

Summary of Planning Commission Votes
Regular Meeting of the Aurora Colorado Planning Commission
February 13, 2019

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5a.	<p>THE TOWNCENTER AT GATEWAY PARK – SIGN VARIANCE (Ward II) CASE MANAGER: Debbie Bickmire APPLICANT: Ad Light and Sign Development Application: DA-1174-72 Case Number: 2006-6014-02 General Location: West of Tower Road between Salida Street and I-70 (3511 N Salida Court)</p>	Approve	<p>Approved For Approval: 7 For Denial: 0 Abstentions: 0 Absent: 0</p>	Call-up deadline March 4, 2019
5b.	<p>SAMARITANS PURSE DATA CENTER AT GATEWAY PARK IV EAST – SITE PLAN (Ward II) CASE MANAGER: Stephen Rodriguez APPLICANT: Samaritans Purse Development Application: DA-1174-69 Case Number: 2018-6025-00 General Location: Northwest corner of Tower Road and E 40th Avenue (17891 E 40th Avenue) Condition: 1. Resolution of outstanding technical issues, including Gateway Park Design Review Committee final approval, prior to recordation of the site plan and issuance of any building permits.</p>	Approve with a condition	<p>Approved with a condition For Approval: 7 For Denial: 0 Abstentions: 0 Absent: 0</p>	Call-up deadline March 4, 2019
5c.	<p>PUBLIC STORAGE AT TOLLGATE CREEK – CONDITIONAL USE (Ward IV) CASE MANAGER: Dan Osoba APPLICANT: Public Storage Development Application: DA-2166-00 Case Number: 1984-6073-05 General Location: Southeast Corner of S Idalia Street and E Mississippi Avenue (1150 S Idalia Street) Condition: 1. The Operations Plan shall be illustrated and described on the Site Plan Cover Sheet.</p>	Approve with a condition	<p>Approved with a condition For Approval: 6 For Denial: 1 (Bengen) Abstentions: 0 Absent: 0</p>	Call-up deadline March 4, 2019
5d.	<p>PUBLIC STORAGE AT TOLLGATE CREEK – SITE PLAN AMENDMENT (Ward IV) CASE MANAGER: Dan Osoba APPLICANT: Public Storage Development Application: DA-2166-00 Case Number: 1984-6073-04 General Location: Southeast Corner of S Idalia Street and E Mississippi Avenue (1150 S Idalia Street) Conditions: 1. The maximum siding and CMU to be considered as an accent color is 10 percent. This accent color must be in an accent band at the top of the elevation. 2. The metal siding and CMU may not be painted orange. 3. The resolution of outstanding technical issues prior to recordation of the Site Plan Amendment and issuance of any building permits.</p>	Approve with three conditions	<p>Approved with three conditions For Approval: 7 For Denial: 0 Abstentions: 0 Absent: 0</p>	Call-up deadline March 4, 2019

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5e.	CLOCK TOWER HEIGHT WAIVER AT THE AURORA HIGHLANDS HEIGHT WAIVER (Ward II) CASE MANAGER: Debbie Bickmire APPLICANT: Aurora Highlands LLC Development Application: DA-2062-02 Case Number: 2019-4003-00 General Location: Approximately ½ mile east of E-470 and one mile north of 26 th Avenue	N/A	Estimated for 2/27/2019	N/A
5f.	EAST QUINCY HIGHLANDS – REZONE FROM R-1 TO E-470 R & D TO CORRECT AN ERROR (Ward VI) CASE MANAGER: Dan Osoba APPLICANT: City of Aurora Development Application: DA-1245-20 Case Number: 2002-2007-02 General Location: Approximately 400 feet east of the intersection of E Hampden Avenue and S Picadilly Road	N/A	Estimated for 2/27/2019	N/A

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 COMMISSION ACTIONS

Site Plan Name: THE TOWNCENTER AT GATEWAY PARK - SIGN WAIVER

Planning Commission Hearing Date: February 13, 2019

Deadline for City Council Call Up: March 4, 2019

Ward and Council Member: Ward II

Project Type: Sign Waiver

DA Number: DA-1174-72

Case Number: 2006-6014-02

Location: QS:01M – West of Tower Road between Salida Street and I-70

Case Manager: Debbie Bickmire

Description:

The applicant, Ad Light and Sign, is proposing a sign waiver to allow increased sign area for an individual tenant at The Towncenter at Gateway Park, located north of I-70, on the southwest corner of Salida Court and Walden Street. The applicant, representing Ross Stores, is requesting to increase the permitted sign area from 125 square feet per building frontage for a total of 375.9 square feet to allow one sign of 185.16 square feet facing Salida Court and one on I-70 to be 176.25 square feet. The remaining square footage would be for a blade sign. The increase of signage is being requested to facilitate the Ross Store occupying the now vacant Bed, Bath and Beyond space in the Towncenter. The subject property is zoned B-3 (Highway Service District).

