

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



January 29, 2024

Zaid Gessese
Max Hookah Lounge
13690 E Iliff Avenue
Aurora, CO 80014

Re: Initial Submission Review – Max Hookah Lounge – Conditional Use
Application Number: **DA-1118-02**
Case Numbers: **1976-6028-08**

Dear Ms. Gessese:

Thank you for your initial submission, which we started to process on December 29, 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 several important issues remain, you will need to make another submission. *Please revise your previous work and send us a new submission on or before February 9, 2024.*

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.

The estimated Planning & Zoning Commission hearing date is *tentatively scheduled for February 28, 2024*. Please remember that all abutter notices for public hearings must be sent 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 the public 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 [phone] or [email].

Sincerely,

Liz Fuselier, Planner II
City of Aurora Planning Department

cc: Jacob Cox, ODA
Filed: K:\SDA\DA-1118-02rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Operations Plan/LOI (Planning)
- Business License (Fire/Life Safety)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. None at this time.

2. Completeness and Clarity of the Application

Business/Operations Plan

- 2A. Please provide the following information to your Letter of Introduction/Operations Plan. For clarity and a better understanding of this business, please be specific as possible.
- The number of employees at the business each day and the expected shift time.
 - Will there be a floor manager? General Manager?
 - Specific hours of operations (Days and times)
 - Delete any reference to a DJ and/or amplified music and provide a statement confirming that there will be “No after-hours club or entertainment use will occur at this business.”
 - State in your plan that there will be no recreational drugs or alcohol allowed at this establishment. Also, explain how this will be accomplished.
 - There are concerns about the opacity of the storefront at the business location. Please specifically state what you plan to do with the front window at your business. Staff is recommending that the opacity be limited to 40 percent of the primary street frontage façade. Please state this in your plan if you are amenable to this suggestion.
 - Specifically address in your plan how loitering in the parking lot and its potential negative effects will be monitored and addressed.
 - Finally, please specify in a letter under separate cover how you will meet the conditional use criteria set forth in the code. Please contact the case planner to discuss this as needed. The criteria are found below.
 - Is there a rear delivery door to this unit? How is it secured? Monitored?
 - When and where is trash pickup?
 - When and how are food and drink deliveries scheduled? Timing of deliveries for these business-oriented events is important to keep noise down at certain times of the day and evening.

Conditional Use Criteria:

3. *Criteria for Approval. Section 146-5.4.3.A.3-A* conditional use shall be approved only if the Planning and Zoning Commission determines that:
- The application complies with the applicable standards in this UDO, other adopted City regulations (including but not limited to any use-specific standards for the proposed conditional use in Section [146-3.3](#)), any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property;*
 - The application is consistent with the Comprehensive Plan;*
 - The size, scale, height, density, multi-modal traffic impacts, and hours of operation of the proposed use are compatible with existing and planned uses in the surrounding area;*
 - The proposed use will not change the predominant character of the surrounding area;*



- e. The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable; and*
- f. The application demonstrates that the proposed use 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.*
- g. The application mitigates any adverse impacts on the surrounding area to the degree practicable.*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Fire / Life Safety (Steve Kirchner / 303-739-7489 / stkirchn@auroragov.org / Comments in blue)

- 3A. Our department requests a note be added to the site plan that states, that the applicant request and receive a business license from the City of Aurora, Tax and Licensing Office, prior to opening for business.