

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



November 22, 2017

Subject: Notice to City Council of Administrative Decision

This is to give notice to City Council that on November 22, 2017, the following application was approved with a waiver and conditions:

Applicant: Erik Husted, Mile High Koelbel
Application: The Point - North Retail Site Plan
Call-up Deadline: December 18, 2017

Project Summary: The applicant, Mile High Development, on behalf of the Aurora Urban Renewal Authority, proposes a 2.73-acre site plan for in-line retail development along the north side of the new Dartmouth main street corridor within The Point transit-oriented development. The property is located in the vicinity of the northeast corner of East Dartmouth Avenue and South Peoria Street. This site plan is a companion plan to the King Soopers site plan, which is located north of the subject site.

In 2015, the site was rezoned to Transit Oriented Development (TOD) Core in order to facilitate a master-planned development which was then rebranded as "The Point." The Point's vision is for the redevelopment of the subject property and the old Regatta Plaza shopping area to a transit oriented site with mixed-use retail/restaurant, residential and office development. The design vision of The Point Master Plan reflects a retail main street on Dartmouth Avenue, serving as the main entrance to the site. This in-line retail will serve as the primary entry to the main street corridor within the development. The Point Master Plan design incorporates connected open space and pedestrian plazas, regional transit connections, urban streets with connections to the Nine Mile light rail station and the Cherry Creek trail system.

Three one-story buildings are proposed that can accommodate up to 5 tenants. The buildings will comply with the architectural standards of the Master Plan through the utilization of high-quality architectural materials including reclaimed barn wood, rusted steel, and masonry block. Articulated facades provide visual interest and texture, along with outdoor seating areas, paseos, and open spaces. The buildings conform to the overall Master Plan design vocabulary.

Neighborhood Comment: Certificates of mailing notice verifying mailings to the abutting property owners and registered neighborhood groups were received. Neighborhood meetings were held on November 3, 2016, January 18 and September 18, 2017. Comments included questions regarding the proposed design and traffic impacts, landscape buffering to the adjacent Spinnaker Run condominium complex, and circulation to and within the site as well as connections to the Nine Mile Light Rail Station.

Approval with the following conditions of approval:

1. Resolution of outstanding technical issues prior to site plan recordation and issuance of building permits.
2. Resolution of utility locations along the Dartmouth Street frontage.

Please contact the Planning Director if you have additional questions.


George Adams, Planning & Development Services Director

November 22, 2017

cc: Mayor Stephen Hogan
Members of City Council
Jason Batchelor, Interim City Manager
Dan Money, Assistant City Attorney

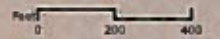


Exhibit A

Site

**The Point North Retail
Administrative Decision**

City of Aurora, Colorado



**Planning &
Development Services**

15151 E. Alameda Pkwy
Aurora CO 80012 USA
www.auroragov.org
303-739-7250
GIS@auroragov.org

Case Number 2016-6048-00
Development Application # 2061-02



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