

Planning Division
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April 19, 2022

Luis Silva
Modern Design Construction
90 W 84th Avenue
Denver, CO 80260

Re: Initial Submission Review – E 38th Ave & Helena St – Zoning Map Amendment
Application Number: **DA-2311-00**
Case Numbers: **1982-2015-00**

Dear Luis Silva:

Thank you for your initial submission, which we started to process on March 24th, 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.

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 May 3rd, 2022.

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 estimated Planning Commission date is tentatively set for May 25th, 2022. Please remember that all abutter notices for decisions 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 decision 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 303-739-7132 or egates@auroragov.org.

Sincerely,

Erik Gates, Planner 1
City of Aurora Planning Department

cc: Andy Olree, Design Edge Architects
Scott Campbell, Community Engagement Coordinator
Megan Weikle, ODA
Filed: K:\SDA\2300-2399\2311-00rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- You will need to address the review criteria of [https://aurora.municipal.codes/UDO/146-5.4.1.C\(3\)\(a\)\(ii\)](https://aurora.municipal.codes/UDO/146-5.4.1.C(3)(a)(ii)) in your letter of introduction.
- A rezone to I-1 in this area would constitute spot-zoning and as a result cannot be supported by Staff at a public hearing.
- Some additional detail on the conceptual site plan are needed.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1B. There were no community comments on this application.

2. Completeness and Clarity of the Application (Comments in teal)

[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.

3. Zoning and Land Use Comments (Comments in teal)

[Letter of Introduction]

3A. The proposal to rezone from R-R to I-1 cannot be supported by Staff. While the Comprehensive Plan offers some support for this zoning through the Industrial Hub placetype, there is no I-1 zoning immediately adjacent to this site and would be considered spot zoning. A proposal to rezone to MU-C would have more support from Staff and would still support commercial offices.

4. Streets and Pedestrian Issues (Comments in teal)

[Conceptual Site Plan]

4A. Buildings should be oriented to face a street with parking more internal to the site.

4B. The amenities area should be more clearly defined for parcel 2.

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.

6. Arapahoe County Planning Division (Terri Maulik/ 720-874-6650 / referrals@arapahoegov.com)

6A. Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other Arapahoe County departments and/or divisions may submit comments.