



Planning Division  
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## MEMORANDUM

**To:** Referral Contacts and Neighborhood Groups  
**From:** Ariana Muca, Planning Department Case Manager  
**Date:** July 7, 2022  
**Subject:** New Planning Department Development Application for your review

The Planning Department has received the following Development Application:

**Development Application:** DA-2261-01 Texas Roadhouse at Blackhawk Pointe  
Conditional Use and Site Plan  
**Case Number(s):** 1999-6002-08; 1999-6002-09  
**Applicant's name:** Texas Roadhouse  
**Site location:** Approximately 553 feet south of the Southeast Corner of E Iliff Avenue  
and S Blackhawk Street  
**Processing start date:** **July 1, 2022**

### Application Summary:

The applicant is requesting approval of a Conditional Use for a drive-through in a MU-OI (Mixed Use-Office Institutional) zone district and a Site Plan for a 9,301 square-foot restaurant with a drive-through on 2.69 acres. The existing restaurant will be demolished.

Please review the materials that are provided on the following website:  
<http://aurora4biz.org/developmentplanreviewpub/> The project number is: **1635278**

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 22, 2022. 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 303-739-7541 or via e-mail at [amuca@auroragov.org](mailto:amuca@auroragov.org)

I look forward to hearing from you!