

Summary of Planning Commission Votes
Regular Meeting of the Aurora Colorado Planning Commission
May 22, 2019

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5a.	<p>GREEN VALLEY RANCH EAST CSP NO 3 – CSP W/WAIVER (Ward II) CASE MANAGER: Deborah Bickmire APPLICANT: Oakwood Homes Development Application: DA-1662-05 Case Number: 2018-4020-00 General Location: East of Picadilly Road between 48th Avenue and 38th Avenue Condition: 1. Resolution of outstanding technical issues prior to recordation of the Contextual Site Plan and issuance of any building permits.</p>	Approve w/ four waivers and a condition	<p>Approved with four waivers and a condition For Approval: 4 For Denial: 1 (Lyon) Abstentions: 0 Absent: 1 (Deane) Vacancies: 1</p>	Call-up deadline June 24, 2019
5b.	<p>EAST CREEK COMMERCIAL PHASE 2 – CONDITIONAL USE FOR A CAR WASH IN A B-1 ZONE DISTRICT (Ward III) CASE MANAGER: Brandon Cammarata APPLICANT: Cadence Development LLC Development Application: DA-2087-02 Case Number: 2018-6015-04 General Location: Northwest Corner of Alameda Avenue and Airport Boulevard</p>	Approve	<p>Approved For Approval: 5 For Denial: 0 Abstentions: 0 Absent: 1 (Deane) Vacancies: 1</p>	Call-up deadline June 24, 2019
5c.	<p>EAST CREEK COMMERCIAL PHASE 2 – SITE PLAN W/WAIVERS (Ward III) CASE MANAGER: Brandon Cammarata APPLICANT: Cadence Development LLC Development Application: DA-2087-02 Case Number: 2018-6015-04 General Location: Northwest Corner of Alameda Avenue and Airport Boulevard Condition: 1. Resolution of outstanding technical issues prior to recordation of the Site Plan and issuance of any building permits.</p>	Approve w/ three waivers and a condition	<p>Approved with three waivers and a condition For Approval: 5 For Denial: 0 Abstentions: 0 Absent: 1 (Deane) Vacancies: 1</p>	Call-up deadline June 24, 2019

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5d.	ILIFF AND OSWEGO MEDICAL BUILDING – REZONE FROM R-1 TO B-1 (Ward IV) CASE MANAGER: Brandon Cammarata APPLICANT: Mauricio Ramirez Development Application: DA-2176-00 Case Number: 2019-2002-00 General Location: Northeast Corner of Iliff Avenue and Oswego Street	Recommend Approval	Recommended Approval For Approval: 5 For Denial: 0 Abstentions: 0 Absent: 1 (Deane) Vacancies: 1	City Council Meeting June 24, 2019
5e.	ILIFF AND OSWEGO MEDICAL BUILDING – SITE PLAN W/WAIVER (Ward IV) CASE MANAGER: Brandon Cammarata APPLICANT: Mauricio Ramirez Development Application: DA-2176-00 Case Number: 2019-6011-00 General Location: Northeast Corner of Iliff Avenue and Oswego Street Conditions: 1. Resolution of outstanding technical issues prior to recordation of the Site Plan and issuance of any building permits. 2. The Site Plan approval shall be contingent on obtaining approval of the rezoning of the property from R-1 (Low Density Residential) to B-1 (Retail Business District).	Approve w/ a waiver and two conditions	Approved with a waiver and two conditions For Approval: 5 For Denial: 0 Abstentions: 0 Absent: 1 (Deane) Vacancies: 1	Call-up deadline June 24, 2019
5f.	2225 S IOLA STREET AT WATERFORD PLACE – GENERAL DEVELOPMENT PLAN AMENDMENT (Ward IV) CASE MANAGER: Dan Osoba APPLICANT: 2225 Iola Properties Inc. Development Application: DA-1196-06 Case Number: 1990-2012-03 General Location: Southwest Corner of Iola Street and Warren Avenue	Recommend Approval	Recommended approval For Approval: 5 For Denial: 0 Abstentions: 0 Absent: 1 (Deane) Vacancies: 1	City Council Meeting 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

SITE PLAN SUMMARY OF PLANNING COMMISSION ACTIONS

Site Plan Name: GREEN VALLEY RANCH EAST CSP NO 3 - CSP W/ WAIVERS AND PLAT

Planning Commission Hearing Date: May 22, 2019
Deadline for City Council Call Up: June 24, 2019
Ward and Council Member: Ward II

Project Type: Contextual Site Plan with Waivers
DA Number: DA-1662-05
Case Number(s): 2018-4020-00
Location: QS:98S AND 99S – East of Picadilly Road between 48th Avenue
and 38th Avenue
Case Manager: Deborah Bickmire

Description:

The applicant, Oakwood Homes, is requesting approval of a Contextual Site Plan (CSP) with four waivers. This is the third CSP proposed in Green Valley Ranch East and is located south of the 44th Avenue alignment, east of Picadilly Road. The existing master planned community known as Green Valley Ranch is located in the City and County of Denver immediately to the west across Picadilly Road. The site is zoned E-470 Medium Density Residential.

