



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250

*Worth Discovering • auroragov.org*

## MEMORANDUM

**To:** Referral Contacts and Neighborhood Groups  
**From:** Brenden Paradies, Planning Department Case Manager  
**Date:** July 12, 2018  
**Subject:** New Planning Department Development Application for your review

The Planning Department has received the following Development Application:

**Development Application:** DA-2121-00 Hilltop/Avelon - Comp Plan Amendment, Rezone and Framework Development Plan  
**Case Numbers:** 2018-1002-00; 2018-2006-00; 2018-7004-00  
**Applicant's name:** Sebastian Partners  
**Site location:** Southeast Corner of Picadilly Road and E 64<sup>th</sup> Avenue  
**Processing start date:** **July 9, 2018**

### Application Summary:

The applicant is requesting approval of a Comprehensive Plan Amendment to the Land Use Map for 287.0 acres from E-470 Airport Corporate to E-470 Residential Medium Density, the Rezoning of approximately 287.0 acres from E-470 A-Corp (Airport Corporate Subarea) to E-470 Medium Density Residential and a Framework Development Plan for residential with Commercial Activity Centers.

Please review the materials that are provided on the following website:  
<http://aurora4biz.org/developmentplanreviewpub/> The project number is: 1256306

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, July 27, 2018. This case will be heard at both a Planning Commission and City Council 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 303-739-7266 or via e-mail at [bparadie@auroragov.org](mailto:bparadie@auroragov.org).

I look forward to hearing from you!

## **Approval Criteria for Framework Development Plans Section 146-408(E)**

---

**All FDP's shall be reviewed by the director of planning, and by the planning and zoning commission if an appeal is filed, and shall be approved, approved with conditions, or denied based on the following criteria:**

- 1. Consistency with the spirit and intent of the comprehensive plan and the E-470 and Northeastern Plains Land Use Studies;**
- 2. Consistency with E-470 corridor or northeast plains zone district requirements and design standards in this chapter; and**
- 3. Consistency with all other applicable standards, guidelines, policies, and plans adopted by city council.**

## **Criteria Approval for Initial Zonings and Rezonings Section 146-401(c)(1-4)**

---

**When considering initial zoning or rezoning applications, the planning and zoning commission and city council, at their respective proceedings, shall use the following criteria to determine whether the rezoning shall be approved:**

- 1. The applicant has demonstrated that the proposed initial zoning or rezoning is consistent with the spirit and intent of the city's comprehensive plan and with other policies and plans adopted by the city council; or**
- 2. The applicant has demonstrated that the proposed initial zoning or rezoning is compatible with surrounding development or that, through utilization of appropriate planning controls and techniques, the initial zoning or rezoning can be made compatible with surrounding development; or**
- 3. A need exists to correct an error.**
- 4. The city council and the planning commission are authorized to consider the past performance of an applicant in their consideration of any rezoning. The city council may deny any rezoning if the applicant or developer thereof is determined to be in violation of any requirements, conditions, or representations on a prior development.**