



Planning Division
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MEMORANDUM

To: Referral Contacts and Neighborhood Groups
From: Christopher Johnson, Planning Department Case Manager
Date: March 21, 2019
Subject: New Planning Department Development Application for your review

The Planning Department has received the following Development Application:

Development Application: DA-1165-03 Queen of Peace Catholic Parish – Site Plan Amendment
Case Number: 1988-6042-06
Applicant's name: Archdiocese of Denver
Site location: Southwest Corner of E Kentucky Avenue and S Victor Way
Processing start date: **March 18, 2019**

Application Summary:

The applicant is requesting approval of a Site Plan Amendment to demolish and rebuild a 43,000 square-foot accessory church facility.

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

<http://aurora4biz.org/developmentplanreviewpub/> The project number is: **1354150**

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, April 5, 2019. This case will be heard at 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 303-739-7112 or via e-mail at chjohnso@auroragov.org.

I look forward to hearing from you!

**Review and Approval Criteria for
Site Plan
Section 146-405(F)(1-11)**

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- (F) Criteria for Review and Approval. Approval of site plans under this section may include conditions or limitations. The following criteria shall be considered by the planning and zoning commission and the city council in reviewing applications under this section:**
- 1. Consistency with comprehensive plan. The proposed site plan is consistent with the provisions of the comprehensive plan, the City Code, and plans and policies adopted by city council that apply to the affected area.**
 - 2. Impact on existing city infrastructure and public improvements. The proposed development does not result in undue or unnecessary burdens on the city's existing infrastructure and public improvements, or that arrangements are made to mitigate such impacts.**
 - 3. Density. If the density is different from those of adjacent properties, specific steps are to be taken to achieve compatibility. For residential site plans abutting residential zones of lower density, the development shall provide for transitions in density and building height to protect the character of the lower-density residential areas.**
 - 4. Protection and appropriate use of environmental features and topography to enhance the development. New development shall be designed, where reasonable, to preserve and protect the water quality and wildlife habitat of riparian corridors, wetlands, and floodplains affected by the proposed development. Open space and natural areas shall be preserved, where reasonable, and integrated into developed areas to provide visual diversity in the landscape and to define neighborhood and community character. The design and placement of buildings on a site incorporate and protect view corridors. Where reasonable, the design of the development shall maintain the approximate topographic form of major ridgelines, swales, and landforms.**
 - 5. Landscaped area. All site plans shall conform to adopted landscaping standards or guidelines adopted by city council. Certain portions of the city may be designated for special design treatments and standards.**
 - 6. Internal efficiency of design. The proposed design of the site plan achieves internal efficiency for its users, including safe and convenient pedestrian access to common areas for recreation and other services,**

facilities, and amenities provided by the development. The proposed design shall provide for safe and convenient access for service and maintenance personnel performing routine duties related to but not limited to mail delivery and pick-up, utility meter reading, and other services.

7. **Control of nuisance impacts.** The proposed development controls nuisance impacts on itself and surrounding land uses including heat and glare, traffic congestion, noise, arrangement of signs and lighting, features to prevent littering and accumulation of trash, the amount and quality of storm drainage, the provision of adequate light and air, compatible screening of rooftop mechanical units, and other factors deemed to affect public health, safety and general welfare.
8. **Urban design, building architecture, and landscape architecture.** The site plan shall establish a high quality of design, demonstrate how compatibility with adjacent development and surrounding urban design elements will be achieved as well as internal consistency of design, and satisfy the city's adopted design standards and/or guidelines. The relationship between mass and space shall be combined and integrated to produce aesthetic and functional buildings and landscapes.
9. **Adequacy, accessibility, and connectivity of traffic and circulation plans.** The design and efficiency, and connectivity of vehicular, bicycle, and pedestrian transportation systems, linkages to open space and trails, availability of resident and guest parking, loading spaces, convenience of location, and access to public transit facilities shall be adequate and functional.
10. **Street standards.** Public and private streets included in the site plan shall conform with city street standards.
11. **Past Performance.** The city council and the planning commission are authorized to consider the past performance of an applicant in their consideration of any site plan. The planning commission or city council may deny any approval of a site plan if the applicant or developer thereof is determined to be in violation of any requirements, conditions or representations on a prior development.

DENYSE COUNTRYMAN First Village East Apartment Homes 8301 E PRENTICE AVE, SUITE 200 GREENWOOD VILLAGE CO 80111	39	GAIL SEATON HUMBERT The Aspens Townhomes 14342 E ARIZONA AVENUE AURORA CO 80012	49	CHRISTINE WILLIAMS PEACHWOOD HOA 5619 DTC PARKWAY SUITE 900 GREENWOOD VILLAGE CO 80111	58
NOT REGISTERED AURORA HILLS VILLAGE HOA	70	MITCHELL POWELL GATEWAY TOWNHOME ASSOCIATION 921 S DEARBORN WAY AURORA CO 80012	74	NOT REGISTERED JEWELL ELEMENTARY PTO	81
SUMMIT MANAGEMENT & CONSU NATASHA HENRICKS CEDAR COVE CONDO ASSOCIATION 4950 S YOSEMITE ST #F2-506 GREENWOOD VI CO	84	ARNIE SCHULTZ Village East Neighborhood Association 1137 S OAKLAND AURORA CO 80012	86	DAN TUFFIELD SECOND VILLAGE EAST TH ASSOC 13048 E KANSAS PLACE AURORA CO 80012	95
NOT REGISTERED HIGHLINE/EXPO NBHD ASSOC	109	SHAWNA ALLEN SABLE LANDING CONDOS 6410 S GUN CLUB RD UNIT K6 #296 AURORA CO 80016	117	NOT REGISTERED SUNNYSIDE CONDOS	123
TOM ROCHE WINCHESTER HOA 7430 E CALEY AVENUE STE 120E CENTENNIAL, CO 80111	126	DARLENE GROVES SABLERIDGE TOWNHOMES 14038 E ARIZONA AVE AURORA CO 80012	129	MAUREEN WADE COLO MGMT SPEC GENTRY HOA 12100 E ILIFF AVE, SUITE #100 AURORA CO 80014	135
NOT REGISTERED COUNTRY SQUIRE CHADDSFORD VILLAGE EAST	138	DENYSE COUNTRYMAN FIRST VILLAGE EAST APT HOMES 8301 E PRENTICE AVE SUITE 200 GREENWOOD VILLAGE CO 80111	152	MITCHELL POWELL SABLE COVE CONDO ASSOC 921 S DEARBORN AURORA CO 80012	157
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HUGH MCALLSTER SAN FRANCISCO EAST 27 INVERNESS DRIVE EAST ENGLEWOOD CO 80112	191	NOT REGISTERED PEACHWOOD II HOA	238	NOT REGISTERED WINDSOR PARK SUBDIVISION	287
MSI, LLC N/A CARRIAGE VILLAGE HOA 6892 S YOSEMITE CT STE 2-101 CENTENNIAL CO 80112	296	JOE FELICE CEDAR COVE II HOA 12555 E TENNESSEE CIR APT 104 AURORA CO 80012	302	NATASHA HENRICKS PARKSIDE II HOA INC 4950 S YOSEMITE ST F2-506 GREENWOOD VILLAGE CO 80111	381

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