

Summary of Planning Commission Votes
Regular Meeting of the Aurora Colorado Planning Commission
May 8, 2019

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5a.	TEXT AMENDMENT – SECTION 146-412 CAPITAL IMPACT FEES FOR RESIDENTIAL DEVELOPMENT PLANNING AND ZONING RECOMMENDATION TO CITY COUNCIL STAFF MEMBER: Greg Hays, Finance/Budget & Financial Planning	N/A	Recommended approval For Approval: 7 For Denial: 0 Abstentions: 0 Absent: 0	City Council Meeting Date May 20, 2019
5b.	ROCKINGHORSE CSP NO 11 – CSP AMENDMENT WITH WAIVER OF REAR YARD SETBACKS (Ward VI) CASE MANAGER: Heather Lamboy APPLICANT: Nash Inspiration LLC Development Application: DA-1370-35 Case Number: 2017-4018-01 General Location: Southwest Corner of Inspiration Lane and Ingacio Place Condition: 1. Resolution of outstanding technical issues prior to final approval of the Contextual Site Plan Amendment.	Approve w/ a waiver and a condition	Approved with a waiver and a condition For Approval: 7 For Denial: 0 Abstentions: 0 Absent: 0	Call-up deadline June 3, 2019
5c.	ALCAZAR ACCESSORY DWELLING UNIT – CONDITIONAL USE (Ward I) CASE MANAGER: Dan Osoba APPLICANT: Damian Alcazar Development Application: DA-2173-00 Case Number: 2019-4007-00 General Location: Northwest Corner of 12 th Avenue and Ironton Street (10699 E 12 th Avenue) Conditions: 1. Subsequent building permit submittals must be consistent with the proposed plan and elevations. 2. The existing mobile food truck presently stored on this property must be relocated prior to the issuance of building permits.	Approve with two conditions	Approved with two conditions For Approval: 6 For Denial: 1 (Harding) Abstentions: 0 Absent: 0	Call-up deadline June 3, 2019
5d.	ELEMENT BY WESTIN – SITE PLAN WITH WAIVER OF A BUILDING SETBACK (Ward III) CASE MANAGER: Brandon Cammarata APPLICANT: LN Hospitality Denver LLC Development Application: DA-1944-03 Case Number: 2018-6057-00 General Location: Southwest Corner of Blackhawk Street and E 4 th Avenue Condition: 1. Resolution of outstanding technical issues prior to recordation of the site plan and issuance of any building permits.	Approve w/ a waiver and a condition	Approved with a waiver and a condition For Approval: 7 For Denial: 0 Abstentions: 0 Absent: 0	Call-up deadline June 3, 2019

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5e.	RESIDENCE INN AURORA – SITE PLAN (Ward IV) CASE MANAGER: Christopher Johnson APPLICANT: H & H Management Co Development Application: DA-2147-00 Case Number: 2018-6041-00 General Location: Northeast Corner of S Abilene Street and Yale Avenue Conditions: 1 Resolution of outstanding technical issues prior to recordation of the site plan and issuance of any building permits.	Approve w/ a condition	Approved with a condition For Approval: 7 For Denial: 0 Abstentions: 0 Absent: 0	Call-up deadline June 3, 2019

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: ROCKINGHORSE CSP NO 11 AMENDMENT
CONTEXTUAL SITE PLAN AMENDMENT WITH WAIVER**

Planning Commission Hearing Date: May 8, 2019
Deadline for City Council Call Up: June 3, 2019
Ward and Council Member: Ward VI

Project Type: Contextual Site Plan Amendment with Waiver
DA Number: DA-1370-35
Case Number: 2017-4018-01
Location: QS:30S – Southwest Corner of Inspiration Lane and Ignacio Place
Case Manager: Heather Lamboy

Description:

The applicant, Newland Communities, requests a Contextual Site Plan (CSP) waiver to reduce the rear setback on lots for large lots from 25 feet to 20 feet (7 lots) and for standard lots from 20 feet to 15 feet (117 lots) for Rockinghorse CSP No. 11. The thirty-three (33) acre project was granted administrative approval on December 14, 2017 and includes one-hundred twenty-four (124) age-restricted single-family detached large (60-foot frontage) and standard (55-foot frontage) residential lots and a one-acre Neighborhood Activity Center (NAC) The residential development is located northwest of the intersection of East Inspiration Lane and East Rockinghorse Parkway with access from East Rockinghorse Parkway as well as East Ignacio Place. The site is zoned E-470 Low Density Residential Subarea and includes a portion of Planning Area 2 and a portion of Planning Area 1B within the Rockinghorse Framework Development Plan (FDP).

