



Planning Division
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MEMORANDUM

To: Referral Contacts and Neighborhood Groups
From: Stephen Rodriguez, Planning Department Case Manager
Date: August 3, 2017
Subject: New Planning Department Development Application for your review

The Planning Department has received the following Development Application:

Development Application: DA-2097-00 Pawnee to Daniels Park
 345-Kv Transmission Line Project - Site Plan
Case Number: 2017-6035-00
Applicant's name: Xcel Energy
Site location: From Wagontrail Drive to Arapahoe/Douglas county line
Processing start date: **July 31, 2017**

Application Summary:

The applicant is requesting approval of a Site Plan for a new 3.9 mile 345Kv line expanding from Wagontrail Drive to the Arapahoe / Douglas county line.

Please review the materials that are provided on the following website:
<http://aurora4biz.org/developmentplanreviewpub/> The project number is: **1215304**

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, August 18, 2017. 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) 739-7186 or via e-mail at srodrigu@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.

NOT REGISTERED ARAPAHOE MEADOWS 2ND FILING	45	MIKE MCDOWELL TRAVOIS HOA 8235 S IRELAND WAY AURORA CO 80016	195	DUANE PFANNENSTIEL STAGE RUN HOA 6456 E OTERO DR AURORA CO 80016	200
NOT REGISTERED SADDLE ROCK RANCHES	202	NOT REGISTERED ARAPAHOE HEIGHTS	203	NOT REGISTERED ARAPAHOE MEADOWS 1ST FILING	204
NOT REGISTERED PARKBOROUGH HOA	205	NOT REGISTERED DOVE HILL ESTATES	224	RON KOCH EAST QUINCY HIGHLANDS 14901 E HAMPDEN AVE #320 AURORA CO 80014	246
STEVE HUNGERFORD HERITAGE EAGLE BEND 7899 S ZANTE COURT AURORA CO 80016	300	NOT REGISTERED COTTAGES AT SADDLEROCK	303	BRENDA TATE SADDLE ROCK NORTH 6892 S YOSEMITE CT, SUITE 2-101 CENTENNIAL CO 80112	314
NOT REGISTERED PANORAMA POINTE NBHD ASSOC	328	GREGG CHASE COUNTRY VILLAGE HOA 25762 E KETTLE CIR CENTENNIAL CO 80016	331	GREGG CHASE Country Village HOA 25762 E KETTLE CIRCLE AURORA CO 80016	331
ACCORD PROPERTY MANAGEMENT MOON SHADOW CONDO ASSOC 3033 S PARKER RD STE#320 AURORA CO 80014	332	NOT REGISTERED THE FALLS AT SADDLE ROCK	335	LINDA O'DAY STAR PASS AT SADDLE ROCK 1313 W 121ST AVENUE WESTMINSTER, CO 80234	336
ROBERT LUND TALLYN'S REACH 7539 SOUTH GOLD BUG COURT AURORA CO 80016	339	FRANK MASSEY CREEKSIDE EAGLE BEND 24002 E JAMISON DRIVE AURORA CO 80016	350	CHRIS HERRON Homestead at Saddlerock East Association 27 INVERNESS DRIVE EAST ENGLEWOOD CO 80112	368
BELINDA SPILLMAN TURNBERRY @ SADDLEROCK HOA 7068 S MALTA CT AURORA CO 80016	371	KATIE BIKSHAeva SOUTHSHORE MASTER ASSOCIATION INC PO BOX 370750 DENVER CO 80237	375	NOT REGISTERED SHADOW CREEK HOA	378
CLIFTON LARSON ALLEN TOLLGATE CROSSING HOA 8390 E CRESCENT PKWY, # 500 GREENWOOD VILLAGE CO 80111	380	MARCI MCCULLOCH SADDLE ROCK EAST MASTER HOA 7430 E CALEY AVENUE STE 120E CENTENNIAL CO 80111	387	NOT REGISTERED LIVENGOOD HILLS HOA	389

GORDON STAAB	391	SUSAN BOST	392	COLORADO MANAGEMENT	402
SERENITY RIDGE OWNERS		RIDGEVIEW EAGLE BEND OWNERS		VAL IVAN	
ASSOCIATION		ASSOC		Saddle Ridge Golf Course Homes	
7000 EAST BELLEVIEW AVE, SUITE 220		22057 EAST JAMISON PLACE		7430 E CALEY AVE, SUITE 120E	
GREENWOOD VI CO		AURORA CO 80016		CENTENNIAL CO 80111	
MARIA CASTUERA	403	BOB BRODKORB	412	MELANIE MILLAGE	413
CREEKSIDE AT SADDLE ROCK		Antelope Property Owners Association		Beacon Point Townhomes HOA	
7430 E CALEY AVENUE STE 120E		7466 S IRELAND WAY		PO BOX 1540	
CENTENNIAL CO 80111		CENTENNIAL CO 80016		CASTLE ROCK CO 80104	
MICHELLE PECK	414				
Beacon Point Homeowners Association					
PO BOX 1540					
CASTLE ROCK CO 80104					