

Summary of Planning and Zoning Commission Votes
 Regular Meeting of the Aurora Colorado Planning Commission
 January 22, 2020

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5a.	<p>CHAMBERS BUSINESS PARK – CONDITIONAL USE (Ward II) CASE MANAGER: Dan Osoba APPLICANT: Dayton Street LLC Development Application: DA-2165-00 Case Number: 2018-6067-01 General Location: Northeast Corner of E 33rd Place and N Chambers Road Conditions: 1. The Operations Plan shall be illustrated on the Site Plan cover sheet. 2. Vehicle repair or service work must be conducted with the overhead bay doors closed.</p>	Approve with two conditions	<p>Approved with two conditions For Approval: 6 For Denial: 0 Abstentions: 0 Absent: 0 Vacancies: 1</p>	Call-up deadline Feb 24, 2020
5b.	<p>CHAMBERS BUSINESS PARK – MAJOR SITE PLAN W/ MAJOR ADJUSTMENT (Ward II) CASE MANAGER: Dan Osoba APPLICANT: Dayton Street LLC Development Application: DA-2165-00 Case Number: 2018-6067-01 General Location: Northeast Corner of E 33rd Place and N Chambers Road Conditions: 1. Resolution of outstanding technical issues prior to recordation of the Site Plan and issuance of any building permits.</p>	Approve with a major adjustment and a condition	<p>Approved with a major adjustment and a condition For Approval: 6 For Denial: 0 Abstentions: 0 Absent: 0 Vacancies: 1</p>	Call-up deadline Feb 24, 2020
5c.	<p>EASTPARK 70 BUILDING 6 – SITE PLAN (Ward II) CASE MANAGER: Liz Fuselier APPLICANT: Consolidated Investment Group Development Application: DA-1735-08 Case Number: 2019-6037-00 General Location: Southwest Corner of E 22nd Avenue and Himalaya Road Condition: 1. Resolution of outstanding technical issues prior to recordation of the site plan and issuance of any building permits.</p>	Approve with one condition	<p>Approved with one condition For Approval: 6 For Denial: 0 Abstentions: 0 Absent: 0 Vacancies: 1</p>	Call-up deadline Feb 24, 2020

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5d.	MUBARAK VILLA – SITE PLAN W/ADJUSTMENTS (Ward IV) CASE MANAGER: Christopher Johnson APPLICANT: Mubarak Villa LLC Development Application: DA-2171-00 Case Number: 2019-4004-00 General Location: Northwest Corner of E Jewell Avenue and S Fulton Street alignment Condition: 1. Resolution of outstanding technical issues prior to recordation of the site plan and issuance of any building permits.	Approve with five adjustments and a condition	Approved with five adjustments and a condition For Approval: 6 For Denial: 0 Abstentions: 0 Absent: 0 Vacancies: 1	Call-up deadline Feb 24, 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: CHAMBERS BUSINESS PARK

Planning Commission Hearing Date: January 22, 2020
Deadline for City Council Call Up: February 24, 2020
Ward: Ward II

Project Type: Conditional Use and Major Site Plan with Major Adjustment
DA Number: DA-2165-00
Case Numbers: 2018-6067-01; 2018-6067-00
Location: QS:01J – Northeast Corner of E 33rd Place and N Chambers Road
Case Manager: Dan Osoba

Description:

The applicant, Dayton Street, LLC, is requesting approval of a Major Site Plan for a 60,000 square-foot multi-tenant commercial building with a Major Adjustment to exclude required trees within the landscape buffer along N. Chambers Road due to a utility conflict. The applicant is also requesting a Conditional Use for “auto repair” in an I-1 Business/Tech Zone District. This 3.52-acre property is located at the southeast corner of E. 35th Avenue and N. Chambers Road and is corner to corner with a residential zone district to the northeast with large rural residential lots including the Peterson Subdivision. The property is adjacent to vacant land to the north and outdoor storage and vacant land to the south along with light industrial/commercial multi-tenant buildings to the west. The adjacent zoning is MU- C (Mixed-Use Corridor) to the west and north; R-R (Rural Residential) to the northeast; and I-1 (Business/Tech District) to the east and south.