The Rockinghorse FDP provides for a mix of age-restricted and non-age restricted housing. When approval was sought for the original Contextual Site Plan, the applicant did not identify a need for the reduced setback beyond 4 large lots. However, it has since been determined based on market demand that the reduced setback would be better. The rationale for the reduced setback is to provide for less yard maintenance for those in the age-restricted homes. Previous waivers for this CSP included waivers for the setbacks for 4 large lots only, and a buffer waiver along Inspiration Lane, to allow for a meandering walk. Also, with this previous approval the school dedication for this age-restricted community was finalized with Douglas County. These previous waivers were granted administratively because they were within the 10 percent authority of the Planning Director.

There is a park located on the western boundary of the residential development, is at the confluence of several pedestrian connections identified in the master plan. Consistent with the approved connectivity plan for Rockinghorse FDP, the proposed one-acre NAC includes trail connections to the north, south, and east, as well as access to the street network of the community. Other features proposed include a gathering space with seating, a pergola-style shade shelter, bike parking, a water feature, and a multi-use play field all which will add to the opportunity for outdoor active and passive recreation.

Two (2) registered neighborhood associations and eight (8) abutting property owners were notified of the application. No comments were received during the review and a neighborhood meeting was not held.

Testimony Given at the Hearing:

Heather Lamboy, Case Manager, gave a presentation of the item, including staff recommendation and conditions.

Ryan McBreen, Norris Design, 1101 Bannock Street, Denver, CO, representing the applicant, gave a short presentation on the overall character of Rockinghorse and the reasons for the rear yard waiver request for their age-restricted homes. He cited the fact that seniors prefer lower maintenance of yards as well as more ranch-style homes that have a larger building footprint.

No members of the public commented.

The Planning Commission had no questions or concerns and voted unanimously to approve the project.

Planning Commission Results

Agenda Item 5b – Contextual Site Plan Amendment with Waiver

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

Approve, with one condition, the Contextual Site Plan with a Waiver to Section 146-913, Table 9.7, Lot Setback Standards for large and standard lots, because the proposal complies with the requirements of Code Section 146-409(D), for the following reasons:

1. The proposal is consistent with the Aurora Places Plan in that it complies with the “Housing for All” principle by providing housing opportunities to Aurora’ senior population.
2. The Contextual Site Plan is consistent with the provisions of the E-470 Corridor Standards regarding design as the development of single-family residential housing that provides for high quality design and materials as prescribed by the Framework Development Plan.
3. The Contextual Site Plan complies with the requirements for residential development as established in the Rockinghorse Framework Development Plan by meeting the density, open space, and Neighborhood Activity Center programming requirements.

Approval to be subject to the following condition:

1. Resolution of outstanding technical issues prior to final approval of the Contextual Site Plan Amendment.

Further Discussion by the Commission

No further discussion occurred.

Action Taken: Approved

Votes for the Contextual Site Plan: 7

Votes against the Contextual Site Plan: 0

Absent: None

Abstaining: None

Planning Department
City of Aurora, Colorado

SUMMARY OF PLANNING COMMISSION ACTIONS

Site Plan Name: ALCAZAR ACCESSORY DWELLING UNIT - CONDITIONAL USE FOR AN ACCESSORY DWELLING UNIT IN AN ORIGINAL AURORA LOW DENSITY RESIDENTIAL ZONE DISTRICT

Planning Commission Hearing Date: May 8, 2019
Deadline for City Council Call Up: June 3, 2019
Ward and Council Member: Ward I

Project Type: Conditional Use
DA Number: DA-2173-00
Case Number(s): 2019-4007-00
Location: QS:05C – Northwest Corner of 12th Avenue and Ironton Street
(10699 E 12th Avenue)
Case Manager: Dan Osoba

Description:

The applicant, Damian Alcazar, is requesting approval of a Conditional Use for an Accessory Dwelling Unit (ADU) in an Original Aurora Low Density Residential (OA-R1) Zone District. The subject property is located at the northwest corner of Ironton Street and E. 12th Avenue at 10699 E. 12th Avenue. Conditional Use approval is required for all Accessory Dwelling Units in the recently adopted Original Aurora zone districts. The property is surrounded by OA-R1 zoning consisting of single-family detached housing on all sides.

