

June 28, 2023

City Of Aurora
15151 East Alameda Parkway
Aurora, CO 80012

Attention: Jacob Cox, Manager, Office of Development Assistance
Justin Andrews, Project Manager, Office of Development Assistance
Brandon Cammarata, Manager, Planning and Development Services
Erik Gates, Planner, Planning and Development Services

RE: Re-Zone of Tower Crossings South at Tower Road and 32nd Parkway within the Majestic Commercenter

To Whom It May Concern:

Majestic Realty Co. is the owner of Tower Crossings South and is pleased to submit a Zoning Map Amendment request to rezone this property to MU-C zoning. Located at the Tower Road entrance to the Majestic Commercenter, Tower Crossings South consists of approximately 22.4 acres fronting Tower Road and I-70, and also bounded by East 32nd Parkway and the Highline Canal.

This zoning change meets the following criteria listed in Unified Development Ordinance Section 5.4.1.C.3.b.i.c, *Criteria for Approval for Ordinance Text Amendments and Legislative Rezoning of Large Areas*, which states that "the applicant has demonstrated that the proposed Ordinance amendment is consistent with the spirit and intent of the Comprehensive Plan and with other policies and plans adopted by the City Council; and the change to the Ordinance text is required to promote economic growth and investment that will not create material risks to the public health, safety, and welfare."

The proposed rezoning for Tower Crossings South is consistent with the Aurora Places Comprehensive Plan, which designates this specific area as a Commercial Hub placetype, of which retail, commercial services and restaurants are permitted land uses. Additionally, the 2020 Framework Development Plan governing this area also allows for hotel and other retail uses as approved uses of the property, consistent with MU-C zoning.

Fronting the Tower Road retail corridor, with close proximity to Green Valley Ranch and other rooftops and businesses, this area is perfectly suited to serve the commercial needs of the surrounding area. Current zoning for Tower Crossings South currently allows industrial and some commercial uses under I-1 industrial zoning. MU-C zoning will allow for full commercial uses in this area in addition to aligning the zoning with Tower Crossings North, directly north of this area, and the other properties along the Tower Road retail corridor. This will, in turn, allow the property to achieve its highest and best use and maximize economic growth and investment in this area and the City of Aurora.



In essence, a rezone of Tower Crossings south will provide the most flexibility to create a thriving commercial and retail center that will benefit everyone in the area.

Thank you for your consideration. Please reach out if there are any questions.

Sincerely,
Majestic Realty Co.

A handwritten signature in blue ink, reading "Michael V. Kapoor", written over the printed name.

Michael V. Kapoor
Senior Vice President