

Summary of Planning Commission Votes
Regular Meeting of the Aurora Colorado Planning Commission
February 27, 2019

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5a.	CLOCK TOWER HEIGHT WAIVER AT THE AURORA HIGHLANDS HEIGHT WAIVER (Ward II) CASE MANAGER: Deborah 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 Conditions: 1. Signage shall not be permitted on the clock tower. 2. There shall be no cell antennae permitted on the exterior structure of the clock tower.	Recommend Approval w/conditions	Recommended Approval w/conditions For Approval: 5 For Denial: 0 Abstentions: 0 Absent: 2 (Deane and Lyon)	City Council Meeting Date March 18, 2019
5b.	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	Recommend Approval	Recommended Approval For Approval: 5 For Denial: 0 Abstentions: 0 Absent: 2 (Deane and Lyon)	City Council Meeting Date March 18, 2019
5c.	JBI WAREHOUSE – SITE PLAN (Ward II) CASE MANAGER: Christopher Johnson APPLICANT: Invent Development Partners Development Application: DA-2169-00 Case Number: 2018-6065-00 General Location: East of the Southeast Corner of 33 rd Avenue and Revere Street	N/A	Estimated for 3/13/2019	N/A
5d.	SLIM CHICKENS RESTAURANT – SITE PLAN (Ward II) CASE MANAGER: Debbie Bickmire APPLICANT: Entitlement & Engineering Solutions Development Application: DA-2100-03 Case Number: 2018-6062-00 General Location: Northeast Corner of Tower Road and 38 th Avenue	N/A	Estimated for 3/13/2019	N/A
5e.	RUSH NORTH – CONDITIONAL USE (Ward II) CASE MANAGER: Sarah Wieder APPLICANT: ConocoPhillips Company Development Application: DA-2154-00 Case Number: 2018-6056-01 General Location: Northeast Corner of E Jewell Avenue and Powhaton Road	N/A	Continued to 3/27/2018	N/A

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5f.	RUSH NORTH – OIL AND GAS WELL PERMIT (Ward II) CASE MANAGER: Sarah Wieder APPLICANT: ConocoPhillips Company Development Application: DA-2154-00 Case Number: 2018-6056-00 General Location: Northeast Corner of E Jewell Avenue and Powhatan Road	N/A	Continued to 3/27/2018	N/A
5g.	RUSH SOUTH PHASE TWO - CONDITIONAL USE (Ward II) CASE MANAGER: Sarah Wieder APPLICANT: ConocoPhillips Company Development Application: DA-2012-02 Case Number: 2017-6005-03 General Location: Powhatan Road alignment approximately 1/2 mile south of Jewell Avenue	N/A	Continued to 3/27/2018	N/A
5h.	RUSH SOUTH PHASE TWO – OIL AND GAS PERMIT AMENDMENT (Ward II) CASE MANAGER: Sarah Wieder APPLICANT: ConocoPhillips Company Development Application: DA-2012-02 Case Number: 2017-6005-02 General Location: Powhatan Road alignment approximately 1/2 mile south of Jewell Avenue	N/A	Continued to 3/27/2018	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 AURORA HIGHLANDS CLOCK TOWER – HEIGHT WAIVER

Planning Commission Hearing Date: February 27, 2019

City Council Meeting Date: March 18, 2019

Ward and Council Member: Ward II

Project Type: Height Waiver

DA Number: DA-2062-02

Case Number: 2019-4003-00

Location: QS:99V – Approximately ½ mile east of E-470 and one mile north of 26th Avenue

Case Manager: Deborah Bickmire

Description:

The applicant, Aurora Highlands, LLC, proposes a height waiver to allow construction of a 110-foot clock tower. The proposed clock tower site is located within The Aurora Highlands Framework Development Plan (FDP), a planned 3,146-acre mixed use community located east of E-470 Highway, west of Monaghan Road, between 48th Avenue and 26th Avenue. The proposed clock tower is intended to be a featured element located at the primary community entrance. This “iconic” structure will be constructed prior to any on-site development. The proposed height waiver is specific to the clock tower structure and is not to be considered to be signage.

The clock tower location is approximately 1,700 feet east of the northbound lanes of E-470 and will be situated within the future median of the new Aurora Highlands Parkway. The clock tower will be the signature element of the primary entry feature.

The Aurora Highlands FDP was approved by City Council in October 2018. The approved 3,146-acre FDP is primarily comprised of various types of residential development, including single-family detached, single family attached, and multi-family options of various densities. Regional commercial, neighborhood commercial, civic uses, medical and corporate campuses, parks and open space are also proposed.

Two (2) adjacent property owners and were notified of the proposed application. There are no registered homeowner associations within one-mile of the proposed development. One comment was received by a resident to express concern over the height of the proposed tower.