If this Conditional Use application is approved, the subsequent building permit submittal will be reviewed for compliance with all zoning and building code regulations, as well as any relevant City Code requirements. The building permits must also be substantially with the plans associated with this Conditional Use application.

In accordance with the newly adopted code standards for ADUs, the plan illustrates a proposed 2-story building with a 650 square-foot ADU above a proposed two-car garage to be accessed from the alley. The property does not have an existing attached or detached garage on site, so the new garage will provide vehicular parking for the primary residence. A proposed concrete driveway just to the north of the proposed ADU will provide an additional parking space for the ADU to be accessed from the alley. The existing property is large enough to accommodate the required 350 square feet of usable outdoor open space with the addition of the new ADU. The existing shed located in the rear of the property will be removed prior to construction of this ADU.

The proposed building elevations illustrate compliance with the ADU standards regarding building materials and design. The building materials and design must be complementary or superior to the primary dwelling. Building materials for the ADU include a shingle roof, lap siding, wood trim and vinyl windows. The primary home is constructed of an asphalt shingle roof, lap siding and wood trim. Lastly, two pedestrian entrances will be provided: one to the proposed garage from the interior of the backyard and one to a separate entrance for the 2nd story ADU. The entrance to the ADU is accessed from the corner side of the property which will add to the urban streetscape.

Eight (8) adjacent property owners and five (5) neighborhood associations were notified of the application. Questions were received during development review from an adjacent property regarding what the proposed Conditional Use included and how traffic would be impacted. After the 1st Review Comment period had ended, comments were received from the Northwest Aurora Neighborhood Organization in opposition to the Conditional Use.

Testimony Given at the Hearing:

Case Manager, Dan Osoba, gave a presentation of the item, including the staff recommendation and conditions.

Commissioner Staley asked staff what the new floor area ratio would be with the new ADU.

Staff answered that the new floor area ratio is unknown, but will be generally consistent with the lots in this neighborhood and adequate open space is provided. Staff will calculate the floor area ratio and provide that to the Commissioner.

Commissioner Hettick asked staff if the sheds in the backyard are to remain or to be removed.

Staff responded that the existing sheds will be removed.

Dan Money asked staff how water and sewer were being brought to the new unit.

Staff responded that the water and sewer lines must be extended from the existing house to ensure that the new unit cannot be subdivided into a new parcel.

Chair Bengen asked staff if the windows shown on the elevations met the privacy standards from code. In particular, the windows that faced west.

Staff responded that the west windows face an existing alley and there is adequate space between the properties to retain privacy on the adjacent lot.

Planning Manager Parnes added that the windows facing north are closer to a neighboring property and would have a greater impact on privacy. The windows on that elevation are much smaller and provide more privacy.

Chair Bengen asked the applicant if the conditions of approval were acceptable.

Damian Alcazar, the applicant and owner of 10699 E 12th Avenue, answered that the conditions were acceptable.

Chair Bengen also asked the applicant what type of rent structure was being planned for the ADU.

Mr. Alcazar responded that the final rent rate has not been decided yet; however, he would like to keep it affordable to serve long term Aurora residents. At this point, Mr. Alcazar stated that the rent for the two-bedroom ADU could be around \$1,500.

Planning Commission Results

Agenda Item 5c – Conditional Use

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

Approve, with two conditions, the Conditional Use for the accessory dwelling unit in an Original Aurora Low Density Residential (OA-R1) Zone District because the proposal complies with the requirements of Code Section 146-402(C). The accessory dwelling unit as proposed:

1. Has minimal impact on existing city infrastructure.
2. Controls external negative impacts by incorporating compatible building design and high-quality materials.
3. Mitigates parking concerns by including additional vehicular parking spaces.
4. Provides an affordable housing option.

Approval to be subject to the following conditions:

1. Subsequent building permit submittals must be consistent with the proposed plan and elevations.
2. The existing mobile food truck presently stored on this property must be relocated prior to the issuance of building permits.

Further Discussion by the Commission

No further discussion occurred.