The proposed CSP includes a total of 376 lots on public streets with primary access from Picadilly Road via 42nd Avenue and 40th Drive. A variety of single family detached housing types and lot sizes are proposed, including “Carriage Houses” (motor courts) in groupings of four and six pods. The first phase of development within the Green Valley Ranch East (GVRE) development was approved as an “Active Adult” neighborhood located between E. 48th Avenue and 52nd Avenue. The second CSP included single family detached residential development south of E. 48th Avenue that was not age restricted.

This proposed CSP within Green Valley Ranch East FDP is located south of 48th Avenue, extending to the 40th Avenue alignment. The permitted residential density is 6.3 dwelling units per acre. The proposed residential mix includes 47 “Standard Lots” with a minimum frontage of 60 feet and lot size greater than 6,000 square feet; 143 “Standard Lots” with a minimum frontage of 50 feet and lot size of 4,500 square feet; 25 “Small Lots” with a frontage of less than 50 feet and lot size that is less than 4,500 square feet; and, 161 “Carriage House” lots with a minimum frontage of 50 feet and a minimum lot area of 2,500 square feet. Per code, the “Carriage House” product is defined as a Motor Court and the homes are configured around a shared drive. The applicant proposes to provide “pods” of 4-6 detached homes on each Motor Court. These lot sizes and Motor Court configurations are similar in size and layout to those previously approved.

A total of four (4) waivers have been requested. One waiver requests a parking reduction for “Carriage Houses”, another to exceed the 35% maximum for small lots, and two waivers proposed minimum lot and setback standards for standard, small and Carriage House (motor court) lots. The proposed waiver requests are consistent with the standards in the Draft Unified Development Ordinance (UDO).

Contextual Site Plans are typically approved administratively by the Planning Director. Because the waivers exceed the 10 percent authority of the Planning Director, the application requires the review and approval of the Planning Commission.

Twenty-seven (27) abutting property owners and two registered homeowner associations, Bungalows at Green Valley Ranch and Majestic Commercenter, within one mile of the location received a referral. No comments were received from these two registered neighborhood organizations. Green Valley Ranch Denver is directly adjacent to the proposal and no comments were received.

An amendment to the Green Valley Ranch East FDP was administratively approved in March 2018. The master planned community consists of approximately 588 acres of vacant land located west of E-470 between 52nd Avenue and 38th Avenue.

The FDP amendment introduced a new variety of housing types and lot sizes for single family detached and attached residential, as well as Bungalows and Carriage Houses situated on Motor Courts allowing for a total of 2,600 lots. The nine neighborhoods proposed within the development will include a mix of housing types which provide housing options by age, design and price point. The community is designed around a meandering system of parks and open space along its riparian corridor that will connect individual neighborhoods with two clubhouse facilities, two neighborhood parks and a designated school site.

The first CSP, for an Active Adult Community consisting of 107 lots, was approved by the Planning Commission in April of 2018. The second CSP for 245 lots was approved in July of 2018.

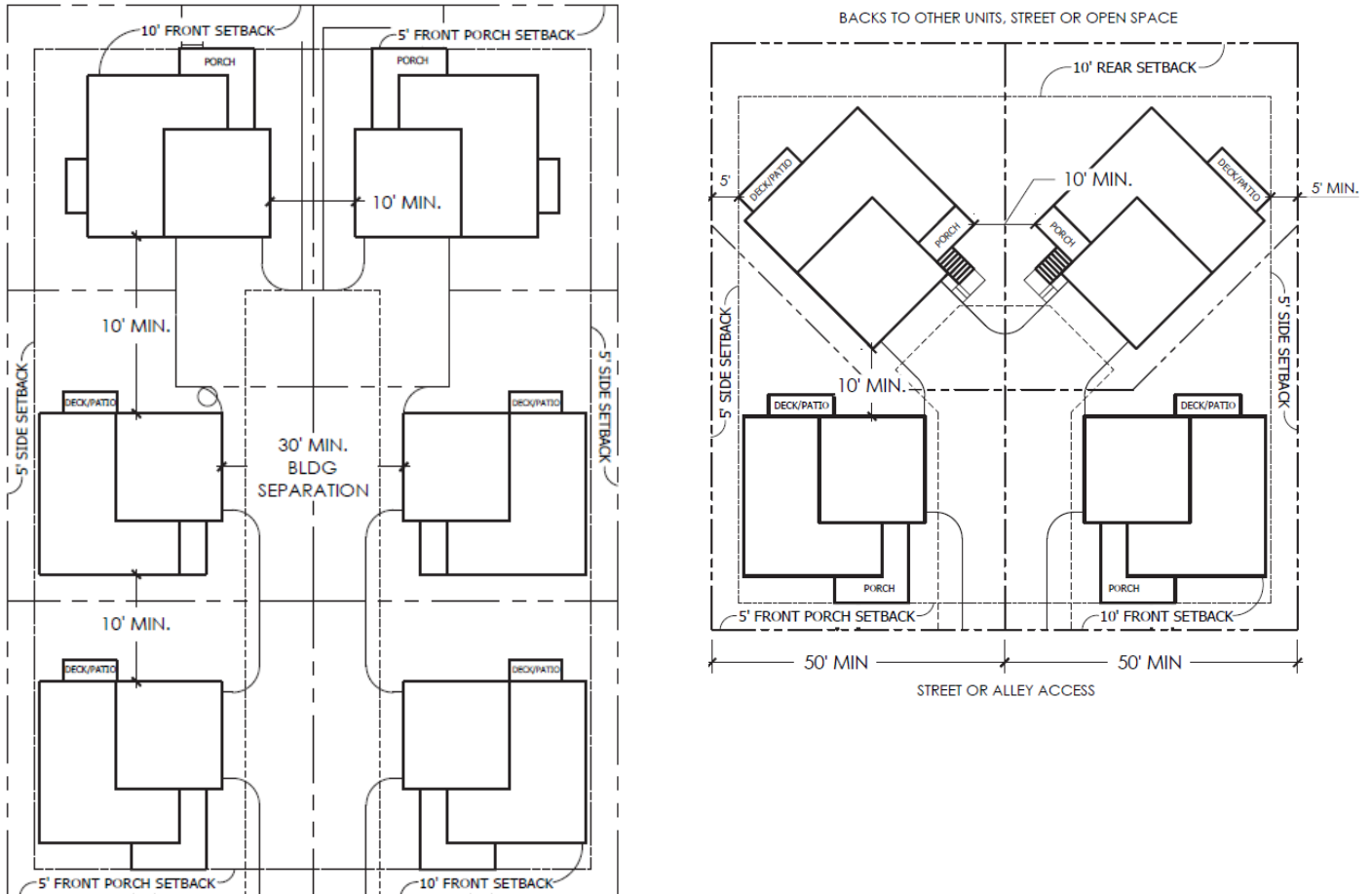
The proposed CSP was revised during review to ensure the proposed standards outlined in the waiver requests were consistent with Draft UDO for lot size, setbacks and product mix. For these reasons, staff supports the applicant's waiver requests. As the project develops further, each subsequent CSP will be evaluated for compliance with the established city code for small lot development and continue to ensure the small lots are roughly evenly distributed between each neighborhood, as defined by the approved FDP.

