



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

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## MEMORANDUM

**To:** Referral Contacts and Neighborhood Groups  
**From:** Brenden Paradies, Planning Department Case Manager  
**Date:** November 2, 2017  
**Subject:** New Planning Department Development Application for your review

The Planning Department has received the following Development Application:

**Development Application:** DA-2115-00 470 STORAGE - FDP, CSP AND PLAT  
**Case Number(s):** 2017-6054-00; 2017-7005-00; 2017-3054-00  
**Applicant's name:** Stephanie Beguin  
**Site location:** Between Rome Way and E-470 Approximately one-half mile south of E Jewell Ave  
**Processing start date:** **October 30, 2017**

### Application Summary:

The applicant is requesting approval of a Framework Development Plan, Contextual Site Plan and Plat for outdoor storage of recreational vehicles on 38 acres.

Please review the materials that are provided on the following website:  
<http://aurora4biz.org/developmentplanreviewpub/> The project number is: 1246045

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 November 16, 2017.

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 303.739.7266 or via e-mail at [bparadie@auroragov.org](mailto:bparadie@auroragov.org).

I look forward to hearing from you!

## **Approval Criteria for Framework Development Plans Section 146-408(E)**

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**All FDP's shall be reviewed by the director of planning, and by the planning and zoning commission if an appeal is filed, and shall be approved, approved with conditions, or denied based on the following criteria:**

- 1. Consistency with the spirit and intent of the comprehensive plan and the E-470 and Northeastern Plains Land Use Studies;**
- 2. Consistency with E-470 corridor or northeast plains zone district requirements and design standards in this chapter; and**
- 3. Consistency with all other applicable standards, guidelines, policies, and plans adopted by city council.**

## **Review and Approval Criteria for Contextual Site Plan Section 409(D)(1 thru 5)**

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**All contextual site plans shall be reviewed by the director of planning, and by the planning and zoning commission if an appeal is filed, and shall be approved, approved with conditions, or denied based on the following criteria:**

- 1. Consistency with the spirit and intent of the comprehensive plan and the E-470 and Northeast Plains Land Use Studies;**
- 2. Consistency with E-470 corridor or northeast plains zone district requirements and design standards in this chapter;**
- 3. Consistency with all other applicable standards, guidelines, policies, and plans adopted by city council; and**
- 4. Consistency with the FDP approved for the site.**
- 5. The director of planning, city council or the planning commission are authorized to consider the past performance of an applicant in their consideration of any contextual site plan. The director of planning, planning commission or city council may deny any approval of a contextual site development plan if the applicant or developer thereof is determined to be in violation of any requirements, conditions, or representations on a prior development.**

## **Approval Criteria for Subdivision Plat Section 147-12(e)(1 thru 6)**

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**The Subdivision and Review Committee shall approve a subdivision plat if they find that the plat;**

- 1) is consistent with the Comprehensive Plan and all other adopted plans and policies of the City Council;**
- 2) is consistent with all approved plans for the site, including without limitation and general development plan, preliminary development plan, framework development plan, or site plan that has been approved in accordance with previously approved plans;**
- 3) complies with the standards of the Subdivision Ordinance;**
- 4) complies with the standards of the Zoning Ordinance; and**
- 5) complies with all other applicable City regulations, subdivision plat checklist, standards and administrative procedures, including without limitation any requirements for the submission of a preliminary drainage report pursuant to Sec. 138-367(3).**
- 6) Will not result in new burdens on the city's existing public facilities and services. If new burdens would occur, the development shall be responsible for mitigating such impacts through compliance with standards adopted by the city council. The standards will include fees calculated and imposed to provide adequate public facilities and services based upon objective criteria.**

**Subdivision plat applications that do not satisfy the review and approval criteria of this subsection shall be denied.**