteria must be addressed and met in order for staff to be able to examine and recommend a zoning change in any scenario. Staff will analyze compliance with the criteria when the resubmittal is received, and the information is complete. [See attached revised letter of introduction attached with supplement.](#)

3. Zoning and Land Use Comments

3A. There are no comments specific to the Zoning and Land Use on this review. [Acknowledged. No response required.](#)

4. Streets and Pedestrian Issues - [Conceptual Site Plan]

4A. Buildings should be oriented to face a street with parking more internal to the site. [As discussed, this is a rezoning application, and this is a comment that directly relates to the site planning process. Building orientation and parking will be addressed at the site plan phase.](#)

4B. The amenities area should be more clearly defined for parcel 2. [As discussed, this is a rezoning application, and this is a comment that directly relates to the site planning process. However, we added some seating as discussed to better define the "amenity area".](#)

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5. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)
[Conceptual Site Plan]

5A. Add the notation "City of Aurora" as indicated. [Notation added to the zoning map as requested.](#)

Thank you for your time and consideration. If there is other information you require, please let me know and we will try and provide that to you in a timely manner.

Sincerely,



Andy Olree – Principal
Design Edge, P.C.

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