

Summary of Planning and Zoning Commission Votes  
Regular Meeting of the Aurora Colorado Planning Commission  
January 8, 2020

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5a.	<b>SOLAR DECATHALON ON BLACKHAWK PROJECT – REZONE FROM R-R (RURAL RESIDENTIAL) TO R-2 (MEDIUM DENSITY RESIDENTIAL) (Ward II)</b> CASE MANAGER: Liz Fuselier                      APPLICANT: ECLT Blackhawk Commons LLC Development Application: DA-2203-00              Case Number: 2019-2006-00 General Location: Approximately 370 feet south of the intersection of Blackhawk Street and E Montview Boulevard	Recommend approval	<b>Recommended Approval</b> For Approval: 6 For Denial: 0 Abstentions: 0 Absent: 0 Vacancies: 1	City Council Meeting Date Feb 3, 2020
5b.	<b>CAR WASH AT MONEY TREE PLAZA – CONDITIONAL USE (Ward IV)</b> CASE MANAGER: Liz Fuselier                      APPLICANT: KBR Development LLC Development Application: DA-2198-00              Case Number: 2019-6042-01 General Location: Approximately 175 feet east from the intersection of S Troy Street and E Mississippi Avenue	Approve	<b>Approved</b> For Approval: 6 For Denial: 0 Abstentions: 0 Absent: 0 Vacancies: 1	Call-up deadline Feb 3, 2020
5c.	<b>CAR WASH AT MONEY TREE PLAZA – SITE PLAN (Ward IV)</b> CASE MANAGER: Liz Fuselier                      APPLICANT: KBR Development LLC Development Application: DA-2198-00              Case Number: 2019-6042-00 General Location: Approximately 175 feet east from the intersection of S Troy Street and E Mississippi Avenue Condition: 1. Resolution of outstanding technical issues prior to recordation of the site plan and issuance of any building permits.	Approve w/ one condition	<b>Approved w/ one condition</b> For Approval: 6 For Denial: 0 Abstentions: 0 Absent: 0 Vacancies: 1	Call-up deadline Feb 3, 2020
5d.	<b>BANK OF AMERICA AT ARAPAHOE CROSSING – CONDITIONAL USE (Ward V)</b> CASE MANAGER: Claire Dalby                      APPLICANT: JLL Development Application: DA-1024-22              Case Number: 2019-6050-01 General Location: Northeast Corner of S Parker Road and Arapahoe Road	Approve	<b>Approved</b> For Approval: 6 For Denial: 0 Abstentions: 0 Absent: 0 Vacancies: 1	Call-up deadline Feb 3, 2020

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5e.	<b>BANK OF AMERICA AT ARAPAHOE CROSSING – SITE PLAN (Ward V)</b> CASE MANAGER: Claire Dalby                      APPLICANT: JLL Development Application: DA-1024-22              Case Number: 2019-6050-00 General Location: Northeast Corner of S Parker Road and Arapahoe Road Condition: 1. Resolution of outstanding technical issues prior to recordation of the site plan and issuance of any building permits.	Approve w/ a condition	<b>Approved w/ a condition</b> For Approval: 6 For Denial: 0 Abstentions: 0 Absent: 0 Vacancies: 1	Call-up deadline Feb 3, 2020

**PLEASE NOTE:**\* Planning Commission approvals and denials are always listed in terms of the APPLICANT'S original request, regardless of whether the Commission's motion was phrased as a motion to approve or to deny. For example, Commission members voting FOR a motion to deny approval are listed as voting for "denial".

\*\* City Council hearing dates listed are preliminary—final dates may be subject to change.

Planning Department  
City of Aurora, Colorado

## **SUMMARY OF PLANNING AND ZONING COMMISSION ACTIONS**

**Project Name: SOLAR DECATHLON BLACKHAWK PROJECT**

Planning Commission Hearing Date: January 8, 2020  
City Council Meeting Date: February 3, 2020  
Ward: Ward II

Project Type: Rezone from R-R (Rural Residential) to R-2 (Medium Density Residential)  
DA Number: DA-2203-00  
Case Number(s): 2019-2006-00  
Location: QS:04G – Approximately 370 feet south of the intersection of Blackhawk and East Montview Boulevard  
Case Manager: Liz Fuselier

### **Description:**

The applicant, Elevation Community Land Trust, is requesting approval to rezone a property from Rural Residential (R-R) District to Residential Medium Density (R-2) District to allow for four (4) new homes on a 0.62-acre site. The site consists of two vacant parcels (.31 acres each) south of 1965 Blackhawk Street, between Montview Boulevard and Colfax Avenue adjacent to I-225 to the west. The rezoning request requires a recommendation from the Planning and Zoning Commission and City Council approval.

