Planning & Development Services

Planning Division
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MEMORANDUM

To:	Referral Contacts and Neighborhood Groups
From:	Brandon Cammarata, Planning Department Case Manager
Date:	May 3, 2018
Subject:	New Planning Department Development Application for your review

The Planning Department has received the following Development Application:

Development Application:	DA-2139-00 Argenta (Fan Fare) - Master Plan, Site Plan and Plat
Case Numbers:	2018-7001-00; 2018-6018-00; 2018-3024-00
Applicant's name:	Dillon Place LLC/J. Mercado & Assoc., Inc.
Site location:	Northwest Corner of N Havana Street and 3rd Avenue
Processing start date:	**April 30, 2018**

Application Summary:
The applicant is requesting approval of a phased Master Plan for a 10.55 acre new mixed-use development consisting of 86 townhomes, 208 multi-family units and 20,000 square feet of small scale retail and a Site Plan for the first phase of development for the 86 townhomes on 3.6 acres. There is also a request for a Plat to create two lots on 10.55 acres.

Please review the materials that are provided on the following website:
http://aurora4biz.org/developmentplanreviewpub/ The project number is: **1248363**

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, May 18, 2018. This case is scheduled to be processed administratively, without 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 303-739-7251 or via e-mail at bcammara@auroragov.org.

I look forward to hearing from you!

Filed: K:\$DA\2139-00memo.rtf

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

(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.**

Approval Criteria for
Subdivision Plat
Section 147-12(e)(1 thru 6)

The Subdivision and Review Committee shall approve a subdivision plat if they find that the plat;

1) **is consistent with the Comprehensive Plan and all other adopted plans and policies of the City Council;**

2) **is consistent with all approved plans for the site, including without limitation and general development plan, preliminary development plan, framework development plan, or site plan that has been approved in accordance with previously approved plans;**

3) **complies with the standards of the Subdivision Ordinance;**

4) **complies with the standards of the Zoning Ordinance; and**

5) **complies with all other applicable City regulations, subdivision plat checklist, standards and administrative procedures, including without limitation any requirements for the submission of a preliminary drainage report pursuant to Sec. 138-367(3).**

6) **Will not result in new burdens on the city's existing public facilities and services. If new burdens would occur, the development shall be responsible for mitigating such impacts through compliance with standards adopted by the city council. The standards will include fees calculated and imposed to provide adequate public facilities and services based upon objective criteria.**

Subdivision plat applications that do not satisfy the review and approval criteria of this subsection shall be denied.

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HIGHLINE/EXPO NBHD ASSOC

NOT REGISTERED 113
CHESAPEAKE HOA

KATE TAUER 140
HIGHLAND PARK EAST
481 OAKLAND ST
AURORA CO 80010

JIM STEELE 156
APPLE VALLEY EAST CONDO ASSOCIATION
3091 SOUTH JAMAICA COURT, SUITE 100
AURORA CO 80014

NOT REGISTERED 166
LYN MEADOWS

NOT REGISTERED 193
ROUNDTREE AURORA ASSOCIATION

NOT REGISTERED 207
LYN ACRES

TINA COVEY 265
ELEVEN ONE ELEVEN CONDO HOA
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