



pcs group inc. www.pcsgroupco.com

community design | entitlement | site design | landscape architecture | community imaging

March 1st, 2021

Mr. Erik S. Sakotas  
City of Aurora  
Planning & Development Services  
15151 E. Alameda Parkway, Suite 2300  
Aurora, CO 80012

Re: Jamaso Property Rezone Request - Letter of Justification

Dear Mr. Sakotas

In addition to the Jamaso Master Plan, a rezoning is being requested to update the property from its current MU-C and R-2 designation to be zoned entirely MU-A. Given that the adjacent land use to the north is the COA Prairie Waters treatment facility, to the south an existing oil & gas operation, Powhaton to the west, and the extension of Colfax Avenue that will bisect the property, a residential component is not viable. Rezoning the entire property to MU-A will better suit the Jamaso property and allow more flexibility in commercial uses allowed such as a conditional use of outdoor self-storage. This outdoor self-storage facility would be located interior to the site and not fronting Powhaton Road. It would be screened with a 75-foot wide buffer that consists of a raised berm and heavy landscape plantings along south and eastern edges of the Jamaso property boundary to buffer any views from the adjacent Sky Ranch subdivision. This 75-foot wide buffer will be a component within the Master Plan document that is anticipated to run concurrently with this rezone request to ensure this use will be properly screened and designed to fit within the context of surrounding properties.

**Conformance with the Rezone Criteria.**

1. The change to the Zoning Map is needed to correct an error; or
2. The change is required because of changed conditions or circumstances and:
  - a) the applicant has demonstrated that the proposed rezoning is consistent with the spirit and intent of the Comprehensive Plan, with other policies and plans adopted by the City Council;

As shown on the Comprehensive Plan, the Jamaso property is part of the Emerging Neighborhood Placetype which encourages residential uses as its primary land use. However, City Planning Staff and the Jamaso team have concluded that because of the proximity of the adjacent oil & gas operation and COA Prairie Waters treatment facility to the Jamaso property, a residential use is not conducive to this site. However, this rezoning is consistent with the Emerging Neighborhood's supporting land uses by providing commercial retail uses along main or perimeter streets. Commercial retail pad sites are currently proposed & allowed along Powhaton Road and rezoning to MU-A will further allow for indoor & conditional outdoor self-storage uses along the re-alignment/extension of Colfax Avenue through the property. This provides a broader & more diverse mix of potential commercial uses for this property.



b) the applicant has demonstrated that the size, scale, height, density, and multi-modal traffic impacts of the proposed rezoning are compatible with surrounding development; and By rezoning to MU-A, the size, scale and height of the uses intended with this rezoning are compatible with the surrounding development and will fit cohesively within the adjacent land uses. Currently, this site is bordered by the existing oil & gas operation to the south and COA Prairie Waters treatment facility to the north, making commercial uses a good fit within the site's context. As well, this property is proposing to re-align a portion of Colfax Avenue and develop a portion of Powhaton Road, further improving and extending street sections per the current NEATS Plan. In addition, there are two properties currently zoned MU-A to the north and east within close proximity to the Jamaso property.

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.

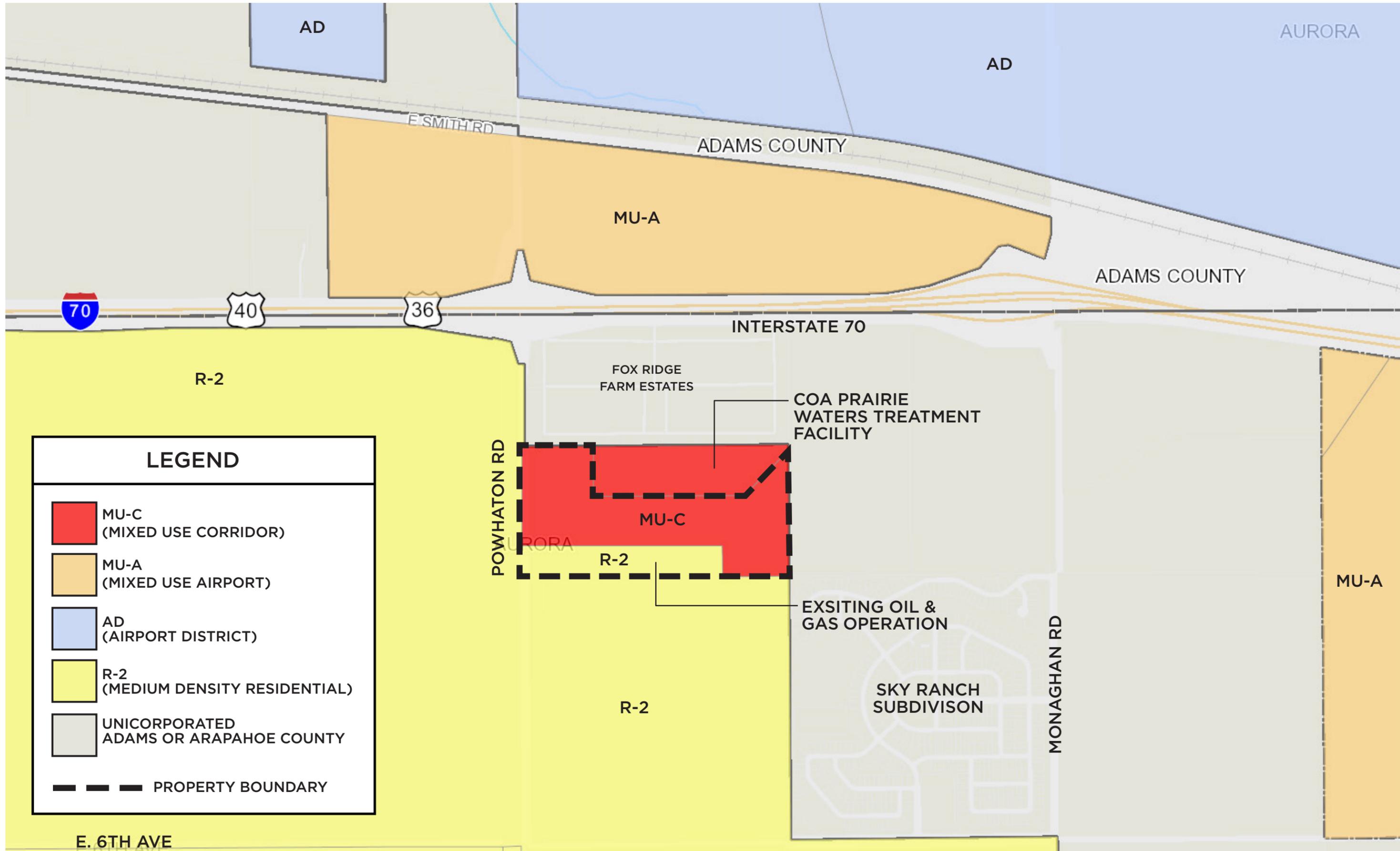
Currently no occupants or tenants reside on the Jamaso property. The future development will enhance and extend the connections within this vacant property and to it's surrounding properties.