The proposal includes retail, restaurant, office, warehousing, light manufacturing and auto repair uses. Auto repair uses require a Conditional Use approval because the property is located within 300 feet of a residential zone district. General retail, office, and restaurant land uses are proposed to be located in the tenant spaces facing N. Chambers Road, with industrial land uses reserved for tenant spaces around the sides and rear of the building. These industrial tenant spaces are proposed to include overhead bay doors for auto repair and warehousing uses.

Additional right-of-way width is to be dedicated on E. 35th Avenue, Helena Street, and E. 33rd Avenue. Required street, curb, curbside landscaping and sidewalk improvements surrounding the property on all rights-of-way will be installed with the development of this site. A 10-foot detached sidewalk is proposed on N. Chambers Road and 5.5-foot detached sidewalks are proposed on all other streets. The site will be accessed from new access drives off E. 35th Avenue from the north and E. 33rd Place from the south.

Eight (8) adjacent property owners and two (2) neighborhood associations were notified of the application. No comments were received; and a neighborhood meeting was not held.

Testimony Given at the Hearing:

Dan Osoba, Case Manager, gave a presentation on the items including the staff recommendations.

Commissioner Jetchick asked staff about the ventilation plan for the building considering the auto repair bays will be closed during operation. Mr. Osoba responded that ventilation plans will be submitted as part of a subsequent building permit submission to the Building Division.

Commissioner Dean asked staff to verify that the slope of the site is from east to west and collecting in the detention pond along N. Chambers Road. Mr. Osoba confirmed the slope of the site run east to west.

Aaron Thompson, Aperio Property Consultants, 4032 Defoe Street, Strasburg, CO, representing the applicant, gave a presentation of the proposal including site context, justification for the major adjustment request, and building architecture.

There were no comments from members of the public.

Planning Commission Results

Agenda Item 5a: Conditional Use

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

Move to approve, with two conditions, the Conditional Use for auto repair in an I-1 Business/Tech District because the proposal complies with the requirements of Code Section 146-5.4.3, for the following reasons:

1. The proposal is consistent with the Aurora Places Plan "Industry Hub" Placetype and goal to support the growth of primary employment and job opportunities.
2. The proposed uses are compatible with the existing development and are buffered from adjacent uses.
3. The proposal provides public improvements on four (4) streets to aid in vehicle and pedestrian circulation. Sufficient capacity is available with adjacent existing City infrastructure.
4. The proposal does not change the predominant character of the area.

Approval to be subject to the following conditions:

1. The Operations Plan shall be illustrated and described on the Site Plan cover sheet.
2. Vehicle repair or service work must be conducted with the overhead bay doors closed.

Further discussion:

No further discussion occurred.

Action Taken: Approved with Conditions

Votes for the Conditional Use: 6

Votes against the Conditional Use: 0

Absent: None

Abstaining: None

Vacancies: 1

Agenda Item 5b – Major Site Plan with Major Adjustment

A motion was made by Commissioner Bengen and seconded by Commission Hettick.

Move to approve, with one condition, the Major Site Plan with Major Adjustment to Code Section 146-1422(C), regarding required street trees within the landscape buffer because the proposal complies with the requirements of Code Section 146-5.4.3.2c for Major Site Plans and Code Section 146-5.4.4.D3 for Major Adjustment, for the following reasons:

1. The proposal is compliant with the landscape requirements in Article 14 of Chapter 146 of the Zoning Code, including the adjustment request to remove the required street trees within landscape the buffer on N. Chambers Road.
2. The proposal does not have an adverse impact on City infrastructure, and provides street, curb, and sidewalk improvements on four (4) rights-of-way, thereby improving vehicular and pedestrian circulation adjacent to the site.
3. The proposal is compatible with the surrounding industrial and commercial land uses and is consistent with the existing development pattern in the area.
4. The proposal mitigates potential adverse impacts on the surrounding area.