The Towncenter at Gateway Park Vested Site Plan was approved by the Planning Commission in 2006. The site currently consists of in-line big box retail that includes a Best Buy and PetSmart. The site is located south of Salida Court to the rear of the Towncenter adjacent to I-70 to the south, with the rear of the store visible from I-70. The approved site plan addressed monument sign area, however, tenant wall signage was to be permitted based on code allowance. The sign area allowance was not adjusted with the approved site plan, nor was additional sign area addressed for the I-70 frontage.

Sign regulations vary dependent upon the street in which a use fronts. In this case, the new Ross Store fronts Salida Court, a local street. The applicant is requesting to apply the sign area allowance for the business similar to the allowances for an arterial street.

Based on the size and amount of signage allotted for adjacent big box properties and the large setback from the street, planning staff recommended approval of the request.

Referrals were sent to seven abutting property owners and 3 registered Homeowners Associations. No neighborhood comments were received, and a neighborhood meeting was not held.

Testimony Given at the Hearing:

Commissioner Bengen asked staff if the other tenants adjacent to this proposed business were granted sign waivers in the past. Mindy Parnes, Planning Manager, explained to the Commission that sign calculations for those existing big box tenants were not consistent with city code and appear to have been based on square-footage allowances for signage adjacent to arterial streets. Therefore, this waiver request is consistent with the signage allowances permitted for the other tenants in the development.

Planning Commission Results

Agenda Item 5a – Sign Waiver

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

Move to approve the Sign Waiver for a total of 375.9 square feet because the waiver request meets the criteria for sign waivers per Code Section 146-1606 (B), for the following reason:

1. The size, and number of the proposed signs are compatible with the development size and scale of the adjacent big box users.

Further Discussion by the Commission:

No further discussion occurred.

Action Taken: Approved
Votes for the Sign Waiver: 7
Votes against the Sign Waiver: 0
Absent: None
Abstaining: None

Planning Department
City of Aurora, Colorado

SUMMARY OF PLANNING COMMISSION ACTIONS

**Site Plan Name: SAMARITANS PURSE DATA CENTER AT GATEWAY PARK IV EAST
SITE PLAN**

Planning Commission Hearing Date: February 13, 2019
Deadline for City Council Call Up: March 4, 2019
Ward and Council Member: Ward II

Project Type: Site Plan
DA Number: DA-1174-69
Case Number: 2018-6025-00
Location: QS:99M – Northwest Corner of Tower Road and E 40th Avenue
Case Manager: Stephen Rodriguez

Description:

The applicant, Samaritans Purse, LLC, proposes to construct an approximately 11,000 square-foot single story data center on a 1.25-acre site located northeast of the the corner of 40th Avenue and Salida Street, and is zoned M-2, Medium Industrial. The proposed development is located north of the Summit Distribution Center site in Gateway Park East. Due to its location which is encircled by a drainage channel, access is limited and only available through two properties to the south, Roth Distributing and Summit Distribution. The project will include the data center with a supporting equipment yard consisting of screened condenser units and generators to be screened, as well as limited employee parking. The site abuts the Bolling Tributary Drainage Channel. No waivers of standards are requested with this application and Gateway Park Design Review Committee (GPDRM) provided conceptual approval. A subdivision re-plat for the project is in process and is being reviewed by Real Property under a separate development application.

Three abutting property owners and a registered HOA were sent referrals and staff received no comments in return.

Testimony Given at the Hearing:

Commissioner Deane asked to speak to representatives for Samaritans Purse. Questions were asked of the applicant's representatives regarding energy conservation measures and power consumption (in megawatts).

Adam Ambro, 1225 17th Street, Suite 150, Denver, CO, representing the applicant, responded that the project will use a little less than one megawatt of power. Commissioner Deane asked if the applicant would consider incorporating similar energy conservation measures such as solar power for lighting, but not for the main energy source.

Hugh Elder, Samaritans Purse, 10223 Alvarado Way, Charlotte NC, the applicant, responded that they would consider incorporating the aforementioned energy conservation measures into the project.

Planning Commission Results

Agenda Item 5b – Site Plan

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

Move to approve, with a condition, the Site Plan because the proposal complies with the requirements of Code Section 146-405(F), for the following reasons:

1. The site provides for efficiency of design.
2. The building architectures has been enhanced and will adhere to the standards of the Gateway Park Design Review Committee.
3. The Site Plan and Landscape Plan adequately buffer the proposed use and will screen parking from view.

