



October 4, 2023

City of Aurora
Planning & Development Services
15151 E. Alameda Parkway, Suite 5200
Aurora, Colorado 80012

3550 Chambers Road (DA #1739862)

Re: Letter of Introduction

On behalf of the owner, 3550 Chambers, LLC., LAI Design Group is submitting this application for a Rezoning.

The property is owned by: Mr. Tom Cave
 3550 Chambers LLC
 Managing Member: Ge-ez Investment Group
 1618 Emerald Street
 Broomfield, CO 80020

The 4.20-acre property (Parcel ID#0182129200018) is located along the east side of the Chambers Road between East 33rd Place and East 35th Avenue.

Request

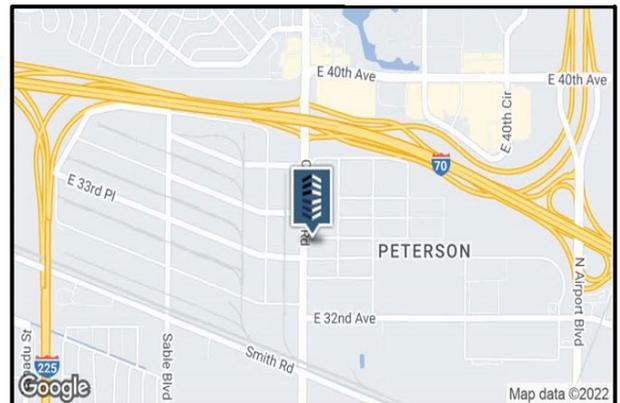
Zone Map Amendment request to Rezoning a current parcel in the City of Aurora to Mixed-Use Corridor (MU-C). The property is currently zoned as Business/Tech District (I-1). The anticipated proposed uses for future development includes a hotel (which is not allowed in I-1). Adjacent land districts include MU-C which allows for hotels as well as other anticipated uses. This zone map amendment would be compatible with the existing surroundings.

Compatibility with the UDO

Per the City of Aurora Unified Development Code, the MU-C district is intended to provide retail goods and services to satisfy the household and personal needs of the residents of nearby residential neighborhoods, those traveling on adjacent collector and arterial corridors, and to allow for higher intensity general business and service activities.

In addition, this site is located within Subarea B. Subarea B generally includes areas that were platted and developed after World War II. These areas are generally characterized by larger blocks, often with curvilinear streets that do not create predictable block dimensions. These areas often have fewer local through streets and often rely on larger arterial and collector streets for connectivity between neighborhoods. Building architecture is generally less traditional, reflecting a variety of post-war styles, and often includes a variety of surface materials, including stone, masonry, wood, stucco, as well as metal as accent material. In many areas, lot plating oriented the rear property lines of residential lots along street rights-of-way, which has in some cases

Vicinity Map





created “fence canyons” and auto-oriented streetscapes. Subarea B has a suburban character, with a mix of older residential subdivisions existing retail strip shopping centers and growing industrial campuses. Future development will occur mainly infill as well as redevelopment of existing sites and structures. In Subarea B, the MU-C district is intended to promote sustainable infill redevelopment of older commercial sites, while mitigating the impacts of redevelopment on surrounding areas.

Finally, the site is located within the Industry Hub Placetype in the Aurora Places Comprehensive Plan. The Industry Hub includes areas typically dedicated to manufacturing, warehousing, distribution, fulfillment centers, freight operations and renewable energy enterprises. This placetype plays an important role in the city's employment base and economy but can sometimes create outdoor activity and should be appropriately buffered from residential and commercial areas. It can generate high volumes of traffic from both its employees and associated truck traffic. Adjoining roadways should accommodate traffic without negatively impacting quieter placetypes or traffic on local streets serving residential areas. Uses permitted only in Industry Hubs are manufacturing plants, factories, large open-air operations, and heavy-equipment storage. Supporting land uses within the Industry Hub Placetype includes restaurants, commercial retail, commercial services, and office.

This rezoning request meets the Approval Criteria of Section 146-5.4.1C.

It is consistent with the Comprehensive Plan, the purpose statement for the zone district(s) where the property is located, the use regulations in Article 146-3 for the zone district(s), and all other adopted plans and policies of the City Council.

Section 146-5.4.1C Ordinance Text or Zoning Map Amendments

Criteria for Approval

a. Initial Zoning and Changes to Zoning Map for Individual Parcels or Small Areas. An application for initial zoning, rezoning, and changes to the Zoning Map for individual parcels or small areas shall only be recommended if the Planning Director and the Planning and Zoning Commission finds that the following criteria have been met and shall only be approved if City Council finds that the following criteria have been met.

i. ~~The change to the Zoning Map is needed to correct an error (change in the character of surrounding areas does not constitute an error in the map); or~~

ii. The change to the Zoning Map is required because of changed conditions or circumstances on the property or in the surrounding area and:

(a) The applicant has demonstrated that the proposed initial zoning or rezoning is consistent with the spirit and intent of the Comprehensive Plan, with other policies and plans adopted by the City Council, and with the purpose statement of the proposed new zone district(s);

Re: COA Staff is supportive of this rezoning request.

(b) The applicant has demonstrated that the size, scale, height, density, and multi-modal traffic impacts of the proposed initial zoning or rezoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions; and

Re: The proposed rezoning is compatible with the surrounding development and designated zoning.

(c) The application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Comprehensive Plan goals that would be achieved by approval of the application.