Approval to be 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 with a Condition

Votes for the Major Site Plan with Major Adjustment: 6

Votes against the Major Site Plan with Major Adjustment: 0

Absent: None

Abstaining: None

Vacancies: 1

Planning Department
City of Aurora, Colorado

SUMMARY OF PLANNING AND ZONING COMMISSION ACTIONS

Project Name: EASTPARK 70 BUILDING 6

Planning Commission Hearing Date: January 22, 2020
Deadline for City Council Call Up: February 24, 2020
Ward: Ward II

Project Type: Site Plan
DA Number: DA-1735-08
Case Number(s): 2019-6037-00
Location: QS: 03P – Southwest Corner of E 22nd Avenue and Himalaya Road
Case Manager: Liz Fuselier

Description:

The applicant, EP First Tilt, LLC, is requesting approval of a Site Plan for an approximately 74,367 square-foot warehouse building with office space. The subject site is 5.21 acres and is zoned I-1 (Business/Tech Zone District). The property is located at the southeast corner of East 22nd Avenue and Himalaya Road, within the Eastpark 70 master planned industrial park. The property is bordered to the north, east and west by I-1 Industrial zoning, with R-3 (Medium-Density Multi-Family Residential) and R-1 (Low-Density Single Family-Detached) zoning to the south. Based on the uses proximity to residential (within 300 feet) the proposal requires a public hearing before the Planning and Zoning Commission.

Vehicular access to the site will be provided from two points on East 22nd Avenue with circulation provided around the perimeter of the building. Building entries will be provided on all elevations, with enhanced features on the northeast and southeast corners of the building. Truck loading bays will be internal to the site with walls to screen loading activity as required by code. To the west of this site is a warehouse property, which is buffered from this project by existing landscaping. To the south directly across Himalaya Street/access road is single-family detached residential, which is buffered from this project by existing landscaping. Additional landscaping will be provided throughout the site to aid in further screening of the site from adjacent properties. The building will be constructed of concrete tilt up panels of varying warm colors, glazing, aluminum, and metal accents to create a high-quality industrial building which is compliant with the Eastpark 70 design standards and existing industrial development.

The site is identified as an Industry Hub Placetype within the Aurora Places Plan. Industry Hubs play an important role in the city's employment base and economy, that creates and reinforces a street grid to accommodate safe and efficient circulation, and that is located near major highways to provide fast and convenient freight access. Eastpark 70 and the proposed project both align with and help to advance this vision.

Four (4) registered neighborhood organizations and three (3) adjacent property owners were notified of the site plan application. No comments were received from members of the public and a neighborhood meeting was not held.

Testimony Given at the Hearing:

Liz Fuselier, Case Manager, gave a presentation of the item, including staff recommendation.

Brian Tyne, Consolidated Investments Group, 18 Inverness Place, East, Englewood, CO, representing the applicant, gave a brief overview of the project and spoke about minimizing the effects of the development to the adjacent properties, the location of truck parking and the fire easements and the extensive landscape buffers. He stated that there are no tenants at this time but there is an expectation of one to two tenants occupying the warehouse in the future.

There were no questions from the Planning Commission or comments from members of the public.

Planning Commission Results

Agenda Item 5c: Site Plan

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

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

1. The proposal is consistent with the Aurora Places Plan "Industry Hub" Placetype designation.
2. The project provides city infrastructure to complete the master plan area.
3. Existing topography and natural features will be preserved.
4. The project is compatible with adjacent industrial development.
5. Any potential adverse external impacts especially with reference to adjacent residential development will be mitigated.

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 with a Condition

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: MUBARAK VILLA

Planning Commission Hearing Date: January 22, 2020
Deadline for City Council Call Up: February 24, 2020
Ward: Ward IV

Project Type: Major Site Plan with Five Adjustments
DA Number: DA-2171-00
Case Number(s): 2019-4004-00
Location: QS:12B – Northwest Corner of E Jewell Avenue and S Fulton Street alignment
Case Manager: Christopher Johnson

Description:

The applicant, Mubarak Villa LLC, is requesting approval of a Major Site Plan for a new duplex development with 20 units in 10 buildings, on 1.75-acres. The site is located north of Jewell Avenue, between Havana and Dayton Streets. The site is currently vacant and is zoned R-3 Medium Density Multifamily District. The applicant is requesting 5 adjustments concerning the location of a proposed monument sign, the composition of landscape buffers, and the height of retaining walls.

A Site Plan was previously approved on this site in 1996, for 25 3-story townhomes which were never built. The proposed project will include the construction of Fulton Street north from Jewell Avenue as well as new detached sidewalks, curb and gutter, and curbside landscaping along Jewell Avenue. Internal to the site, a new road will provide access to the proposed units. The new development is proposed to be a gated community and the internal road will be a private road with on street parking and attached sidewalks on both sides.