Approval to be subject to the following condition:

1. Resolution of outstanding technical issues, including Gateway Park Design Review Committee final approval, prior to recordation of the site plan and issuance of any building permits.

Further Discussion by the Commission

Commissioner Hettick commended Samritans Purse as an organization that uses a minimum percentage of their resources on staff and focuses resources on clients who they serve.

Action Taken: Approved with a Condition

Votes for the Site Plan: 7

Votes against the Site Plan: 0

Absent: None

Abstaining: None

Planning Department
City of Aurora, Colorado

SUMMARY OF PLANNING COMMISSION ACTIONS

**Site Plan Name: PUBLIC STORAGE AT TOLLGATE CREEK
CONDITIONAL USE AND SITE PLAN AMENDMENT**

Planning Commission Hearing Date: February 13, 2019
Deadline for City Council Call Up: March 4, 2019
Ward and Council Member: Ward IV

Project Type: Conditional Use and Site Plan Amendment
DA Number: DA-2166-00
Case Numbers: 1984-6073-04; 1984-6073-05
Location: Southeast Corner of S Idalia Street and E Mississippi Avenue
Case Manager: Dan Osoba

Description:

The applicant, Public Storage, is requesting approval of a Conditional Use for an expansion of a self-storage facility in a B-3 Zone District and a Site Plan Amendment. Self-storage is a Conditional Use in the B-3 Zone District and any expansion of such use requires Planning and Zoning Commission approval. The subject property is located at the southeast corner of E. Mississippi Avenue and S. Idalia Street. The site is adjacent to a 7-Eleven to the north, Tollgate Creek to the east, multi-family to the south, and retail to the west.

The applicant proposes to expand the existing self-storage facility, which is on the south portion of this property, into an existing retail building. The existing retail building will be renovated to allow for additional storage units and the rental office. The scope of work does not include any changes to the existing self-storage units on the south of the site. Existing parking spaces are to be restriped as accessible parking spaces to accommodate the new entrances and accessible routes. The applicant has provided a new Lighting Plan and updated elevations drawings to reflect the changes to site lighting and the building façade. The landscaping on the existing Tollgate Creek Self-Storage site and the existing retail building will remain. At the northeast corner of the site, the applicant is proposing to remove existing parking and include a new detention pond to comply with Public Works Engineering standards.

The new building materials associated with the façade rebranding include split-face CMU, exterior insulation finishing system (EIFS), metal siding and storefront glazing. The proposed colors include earth-tone browns and the Public Storage branded orange. The exterior unit entry doors will be painted to match the façade color and the existing roof will remain. Only the north and west building elevations will be impacted by this renovation. The south and east elevations will remain the same.

Thirty-six (36) adjacent property owners and thirty-five (35) neighborhood associations were notified of the application. No comments were received as part of the development review process.

Testimony Given at the Hearing:

Dan Osoba, the Planning Case Manager, gave a presentation on the item, including staff recommended conditions to enhance the proposed elevations and reduce the amount of bright orange architectural features.

Commissioner Lyon asked staff if the existing businesses in the building on the north of the site will stay in Aurora once Public Storage starts the expansion. Mr. Osoba responded that he was unsure of whether or not they would stay in Aurora.

Commissioner Deane asked staff where the orange color may be located based on the recommended changes. Mr. Osoba responded that it would be located on the top of the elevation as an accent band near the roof.

Commissioner Bengen asked staff about the existing conditions and color scheme on the existing self-storage at the south of the site. Mr. Osoba responded that the existing self-storage was built in the 1980's and the façade does not utilize much orange. Additionally, the condition to limit the orange color to 10 percent only applies on the new building, and does not take into account the existing orange on the existing buildings.

Zell Cantrell, 6162 S Willow Drive, Greenwood Village, CO 80011, representing the applicant, gave a presentation on the proposed self-storage expansion. He stated that the applicant proposed additional orange on the elevations to gain more visibility for the site as there are existing mature trees in front of the building. Public Storage will also be upgrading the existing wood façade with more durable materials.

Commissioner Hettick asked about the visual impact from the recently approved Arizona and Idalia Townhomes just to the southwest of this property. He asked if the west facing building elevation could be revised to include less orange to reduce the visual impact on those townhomes. Mr. Cantrell responded that he believes that the townhomes would be further south down Idalia Street and that the new west elevation would not have much impact on the proposed townhomes. Commissioner Hettick indicated that the views shown include deciduous trees that only reduces visibility in the summertime; however, in the winter months the visibility would be much better. Mr. Cantrell responded that most of the trees are deciduous, but there are some evergreens as well.