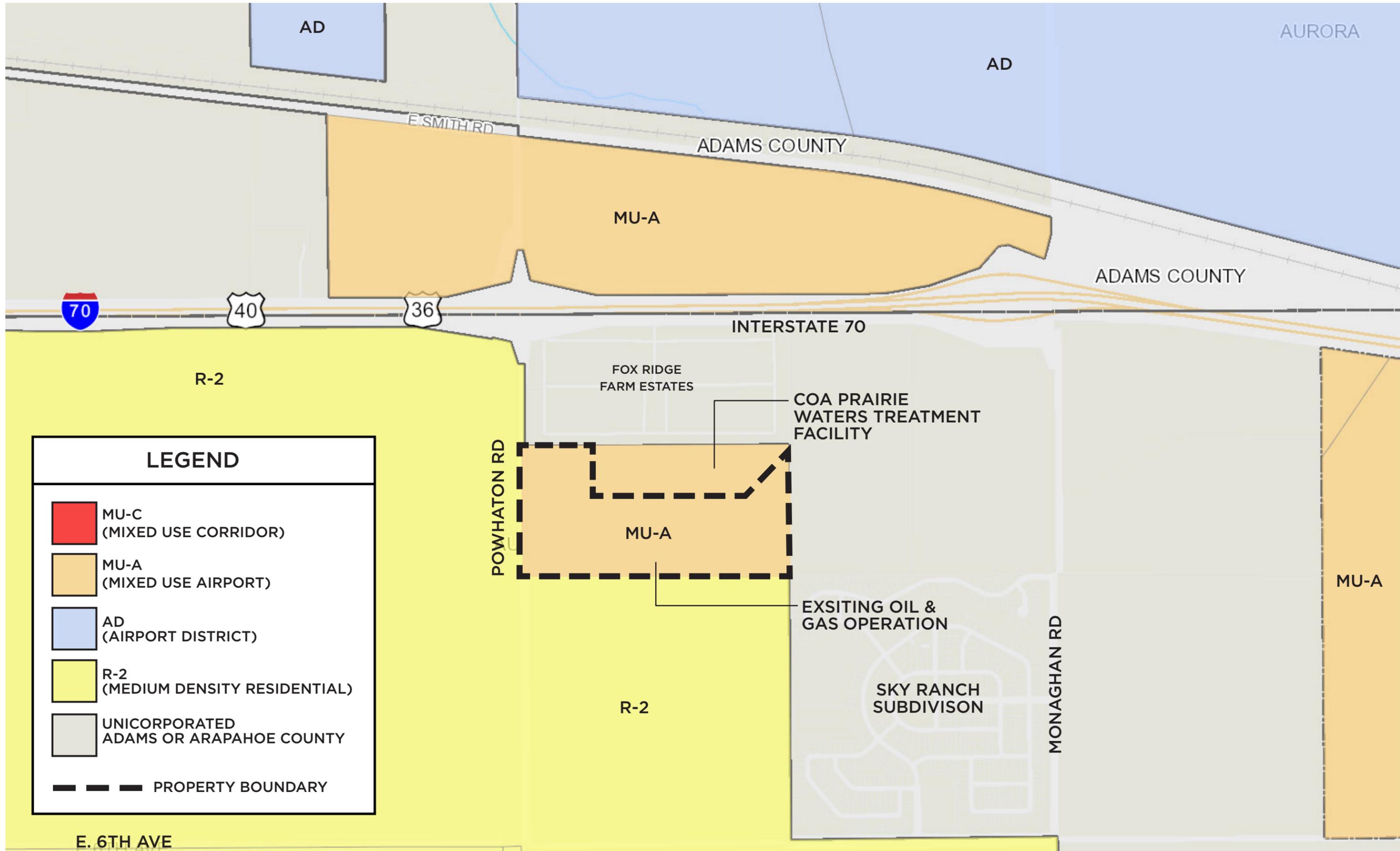
Respectfully submitted,

Garrett Graham

Garrett Graham







**LEGEND**

-  MU-C  
(MIXED USE CORRIDOR)
-  MU-A  
(MIXED USE AIRPORT)
-  AD  
(AIRPORT DISTRICT)
-  R-2  
(MEDIUM DENSITY RESIDENTIAL)
-  UNINCORPORATED  
ADAMS OR ARAPAHOE COUNTY
-  - - - - - PROPERTY BOUNDARY

**JAMASO PROPERTY: PROPOSED ZONING DESIGNATION**