



Planning Division  
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## MEMORANDUM

**To:** Referral Contacts and Neighborhood Groups  
**From:** Sarah Wieder, Planning Department Case Manager  
**Date:** December 1, 2016  
**Subject:** New Planning Department Development Application for your review

The Planning Department has received the following Development Application:

**Development Application:** DA-1746-16 Highpointe Lift Station Capacity Improvements Project  
Contextual Site Plan  
**Case Number:** DA-1746-16  
**Applicant's name:** City of Aurora Capital Projects  
**Site location:** Approximately 500 ft. south of 67<sup>th</sup> Avenue along Dunkirk St  
**Processing start date:** **November 28, 2016**

### Application Summary:

The applicant is seeking approval of a Contextual Site Plan for the upgrading of an existing City of Aurora Lift Station to improve its capacity due to new development in the area. The footprint of the site will roughly double in size to 1.0 acre. Landscaping and a screening fence will be installed around the perimeter.

Please review the materials that are provided on the following website:  
<http://aurora4biz.org/developmentplanreviewpub/> The project number is: **1164976**

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, December 16. This case is schedule to be processed administrative, 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 303-739-7857 or via e-mail at [swieder@auroragov.org](mailto:swieder@auroragov.org)

I look forward to hearing from you!

## **Review and Approval Criteria for Contextual Site Plan Section 409(D)(1 thru 5)**

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**All contextual site plans 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 Northeast Plains Land Use Studies;**
- 2. Consistency with E-470 corridor or northeast plains zone district requirements and design standards in this chapter;**
- 3. Consistency with all other applicable standards, guidelines, policies, and plans adopted by city council; and**
- 4. Consistency with the FDP approved for the site.**
- 5. The director of planning, city council or the planning commission are authorized to consider the past performance of an applicant in their consideration of any contextual site plan. The director of planning, planning commission or city council may deny any approval of a contextual site development plan if the applicant or developer thereof is determined to be in violation of any requirements, conditions, or representations on a prior development.**

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