



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

Worth Discovering • auroragov.org

September 27, 2023

Nicole Court
8701 Westwind Land
Highlands Ranch, CO 80126

Re: Zoning Inquiry Application #1740339

Dear Nicole Court:

In response to the above-referenced zoning inquiry application, city staff met on September 29th, 2023 to consider the proposed zoning map amendment at Adams County Parcel # 0182134201001 and generally located on the Southeast corner of N. Tower Rd. and E. 22nd Pl. The request is to rezone the parcel from the Mixed Use – Neighborhood (MU-N) zone district to the Residential – Medium Density Multifamily (R-3) zone district. The purpose of the R-3 district is to promote and preserve development of medium-density, single-family and multifamily housing in close proximity to collector streets and public transit facilities.

This site is adjacent to the R-3 zone district to the east, the R-1 zone district to the south, the I-2 zone district to the west across Tower Rd, and the I-1 zone district to the north across E 22nd Pl. In addition, the property is also within the Established Neighborhood Placetype as identified in the Aurora Places Comprehensive Plan.

Unified Development Ordinance, Section 146-5.4.1.C.3.a, lists the criteria for considering Zoning Map Amendment applications. In summary, the applicant must demonstrate (1) that the change in zoning is required because of changed conditions or circumstances on the property or in the surrounding area; (2) that the proposed change is consistent with the spirit and intent of the Comprehensive Plan, with other policies and plans adopted by City Council, and with the purpose statement of the proposed new zone district; (3) that the size, scale, height, density, and multi-modal traffic impacts of the proposed change in zoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions; (4) and that the change 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. Any application for a Zoning Map Amendment must be submitted with a Site Plan and typically takes 3-4 months. All requests require a public hearing at the Planning and Zoning Commission and City Council. City Council has the final approval authority on all Zoning Map Amendment requests.

Based on the above-listed criteria and discussion, the staff response to the zoning inquiry request to rezone the parcel located at the southeast corner of N. Tower Rd and E. 22nd Pl. from MU-N to R-3 is neutral. Staff has identified both positive and negative potential outcomes associated with this rezone. Staff's largest concern is related to the potential loss of retail services to support the existing adjacent residential neighborhoods. The next nearest mixed-use zoned parcel is over half a mile to the south and is still undeveloped. In support of this zoning map amendment is the underlying placetype. The Established Neighborhood Placetype does identify housing of all types as a primary use and would support an R-3 zoning. It is also a positive that this site is already adjacent to a developed R-3 neighborhood and could fit in with the existing scale of development. If you have any questions regarding this zoning inquiry or would like to schedule a meeting to discuss the process, please contact Erik Gates at 303-739-7132 or egates@auroragov.org.

Sincerely,

Brandon Cammarata, Current Planning Manager
City of Aurora