Testimony Given at the Hearing:

The applicant’s representative, Sean Malone, made a presentation to discuss the vision of the Framework Development Plan, the context of the clock tower and the purpose of the height waiver request.

Planning Commission Results

Agenda Item 5a – Height Waiver

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

Move to recommend approval, with conditions, to City Council of the Height Waiver to allow a 110-foot clock tower because it meets the criteria for height waivers as per Code Section 146-1102(B) for the following reasons:

1. The clock tower will have no significant external effects on adjacent lands;
2. The clock tower will be compatible with adjacent structures, as it is one component of a larger primary entry feature; and
3. The base of the clock tower has an open design and, therefore, will not cast heavy shadows.

Approval to be subject to the following conditions:

1. Signage shall not be permitted on the clock tower; and
2. There shall be no cell antennae permitted on the exterior structure of the cell tower.

Further Discussion by the Commission:

Commissioner Bengen asked staff if a height waiver would be required if the tower were 100 feet tall. Staff responded a height waiver was required for any height over 60 feet. He then asked why the applicant did not reduce the height to 100 feet. The applicant responded that it was simply a design proportion decision to allow for visibility from E-470.

Action Taken: Recommended Approval to City Council

Votes for the Height Waiver: 5

Votes against the Height Waiver: 0

Absent: 2 (Lyon and Deane)

Abstaining: None

Planning Department
City of Aurora, Colorado

SUMMARY OF PLANNING COMMISSION ACTIONS

Site Plan Name: EAST QUINCY HIGHLANDS - REZONE

Planning Commission Hearing Date: February 27, 2019

City Council Meeting Date: March 18, 2019

Ward and Council Member: Ward VI

Project Type: Rezone from R-1 to E-470 Research and Development to Correct an Error

DA Number: DA-1245-20

Case Number: 2002-2007-02

Location: QS: 17S – Approximately 400 feet east of the intersection of E Hampden Avenue and S Picadilly Road

Case Manager: Dan Osoba

Description:

To correct an isolated spot zone and on behalf of the property owner, The Resource Consulting Group Incorporated, the City of Aurora is requesting approval to rezone 7.56 acres from R-1 Low Density Residential District to E-470 Research and Development District. The parcel (referred to as Parcel C) is located approximately 400 feet east of the intersection of East Hampden Avenue and South Picadilly Road. It is currently vacant and surrounded by vacant land to the north, east and west. The East Quincy Highlands neighborhood is located to the south, although it is not directly adjacent. The site is adjacent to Planned Development – Open District to the north (The Plains Conservatory), E-470 Research and Development to the west and east, and R-1 Low Density Residential to the south.

Parcel C is located within the East Quincy Highlands II Preliminary Development Plan (PDP). This parcel was dedicated open space in the original PDP. In 2002, the PDP was amended to reflect the rezoning of properties along East Hampden Avenue due to the realignment of the Buckley Airport Accident Potential Overlay Zone. Those properties were originally zoned as R-1 Low Density Residential and E-470 Medium Density Residential Districts, yet residential homes are no longer permitted due to the realigned Accident Potential Overlay Zone. The subject parcel was rezoned to R-1 Low Density Residential. In 2010, the City and the property owner entered into an Agreement to Exchange Real Property specific to Parcel C because it was not developable for residential. Parcel C was created based on a “swap” with properties south of the Accident Potential Zone for Parks, Recreation and Open Space land dedication.

The property is surrounded by E-470 Research and Development Districts and if rezoned, the site will be consolidated and consistent with the adjacent E-470 Research and Development (E-470 R&D) District. A Framework Development Plan and Contextual Site Plans will be required to create a single master planned development for this and its adjoining properties prior to development.

One (1) adjacent property owner and three (3) neighborhood associations were notified of the application. No neighborhood comments were received during development review and a neighborhood meeting was not held.

Testimony Given at the Hearing:

None

Planning Commission Results

Agenda Item 5b – Rezone from Low Density Residential (R-1) to E-470 Research and Development (E-470 R&D)

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

Move to recommend approval to City Council for the rezoning from Low Density Residential (R-1) to E-470 Research and Development (E-470 R&D), because the proposal complies with the requirements of Code Section 146-401(C), for the following reasons:

1. It is consistent with the Aurora Places Plan goals to develop city corridors as places for retail, services, and entertainment uses and to continue to support the Buckley Air Force Base.
2. The E-470 R&D District uses are compatible with the adjacent existing land uses and zone districts; and
3. The rezone corrects an error and eliminates a “spot zone”.

Further Discussion by the Commission

No further discussion occurred.

Planning Commission Results

Action Taken: Recommend Approval to City Council

Votes for the Rezone: 5

Votes against the Rezone: 0

Absent: 2 (Lyon & Deane)

Abstaining: None