Commissioner Bengen asked if Public Storage is the property owner of the existing self-storage and whether the units have a high occupancy. Mr. Cantrell responded that Public Storage owns the property and the storage units have a high occupancy. Commissioner Bengen stated that if the existing self-storage, which is located at the rear of the property, has a high occupancy, then visibility from the street may not be as important when compared to the street visibility of a fast food restaurant which would be more of an impulse destination. Commissioner Bengen asked the applicant to respond to the applicant's need for increased visibility. Mr. Cantrell responded that many new Public Storage buildings are three-stories and can attract their visibility from the prominence of the building height. In this case, the applicant is only renovating an existing one-story building and would like to supplement the one-story building with increased visibility through the use of the bright orange color.

Angela Frances, a business owner at 15610 E Mississippi Avenue, Aurora, CO 80017 (within the existing retail building to be readapted) spoke against the proposal. She stated that she has owned and operated her business for 22 years at this location and has many customers in the area. There are 10 stores within the existing retail building and 7 of them are currently occupied. She stated that Public Storage had forced 3 stores out of the units and had not renewed their leases. It would be a financial burden to move from her current location as well. She stated that communication has been lacking from Public Storage and their tenants. They were unaware of the plans for the expansion and renovation until recently when she saw the posted Public Hearing signs for the Planning Commission hearing. New leases have been made with addendums added which allows Public Storage to terminate the lease at any time. Additionally, the site is poorly maintained and she wondered who was responsible for the maintenance on site. There are fallen tree limbs and parking lot lights out on site that have not been repaired. Ice has not been properly taken care of and one of her customers fell and broke her hip and died. There is also a homeless issue near the site which has caused safety concerns for her and her customers. She stated that her customers have been mugged while walking to her business.

Mindy Parnes, Planning Manager, asked the presenter if she had a potential location to move her business. Ms. Frances responded that she did not, but would be willing to pay more rent in order to stay in her current location because her customers are all in that area.

Mr. Cantrell, the applicant's representative, responded that it is Public Storage's intent to focus on self-storage instead of retail.

Planning Commission Results

Agenda Item 5c: Conditional Use

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

Move to deny the Conditional Use for an expansion of an existing self-storage facility in the B-3 Zone District.

A motion was made by Commissioner Hettick and seconded by Commissioner Lyon to withdraw the motion based on the acceptance of the staff recommended conditions to reduce the percentage of the bright orange color.

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

Move to approve the Conditional Use for an expansion of an existing self-storage facility in the B-3 Zone District because the proposal complies with the requirements of Code Section 146-402(C), for the following reasons:

1. It is compatible with the existing and planned uses in the surrounding area.
2. It will not change the predominant character of the surrounding area.
3. The amount of traffic generated will decrease.

Approval to be subject to the following condition:

1. The Operations Plan shall be illustrated and described on the Site Plan Cover Sheet.

Further Discussion by the Commission:

Commissioner Deane expressed his concern with the landlord-tenant relationship at this location and expressed his disappointment with the landlord.

Commissioner Bengen also stated his disappointment with how the leasing operations were being handled. Business owners should have been given more notice of the expansion plans; new leases should not have been created with addendums to allow the termination of the lease by the landlord.

Action Taken: Approved with a Condition
Votes for the Conditional Use: 6
Votes against the Conditional Use: 1 – Commissioner Bengen
Absent: None
Abstaining: None

Agenda Item 5d: Site Plan Amendment

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

Move to approve the Site Plan Amendment subject to the following conditions that could enhance the appearance of the proposed façade to comply with Code Section 146-05(F)(8), for the following reasons:

1. It is consistent with the Aurora Places Plan City Corridor Placetype and associated typical land uses.
2. It utilizes and improves existing infrastructure.
3. Provides an internal efficiency of design.
4. It complies with all accessibility requirements.

Approval to be subject to the following conditions:

1. The maximum quantity of orange to be considered an accent color is 10 percent. This accent color must be in an accent band at the top of the elevation.
2. The metal siding and CMU may not be painted orange
3. The resolution of outstanding technical issues prior to recordation of the Site Plan Amendment and issuance of any building permits.

Further Discussion by the Commission:

No further discussion occurred.

Action Taken: Approved with Conditions
Votes for the Site Plan Amendment: 7
Votes against the Site Plan Amendment: 0
Absent: None
Abstaining: None

Post Meeting Follow-Up

Planning Staff and the Small Business Development Center are currently working with the existing retail business owners to assist in finding new locations for their businesses and customers.