The site is bounded by single-family homes to the west and north, a multi-family residential development on the south and to the east by a mobile home park. The site has vehicular access from Blackhawk Street with pedestrian connections extending to Montview Boulevard and Evergreen Avenue.

The goal of this project is to utilize four “solar decathlon” homes and relocate them to this new site. These new homes will provide affordable residential opportunities in accordance with the vision set forth in Aurora Places and the R-2 zoning district. The proposal seeks to locate four pre-fabricated energy efficient solar homes within a courtyard cottage cluster creating permanently affordable for-sale homes situated around a common open space. The income-qualified buyers of these homes will own the physical structures and receive a 99-year lease on the land (plus automatic additional 99-year renewal options) with Elevation Land Trust retaining the actual ownership of the land.

The proposed rezone is consistent with the surrounding land use and residential zoning designations. In association with the city’s recent Unified Development Ordinance, the city simply converted the historical rural zoning designation associated with this property. The new classification is in accordance with Aurora Places designation as an “Established Neighborhood” and the proposal will further the city’s goal to provide “Housing for All”.

A total of seven (7) adjacent property owners, eight (8) registered neighborhood organizations and five (5) agency referrals were sent for this project. No comments were received from members of the public. A neighborhood meeting was not held.

### **Testimony Given at the Hearing:**

Liz Fuselier, Case Manager, gave a presentation of the item. There were no questions for staff.

Will Kralovec, JJK Places, 2828 Zuni Street, Denver CO 80201, representing the applicant, Elevation Community Land Trust, gave a presentation of the item.

Commissioner Bush asked if there is a method to replicate this type of demonstration project. Mr. Kralovec indicated that this is considered the demonstration project; a project that he hopes will be replicated across the City in the future.

Commissioner Deane asked about energy efficiency/sustainability of the units.

Christopher Carvell, 3461 Ringsby Court, Denver, CO 80216, the applicants architect, provided information about the numerous energy efficient features of the homes: solar, radiant heat, insulation values and smart systems incorporated within each home.

Commissioner Lyon asked if there would be one or separate water meters for each home. Mr. Carvell answered that each home would have a separate meter as well as a meter for irrigation.

Commissioner Lyon asked where the homes were located now. Will Kralovec indicated that three of the homes are being stored offsite with the fourth home being manufactured at a company down in Pueblo Colorado.

Commissioner Lyon asked about next steps for Elevation Land Trust. Will Kralovec indicated that the Land Trust has six other projects in the works and is actively looking at property in the City of Aurora for new projects.

Commissioner Jetchick asked if banks are helping with financing the mortgages. Will Kralovec responded that prospective owners go through financial education and that there are several banks that partner with Elevation Community Land Trust to assist homeowners in the purchasing of their homes.

Commissioner Deane applauded the applicant for this initiative and the infusion of affordable housing and sustainability features proposed in this project.

### **Planning Commission Results**

Agenda Item 5a – Rezone from R-R to R-2

A motion was made by Commissioner Bush and seconded by Commissioner Hettick.

Move to recommend approval to the City Council the Rezoning from R-R (Residential-Rural) to R-2 (Medium Density Residential) because the proposal complies with the requirements of Code Section 146-5.4.3.2c of the Unified Development Ordinance for the following reasons:

1. The request to rezone from R-R to R-2 is consistent with the spirit and intent of the 2018 Aurora Places Comprehensive Plan "Housing for All" principle by providing an affordable, new creative housing option that provides common open space and amenities.
2. The residential component is compatible with the surrounding residential development which includes single-family homes to the north and west, multi-family apartments to the south and a mix of mobile homes and single-family residences to the east.

### **Further Discussion:**

The Commissioners wished the applicant much luck with this project in the future.