This is an infill site with numerous constraints. There is an existing Single-Family Detached home on a quarter acre lot at the corner of Jewell and Fulton which creates an "L" shaped property. There is an existing overhead power line running along the north side of E Jewell Avenue, with an associated 40-foot easement. This area is proposed to be utilized by stormwater detention ponds to serve the site. The northwest corner of the site is proposed to be a small landscaped open space with a lawn area and shade structure. Each of the duplex buildings is proposed to be two stories with an attached two car garage and a variety of building footprints and floorplans. In order to achieve the architectural variety required by code, the applicant proposes nine different building elevations and 4 different color schemes. The buildings will contain architectural detail on all four sides and include the required masonry, as well as stucco and siding materials.

A total of ten (10) neighborhood association referrals, twelve (12) adjacent property owners, and six (6) agency referrals were sent for this project. No comments were received from members of the public during the review period and a neighborhood meeting was not held.

Testimony Given at the Hearing:

Christopher Johnson, Case Manager, gave a presentation on the item including the staff recommendation. Commissioner Bengen asked Mr. Johnson if the unbuilt Fulton Street, to be constructed as part of this project, would continue all the way north from E Jewell Avenue to E Colorado Avenue. Mr. Johnson explained that Fulton Street would only be built along the frontage of this project, and the frontage of the neighboring property to the south, and that future developers of the parcels to the north would be responsible for continuing Fulton Street north. Commissioner Bush asked whether these homes would be for sale product, to which Mr. Johnson confirmed that they are.

Brian Johnson, Prism Design and Consulting Group, 3539 S Fairplay Way, Aurora, CO, representing the applicant, gave a joint presentation of the project.

Liban Buni, 17413 E 16th Drive, Aurora, CO and Abbas Salim, 9461 E Mexico, Aurora, CO representatives of the ownership group, also gave a presentation on the project, discussing the history and background of their decision to purchase and develop the parcel with homes for a community of families that have all invested in the project.

Commissioner Bush asked the applicant how many of the units were pre-sold, and Mr. Buni indicated that all 20 units were pre-sold. Commissioner Bush told the applicants that their project was a role model in looking for ways to provide affordable housing and a sense of community.

Keith Eipper and Alan Quintana, 10095 E Jewell Avenue, Aurora, CO, the owners of the single-family home adjacent to this project asked questions about the distance from these new homes to the property line along their north and west property boundary and whether a new fence would be built on their property and who would maintain it. Mr. Johnson told Mr. Eipper that, while the exact distances vary from home to home, each of the homes that back up to their western and northern property line had a minimum rear setback of 10 feet and that all of them were exceeding that minimum setback. Mr. Johnson also explained that the plan would be to keep just one fence between this new project and their home. The applicant added that they would share maintenance of the fence with their neighbors. Mr. Eipper also noted that there are currently two driveways off E Jewell Avenue which serve their property and that the plans presented show that being reduced to one driveway. Both Mr. Johnson and Brianna Medema, with the City of Aurora Traffic Engineering Department, explained that the construction of Fulton Street would require residential driveways to be setback from the new intersection at least 75 feet for safety reasons, and that is why they are only showing one driveway. Both staff members and the applicant explained to Mr. Eipper that the plans are still being reviewed for minor technical details and that there could be further discussion about providing an alternative second driveway access for his home.

Planning Commission Results

Agenda Item 5d: Major Site Plan with Five Adjustments

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

Move to approve the Major Site Plan with Five Adjustments to the following Code Sections: Section 146-4.2.2 Table 4.2-1, Section 146-4.10.15.D.1, Section 146-4.7.5.C, Section 146-4.7.5.E Table 4.7-2 and Section 146-4.7.9, which pertain to building and sign setbacks, landscaping requirements, and retaining wall height, for the following reasons:

1. The proposal is consistent with City Corridor Aurora Places Placetype, by utilizing Single-Family Attached units to promote an appropriate transition between Placetypes.
2. The project will improve City infrastructure and public improvements.
3. The proposal is compatible with the higher density residential uses in the surrounding area.
4. The project provides accessible vehicle and pedestrian connections.
5. The proposal mitigates any adverse impacts.

Approval to be 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 five adjustments and one condition

Votes for the Major Site Plan with Five Adjustments: 6

Votes against the Major Site Plan with Five Adjustments: 0

Absent: None

Abstaining: None

Vacancies: 1