

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



June 22, 2023

Michael Kapoor
Majestic Realty Co.
20100 E 32nd Parkway, Suite 150
Aurora, CO 80011

Re: Initial Submission Review – Tower Crossings South – Zoning Map Amendment
Application Number: **DA-1127-44**
Case Numbers: **1997-2023-05**

Dear Mr. Kapoor:

Thank you for your initial submission, which we started to review on June 1st, 2023. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since some issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before June 28th, 2023 to maintain your initial July 12th Planning Commission hearing date.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

Your Planning Commission Hearing date is tentatively set for July 12th, 2023. Please remember that all abutter notices and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause your hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7132 or egates@auroragov.org.

Sincerely,

Erik Gates
Planner

cc: Jonathan Hertel, Majestic Realty Co.
Justin Andrews, ODA
Filed: K:\\$DA\1100-1199\1127-44rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- An updated Letter of Introduction specifically addressing the criteria for approval needs to be submitted. This will need to be submitted or sent to your case manager before June 28th in order to maintain the July 12th hearing.
[Planning]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. There were no community comments on this review.

2. Planning Comments (Erik Gates / 303-739-7132 / egates@auroragov.org / Comments in Teal)

[Letter of Introduction]

2A. The letter of introduction needs to specifically list and address the criteria for approval for a Zoning Map Amendment found in Section 146-5.4.1.C.3. In order to maintain your July 12th Planning Commission Hearing date. This will need to be submitted prior to Wednesday, June 28th.

[Conceptual Site Plan]

2B. Advisory Comment: Keep in mind the additional MU-C standards for Subarea C found in Section 146-2.4.3.D.2 of the UDO, requiring that specified elements shall be incorporated into each development unless the element is already included in an adjacent development in the same MU-C zone district and patrons of the proposed development will have convenient and efficient access to those elements.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Real Property (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

3A. There were no Real Property comments on this review.