**Action Taken:** Approved  
Votes for the Rezoning: 6  
Votes against the Rezoning: 0  
Absent: None  
Abstaining: None  
Vacancies: 1

Planning Department  
City of Aurora, Colorado

## SUMMARY OF PLANNING AND ZONING COMMISSION ACTIONS

**Project Name: CAR WASH AT MONEY TREE PLAZA**

Planning Commission Hearing Date: January 8, 2020  
Deadline for City Council Call Up: February 3, 2020  
Ward: Ward IV

Project Type: Conditional Use and Site Plan  
DA Number: DA-2198-00  
Case Number(s): 2019-6042-00; 2019-6042-01  
Location: QS:11E – Approximately 175 feet east from the intersection of S Troy Street and E Mississippi Avenue  
Case Manager: Liz Fuselier

**Description:**

The applicant, Masterworks, LLC, is requesting approval of a Site Plan and Conditional Use for a new Wash 'N Go car wash on an 0.83-acre site located near the Peoria Street and Mississippi Avenue intersection. The subject property is zoned MU-C, Mixed Use-Corridor. The property is bordered by Mississippi Avenue to the north, a Pep Boys Auto Service to the west, a Money Tree Check Cashing Store to the east and a multifamily development to the south. The site is currently vacant.

The proposed development will include a 3,189 square-foot car wash with stacking for approximately 15 vehicles and 20 vacuum stations. Vehicular access to the site will be provided with right-in/right-out access along Mississippi Avenue. A total of 28 standard parking spaces will be provided, two van accessible handicap spaces and two bicycle parking spaces. The building design incorporates multiple finishes, textures, projections/overhangs with glazed windows. No adjustments/waivers from code are being requested.

Significant building improvements and landscape buffering measures have been applied to minimize off site noise levels to 55 decibels. These include the strategic selection of car wash equipment elements, vacuum motor placement within the building structure, internal orientation of vacuum stations and landscape buffering to diffuse any operational noise. A Noise Study has been developed and conclusions indicate that the combination of ambient noise and the proposed project's abated operational noise levels would not exceed the residential or commercial noise limit standards and or ambient-based noise limits.

Four adjacent property owners and eighteen registered neighborhood organizations were notified. One comment was received during the review period. The comment is as follows: *"The VENA Board of Directors has reviewed this DA and believes it is a good fit for this location. The only comments we would like addressed is the lack of architectural elements on the east elevation and we would like to (sic) noise study done specifically for this site. We would like to have a Neighborhood Meeting scheduled for the time frame after the first review comments are made and before the second submission."* This comment was addressed directly with the neighborhood group by the applicant via email and a neighborhood meeting was held on October 3, 2019.

**Testimony Given at the Hearing:**

Liz Fuselier, Case Manager, gave a presentation of the items, including the staff recommendations.

Commissioner Jetchick remarked that community members had concerns regarding the east elevation and asked if the applicant was going to make changes to address their concerns.

Jody Newton, Masterworks LLC, 360 Happy Canyon Road Castle Rock, CO 80108, representing the applicant, stated that the elevation of the east facing wall will include natural stone wainscoting, ½ inch grommet medallions and stainless-steel trim to add additional visual interest to that wall. She also stated that because the building is located so closely adjacent to the neighboring business, little of that elevation will be seen. They have also enhanced the landscaping.

## **Planning Commission Results**

### Agenda Item 5b: Conditional Use

A motion was made by Commissioner Bush and seconded by Commissioner Lyon.

Move to approve the Conditional Use because the proposal complies with the requirements of Section 146-5.4.3A of the Unified Development Ordinance, for the following reasons:

The proposal:

1. Is compatible with adjacent land uses and provides services to surrounding neighborhoods;
2. Is consistent with the existing automotive service businesses in the area;
3. Mitigates any potential nuisance impacts through an Operations Plan for any noise and/or lighting impacts;
4. Is designed in accordance with the City of Aurora's existing roadway and utility infrastructure; and
5. The architecture is designed with the intent to cohesively integrate with the existing commercial corridor and provides buffers for the adjacent businesses and apartments.

### **Further Discussion:**

No further discussion occurred.

**Action Taken:** Approved

Votes for the Conditional Use: 6

Votes against the Conditional Use: 0

Absent: None

Abstaining: None

Vacancies: 1

### Agenda Item 5c: Site Plan

A motion was made by Commissioner Jetchick and seconded by Commissioner Hettick.

Move to approve, with a condition, the Site Plan because the proposal complies with the requirements of Section 146-5.4.3.2c of the Unified Development Ordinance, for the following reasons:

The proposal:

1. Complies with the requirements of the Unified Development Ordinance and implements the "Strong Economy" principal of the Aurora Places Comprehensive Plan through the development of an infill site along a primary city corridor;
2. Accommodates city infrastructure and public improvements for the proposed car wash;
3. Maintains access to transit;
4. Mitigates potential noise impacts through site design and buffering; and
5. Establishes quality building design and architecture and provides buffering through landscape design.