Action Taken: Approved with Conditions

Votes for the Conditional Use : 6

Votes against the Conditional Use: 1 (Harding)

Absent: None

Abstaining: None

Planning Department
City of Aurora, Colorado

SUMMARY OF PLANNING COMMISSION ACTIONS

Site Plan Name: ELEMENT BY WESTIN - SITE PLAN WITH WAIVER

Planning Commission Hearing Date: May 8, 2019
Deadline for City Council Call Up: June 3, 2019
Ward and Council Member: Ward III

Project Type: Site Plan with Waiver
DA Number: DA-1944-03
Case Number: 2018-6057-00
Location: QS:07G – Southwest Corner of Blackhawk Street and E 4th Avenue
(301 N Blackhawk Street)
Case Manager: Brandon Cammarata

Description:

“Ln Hospitality Denver LLC” requests approval of a site plan for a four-story 114 room hotel on 2.07 acres in the Abilene Station development. The site is in the southwest corner of the 4th Avenue and Blackhawk Street intersection. The zoning of the site is regulated by the Abilene Station General Development Plan (GDP) which predates the City’s Transit Orient Development (TOD) zoning, but is similar. Guidance for site development is also provided by the Abilene Station Area Plan, adopted by City Council in 2009.

Abilene Station is a developing Light Rail Station along Blackhawk Street between 2nd Avenue and 4th Avenue and is adjacent to the Highline Canal Trail. This site is the second of five developable parcels at the station. The first site is under construction as a 141 room Marriot hotel. Common gathering space and amenities in the Abilene Station Development will be triggered by subsequent development and includes park space along the Highline Canal which borders the development and development of a large plaza space adjacent to the light rail station platform.

The site includes vehicular access from both Blackhawk Street from the east and 3rd Avenue from the south. The primary hotel drop-off area and on-site parking will be located internal to the site facing the light rail line. There are pedestrian building entrances on both Blackhawk and 3rd Avenue. Along 3rd Avenue is a linear outdoor patio space adjacent to the streetscape. There is an at-grade pedestrian crossing of the tracks to the west already in place which this proposal has integrated into their internal pedestrian network.

A challenge with the site is the grade differential between the existing 3rd Avenue and the finished floor of the hotel. This grade difference necessitates numerous retaining walls within the linear patio space below the street level. Another constraint on the site are the numerous easements along the rail corridor which preclude tree plantings in the buffer between the parking lot and the light rail tracks.

One waiver is requested to allow a building setback in excess of 10 feet along 3rd Avenue. This waiver is supported because the increased setback accommodates the patio space and the building façade is enhanced with a high degree of fenestration. Access to the patio space helps to activate the street which meets to the purpose and intent of the GDP requirement.

The building design underwent extensive review by both planning staff and the Abilene Station Design Review Board (DRB). The DRB has conditionally approved the current building design, and the building design meets or exceeds minimum requirements in the GDP. The emphasis of the review was to activate the street frontages by including enhanced pedestrian entrances to the street, storefront-style windows, and quality building materials. The proposal includes brick, storefront windows and patio spaces along both street frontages, which is consistent with the purpose and intent of the GDP and Abilene Station Area Plan.

Three abutting property owners and 11 neighborhood organizations received referrals. No comments were received, and no neighborhood meeting was held.

Testimony Given at the Hearing:

Brandon Cammarata, Planning Case Manager, gave a presentation of the item including staff recommendation and a condition.

Alyssa Zachman, ICON Architects, 3187 Bluestem Drive, Suite 2, West Fargo, ND, representing the applicant gave a presentation discussing the building design.

Planning Commission Results

Agenda Item 5d – Site Plan with Waiver

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

Move to approve, with a condition, the site plan with a waiver for Abilene Station FDP Section 7.0 to allow a building setback in excess of 10 feet along 3rd Avenue, because the proposal complies with the requirements of Code Section 146-405(F), for the following reasons:

1. The proposal is consistent with Aurora Places as part of a designated “Urban District”.
2. There will be little impact on existing city infrastructure
3. Urban Design requirements have been met.
4. The building design and site layout support walkable active street frontages.

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 by the Commission:

Chairman Bengen asked about the Element by Westin Brand and what class of hotel it was.

Alyssa Zachman representing the applicant identified the brand is “Eco-Friendly” and in the mid-range classification.

