

Planning Division  
15151 E. Alameda Parkway, Ste.  
Aurora, Colorado 80012  
303.739.7000



December 6, 2021

City of Aurora  
15151 E Alameda Pkwy  
Aurora, CO 80012

RE: Zoning Map Amendment for Buckley Space Force Parcel

ATTN: Mr. Jacob Cox, Office of Development Assistance

Dear Mr. Cox:

In May 2021, the city received the final recorded documents pertaining to a land transfer between the city and the Secretary of the Air Force. This land transfer represents a long-negotiated effort by Aurora's Parks, Recreation and Open Space Department (PROS), Public Works Real Property and the Secretary of the Air Force on behalf of Buckley Space Force Base to transfer a 10-acre parcel of Buckley's Clear Zone owned by the city in exchange for a POS-zoned parcel on the northeast side of the base. (Exhibit A) It is crucial to Buckley's multiple missions and ability to receive military construction funding to have control of their Accident Potential Zone, including the Clear Zone subarea located adjacent to the end of the runways.

There are no non-aircraft operations active or passive land uses permitted in the Clear Zone per Section 146-2.5.2. For that reason, Buckley representatives submitted a letter to the City Manager requesting that the city rezone their newly acquired Clear Zone parcel from the current POS Zone District to APZ. The letter is attached as Exhibit B. The parcel transfer (i.e., "swap") documents that were recorded in Arapahoe County, including the legal description of the subject property, are included as Exhibit C.

In summary, this 10-acre parcel should be zoned APZ for the following reasons:

- Buckley Space Force Base requested the rezoning to prohibit development that is incompatible with base missions.
- The current POS zoning is not compatible with the flying missions at Buckley and permits incompatible land uses such as people gathering and bird attracting stormwater detention facilities.

All appropriate supporting materials have been included with this application. Please contact me at (303) 739-7107 or [khancock@auroragov.org](mailto:khancock@auroragov.org) if you need additional information.

Karen Hancock, Principal Planner  
City of Aurora Planning & Development Services Department

EXHIBIT B



DEPARTMENT OF THE AIR FORCE  
UNITED STATES SPACE FORCE  
BUCKLEY GARRISON

19 August 2021

Lieutenant Colonel Jesse N. Mendoza  
Commander  
460th Civil Engineer Squadron  
660 South Aspen Street (MS 86)  
Buckley SFB CO 80011

Jim Twombly  
City Manager  
City of Aurora  
Aurora CO 80012

Dear Mr. Twombly

Buckley Space Force Base (BSFB) recently completed a land transfer with the City of Aurora that has enabled the installation to own and control the entirety of its Clear Zone, an integral part of the airfield. The city and BSFB have been working together for many years to complete the transfer of this 10-acre parcel to BSFB. Recently, Aurora Planning & Development Services staff reached out to BSFB to inquire about the installation's interest in rezoning this parcel from its current zoning designation of Parks, Recreation and Open Space to Accident Potential Zone (APZ). Buckley SFB supports the rezoning this 10-acre parcel as APZ. In support of this rezoning, BSFB requests that the city waive any customary fees associated with the rezoning. Due to budget constraints and lengthy funding procedures, waiving the associated rezoning fees will expedite the rezoning and allow BSFB to initiate and participate in the process. If the city is able to support this request, BSFB will initiate a pre-application meeting with the city's Office of Development Assistance to begin the rezoning process. My point of contact for this effort is Mr. Robert "Porter" Ingrum who can be reached at (720)-847-6295 or e-mail [robert.ingrum@spaceforce.mil](mailto:robert.ingrum@spaceforce.mil). Thank you for considering this request.

Sincerely

JESSE N. MENDOZA, Lt Col, USAF

**SEMPER SUPRA**