



Planning Division
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MEMORANDUM

To: Referral Contacts and Neighborhood Groups
From: Brandon Cammarata, Planning Department Case Manager
Date: August 24, 2017
Subject: New Planning Department Development Application for your review

The Planning Department has received the following Development Application:

Development Application: DA-2084-01 Seven Hills Townhomes – Site Plan
Case Number: 2017-4017-00
Applicant's name: Evergreen Devco Inc
Site location: Southwest Corner of E Floyd Avenue and S Cathay Street
Processing start date: **August 21, 2017**

Application Summary:

The applicant is requesting approval of a Site Plan for single-family attached residential units with a total of 96 units in 20 buildings on 9.7 acres.

Please review the materials that are provided on the following website:
<http://aurora4biz.org/developmentplanreviewpub/> The project number is: **1231046**

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 Friday September 8, 2017. This case will be heard at a Planning Commission public hearing.

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 303-739-7251 or via e-mail at bcammara@auroragov.org.

I look forward to hearing from you!

**Review and Approval Criteria for
Site Plan
Section 146-405(F)(1-11)**

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- (F) Criteria for Review and Approval. Approval of site plans under this section may include conditions or limitations. The following criteria shall be considered by the planning and zoning commission and the city council in reviewing applications under this section:**
- 1. Consistency with comprehensive plan. The proposed site plan is consistent with the provisions of the comprehensive plan, the City Code, and plans and policies adopted by city council that apply to the affected area.**
 - 2. Impact on existing city infrastructure and public improvements. The proposed development does not result in undue or unnecessary burdens on the city's existing infrastructure and public improvements, or that arrangements are made to mitigate such impacts.**
 - 3. Density. If the density is different from those of adjacent properties, specific steps are to be taken to achieve compatibility. For residential site plans abutting residential zones of lower density, the development shall provide for transitions in density and building height to protect the character of the lower-density residential areas.**
 - 4. Protection and appropriate use of environmental features and topography to enhance the development. New development shall be designed, where reasonable, to preserve and protect the water quality and wildlife habitat of riparian corridors, wetlands, and floodplains affected by the proposed development. Open space and natural areas shall be preserved, where reasonable, and integrated into developed areas to provide visual diversity in the landscape and to define neighborhood and community character. The design and placement of buildings on a site incorporate and protect view corridors. Where reasonable, the design of the development shall maintain the approximate topographic form of major ridgelines, swales, and landforms.**
 - 5. Landscaped area. All site plans shall conform to adopted landscaping standards or guidelines adopted by city council. Certain portions of the city may be designated for special design treatments and standards.**
 - 6. Internal efficiency of design. The proposed design of the site plan achieves internal efficiency for its users, including safe and convenient pedestrian access to common areas for recreation and other services,**

facilities, and amenities provided by the development. The proposed design shall provide for safe and convenient access for service and maintenance personnel performing routine duties related to but not limited to mail delivery and pick-up, utility meter reading, and other services.

7. **Control of nuisance impacts.** The proposed development controls nuisance impacts on itself and surrounding land uses including heat and glare, traffic congestion, noise, arrangement of signs and lighting, features to prevent littering and accumulation of trash, the amount and quality of storm drainage, the provision of adequate light and air, compatible screening of rooftop mechanical units, and other factors deemed to affect public health, safety and general welfare.
8. **Urban design, building architecture, and landscape architecture.** The site plan shall establish a high quality of design, demonstrate how compatibility with adjacent development and surrounding urban design elements will be achieved as well as internal consistency of design, and satisfy the city's adopted design standards and/or guidelines. The relationship between mass and space shall be combined and integrated to produce aesthetic and functional buildings and landscapes.
9. **Adequacy, accessibility, and connectivity of traffic and circulation plans.** The design and efficiency, and connectivity of vehicular, bicycle, and pedestrian transportation systems, linkages to open space and trails, availability of resident and guest parking, loading spaces, convenience of location, and access to public transit facilities shall be adequate and functional.
10. **Street standards.** Public and private streets included in the site plan shall conform with city street standards.
11. **Past Performance.** The city council and the planning commission are authorized to consider the past performance of an applicant in their consideration of any site plan. The planning commission or city council may deny any approval of a site plan if the applicant or developer thereof is determined to be in violation of any requirements, conditions or representations on a prior development.

NOT REGISTERED GREATER SEVEN HILLS NBHD & CIVIC ASSN	7	NOT REGISTERED HIGH POINT NBHD PARTNERSHIP	8	NOT REGISTERED HUTCHINSON HEIGHTS	11
TERRI STINNETT Carriage Place Home Owners Association 18196 E MANSFIELD AVE AURORA CO 80013	24	NOT REGISTERED SUMMER VALLEY NORTH	85	NOT REGISTERED CINNAMON VILLAGE II	97
NOT REGISTERED HAMPDEN RIDGE	116	NOT REGISTERED HAMPDEN RUN	130	KOCH RON CALICO HOMEOWNERS ASSOCIATION 14901 E HAMPDEN AVE #320 AURORA CO 80014	131
NOT REGISTERED VINTAGE VILLAGE	139	NEAL WILER VICTORIA CROSSING II CONDOS 17809 E BAKER PLACE AURORA, CO 80013	190	NOT REGISTERED COLONY TOWNHOMES AT HAMPDEN HILLS	192
NOT REGISTERED SPRING CREEK MEADOWS	229	COLO MGMT SPECIALISTS M WADE VICTORIA PLACE HOA 13900 E HARVARD AVE #106 AURORA CO 80014	244	HAMMERSMITH MANAGEMENT RIDGEVIEW GLEN HOA 5619 DTC PKWY, STE 900 GREENWOOD VILLAGE CO 80111	249
GREG CHEATWOOD BLUFFS AT SEVEN HILLS 3165 S ANDES ST AURORA CO 80013	250	CURTIS GARDNER BRIARCLIFF 19524 E HAMILTON PL AURORA CO 80013	252	MARTY GRIVETTI HOLIDAY HILLS 18567 E HAMILTON DR AURORA CO 80013	253
DIANE MILLER, CAM CARON REALTY INC CREEKSIDE AT SEVEN HILLS 7800 S ELATI ST #250 LITTLETON CO 80120	270	DON RADER ENCORE HOMEOWNERS ASSOC 19454 E BATES AVENUE AURORA CO 80013	273	JANELLE MANINGER STERLING HILLS HOA 27 INVERNESS DRIVE EAST ENGLEWOOD CO 80112	316
COLO MGMT & ASSOC LINDA ODAY TOWER PARK HOA 1313 W 121ST AVE WESTMINSTER CO 80234	317	NOT REGISTERED HOLIDAY CREEK HOA	342	TRISHA RUDY TOWER RIDGE TOWNHOMES 1615 CALIFORNIA ST, STE 407 DENVER CO 80202	386
BRITTANY BULL CONSERVATORY HOMEOWNERS ASSOCIATION/WESTWIND MANAGEMENT GROUP 27 INVERNESS DRIVE EAST ENGLEWOOD CO 80112	388				