Action Taken: Approved with 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: RESIDENCE INN AURORA - SITE PLAN

Planning Commission Hearing Date: May 8, 2019
Deadline for City Council Call Up: June 3, 2019
Ward and Council Member: Ward IV

Project Type: Site Plan
DA Number: DA-2147-00
Case Number: 2018-6041-00
Location: QS:14G – Northeast Corner of Abilene Street and Yale Avenue
(2600 S Abilene Street)
Case Manager: Christopher Johnson

Description:

The applicant, H and H Management Company, is requesting approval of a site plan for a 4-story, 102 room hotel on a 1.99 acre site. The site is located at 2600 S Abilene Street, in close proximity to the Iliff Light Rail Station, and is identified within the Iliff Station Area Plan. The site is zoned (B-3) Highway Service District and is currently vacant. The proposed hotel is a permitted use in this zone district and no waivers are being requested.

Prior to this development application, the applicant proposed a Hampton Inn and Suites Hotel on this same site in 2007. The previous project requested several waivers from the zoning code for reductions in required parking counts, reduced landscape buffers, and for a proposed canopy encroachment over the building entrance. The project received Planning Commission approval in 2007, however the applicant did not pursue the project construction and the Site Plan subsequently expired in 2010. The subject parcel has remained vacant.

The site is bounded to the west by Abilene Street, to the north by a United States Post Office, and to the south and east by St. Andrews Village Retirement Home. The rectangular site has street frontage only on its western property boundary with 2 points of vehicular access proposed on S Abilene Street. A future pedestrian connection to Anaheim Street is also shown on the eastern property boundary. A new 16-foot wide attached urban sidewalk with tree gates is proposed to be installed along S Abilene Street, consistent with the urban streetscape identified in the Iliff Station Area. A building perimeter pedestrian network will allow pedestrian circulation throughout the site and to adjacent properties. The hotel will be 4 stories with a maximum height of 62 feet, have 102 guestrooms and approximately 1500 square feet of meeting spaces. Amenities proposed to be included for guests include an indoor pool and fitness center, a buffet style dining area, a lounge with a fireplace, and 2 outdoor courtyard amenities.

A total of twenty-eight (28) neighborhood association referrals, three (3) adjacent property owners, and ten (10) agency referrals were sent for this project. No comments were received from members of the public.

Testimony Given at the Hearing:

Christopher Johnson, Planning Case Manager, gave a presentation of the item including staff recommendation and a condition.

Bill Wood, William Wood Architecture, 3820 Irving Street, Denver, CO, representing the applicant gave a presentation about the operations of the hotel, and the proposed building design, materials, and colors. The presentation included renderings of the hotel from different viewpoints. Commissioner Deane asked the applicant which perspective showed the main hotel entrance and the applicant identified the location.

Colleen Saltsgiven, 2649 S Dillon Street, Aurora, CO, a citizen, spoke of her opposition to a hotel in this area, expressing that there are currently too many hotels in the vicinity as is. Ms. Saltsgiven also expressed a concern about the presence of prairie dogs on the proposed project site.

Julie Baird, 13769-B, E Marina, Aurora, CO, a citizen, gave testimony explaining that she often walks past the site on the way to the Post Office often finds trash on the property. She expressed a concern that the property needs to be maintained better. She also inquired about the design of the building, specifically if a large atrium over the lobby area was proposed.

Hamant Patel, 6778 Bronzite Way, Castle Rock, CO, the applicant, responded to the public comments; specifically addressing prairie dogs, trash, and the building design. The applicant stated that he was open to explore relocating the prairie dogs, dependent on costs. He also asked that the city adopt a uniform policy for addressing prairie dogs which would apply to all developers. Commissioner Lyon asked the applicant is maintaining the property. The applicant then described that they were maintaining the property and they are attempting to control trash and weeds and indicated they would maintain the property more often.

Planning Commission Results

Agenda Item 5e – Site Plan

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

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

1. It is consistent with the 2018 Aurora Places goals.
2. Will have minimal impact on existing city infrastructure and public improvements.
3. Provides internal efficiency of design.
4. Provides accessibility, connectivity of traffic, and circulation.
5. Establishes high quality building design and landscape architecture.

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 by the Commission:

No further discussion occurred.

Action Taken: Approved with a Condition

Votes for the Site Plan: 7

Votes against the Site Plan: 0

Absent: None

Abstaining: None