The approval is subject to the following condition:

1. Resolution of outstanding technical issues prior to recordation of the site plan and issuance of any building permits.

### **Further Discussion:**

No further discussion occurred.

**Action Taken:** Approved

Votes for the Site Plan: 6

Votes against the Site Plan: 0

Absent: None

Abstaining: None

Vacancies: 1

Planning Department  
City of Aurora, Colorado

## **SUMMARY OF PLANNING AND ZONING COMMISSION ACTIONS**

**Project Name: BANK OF AMERICA AT ARAPAHOE CROSSING**

Planning Commission Hearing Date: January 8, 2020  
Deadline for City Council Call Up: February 3, 2020  
Ward: Ward V

Project Type: Conditional Use and Site Plan  
DA Number: DA-1024-22  
Case Number(s): 2019-6050-00; 2019-6050-01  
Location: QS:24J – Northeast Corner of S Parker Road and E Arapahoe Road  
Case Manager: Claire Dalby

**Description:**

The applicant, JLL, is requesting approval of a Conditional Use and Site Plan for a new 4,484 square-foot financial facility, Bank of America. The subject site is located on 0.611 acres within the Arapahoe Crossings Shopping Center at the northeast corner of Parker Road and Arapahoe Road, just south-west of the shopping center location currently occupied by Kohl's. Access will be provided from an existing internal road within the shopping center; this internal road is accessible from either S. Parker Road or E. Arapahoe Road. The site is governed by the Arapahoe Crossings General Development Plan (GDP) which serves as a Master Plan and is zoned MU-C (Mixed-Use Corridor) within Subarea C.

The bank will have two (2) drive-through ATM lanes with one pass-through lane and associated parking stalls adjacent to the building for staff and customers. Essential site elements include parking, landscaping, street trees, a trash enclosure, and necessary curbs and access points to serve the development. Vehicular access will be provided from the existing shared access drive within the shopping center on the north-eastern side of the lot. The new building will be located within an existing parking lot and there is sufficient parking to serve the proposed use and the existing shopping center. New site and parking lot landscaping will be provided. The building has been designed with four-sided architecture with varying parapet heights, changes in materials and a canopy feature over the building's entrance. The building is to be constructed of durable materials such as stucco, composite wood siding, aluminum composite panels and glazing to create an attractive design which meets the requirements of the UDO.

Seven registered neighborhood organizations and nine adjacent property owners were notified of the site plan and conditional use applications. No comments were received, and a neighborhood meeting was not held.

**Testimony Given at the Hearing:**

Claire Dalby, Case Manager, gave a presentation on the items including the staff recommendations.

**Planning Commission Results**

Agenda Item 5d: Conditional Use

A motion was made by Commissioner Hettick and seconded by Commissioner Bush.

Move to approve the Conditional Use because the proposal complies with the requirements of Code Section 146-5.4.6.A.3 of Unified Development Ordinance for the following reasons:

1. The proposal complies with all applicable standards within the UDO, the approved master plan, and the Comprehensive Plan;
2. The size, scale, and height is consistent with the existing uses in the shopping center;
3. The application mitigates adverse impacts on the surrounding area through screening and four-sided architecture; and
4. There is sufficient capacity with existing city infrastructure to serve the project.

**Further Discussion:**

No further discussion occurred.

**Action Taken:** Approved

Votes for the Conditional Use: 6

Votes against the Conditional Use: 0

Absent: None

Abstaining: None

Vacancies: 1

Agenda Item 5e: Site Plan

A motion was made by Commissioner Deane and seconded by Commissioner Lyon.

Move to approve, with one condition, the Site Plan because the proposal complies with the requirements of Code Section 146-5.4.3.B.2c of Unified Development Ordinance for the following reasons:

1. The Site Plan complies with the UDO, the approved master plan, and the Comprehensive Plan;
2. The development will be adequately served by existing city infrastructure and public improvements;
3. The Site Plan is compatible with surrounding land uses within the shopping center and along the Parker Road corridor; and
4. The proposal mitigates adverse impacts on the surrounding area through screening and visually appealing architecture.

Approval to be subject to the following condition:

1. The resolution of outstanding technical issues prior to recordation of the site plan and issuance of any building permits.

**Further Discussion:**

No further discussion occurred.

**Action Taken:** Approved with a Condition

Votes for the Site Plan: 6

Votes against the Site Plan: 0

Absent: None

Abstaining: None

Vacancies: 1