Typical Design Standards

Number of Lots	Lot Type	Minimum Lot Area	Minimum Street Frontage	Minimum Setbacks			
				Front	Porch	Side	Rear
47	Standard (60')	6,000	60'	15' House 20' Garage	10'	5' Interior 10' Corner	10'
143	Standard (50')	4,500	50'	15' House 20' Garage	10'	5' Interior 10' Corner	10'
25	Small	<4,500	<50'	15' House 20' Garage	10'	5' Interior 10' Corner	10'
161	Carriage House	2,500	50'	10'	5'	5' Interior 10' Corner	10'

Typical Carriage House Pod Setbacks

(6-Pack) (4-Pack)



Testimony Given at the Hearing:

Deborah Bickmire, Planning Case Manager, gave a presentation on the item including staff recommendation and condition of approval.

Commissioner Lyon asked what percentage of small lots is permitted by current code, and if the proposed standard lots were consistent with the current code design standards. Ms. Bickmire answered the current code permits 35% small lots and a standard lot requires a minimum frontage of 60 feet. The proposed CSP identifies a standard lot has a minimum frontage of 50 feet.

Commissioner Bengen asked if the parking waiver applied to the motor courts only, which Ms. Bickmire confirmed.

Commissioner Staley asked for the total landscape area and was told it is 8.99 acres.

Layla Rosales, Terracina Design, 10200 E. Girard Avenue, Denver, CO, representing the applicant, gave a presentation to describe the proposed development.

Commissioner Hettick asked Ms. Rosales to verify 23 of the 161 carriage houses will be located on “6-pack” motor courts. Ms. Rosales confirmed the unit count and explained the motor courts will look like an alley and the houses at each end of the motor court would front on the public street. Commissioner Hettick inquired about the lowest price point in the proposed development. Ms. Rosales responded the carriage houses were the lowest priced product and they would start in the low \$300,000s.

Planning Commission Results

Agenda Item 5a – Contextual Site Plan with Waivers

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

Move to approve, with a condition, the Contextual Site Plan with Waivers to allow an increase of small lots to 50%; to reduce the parking requirement for Motor Courts; and, to allow the new dimensional standards for standard, small and Motor Court products, because the proposal complies with the requirements of Code Section 146-409(D) for the following reasons:

The proposal is consistent with the Aurora Places “Emerging Neighborhood” Placetype and provides a “mix of housing types at various densities”.

The Contextual Site Plan is consistent with the intent of the E-470 Medium Density Residential Subarea to develop master-planned, medium density, high-quality residential land uses.

The Contextual Site Plan complies with the requirements for residential development as established in the Green Valley Ranch East Framework Development Plan by meeting the density, open space, and programming requirements.

Approval to be subject to the following condition:

1. Resolution of outstanding technical issues prior to recordation of the Contextual Site Plan and issuance of any building permits.

Further Discussion by the Commission

Commissioner Lyon stated the project looks good, but per the current code, only 12.5% of the lots are considered “standard,” which is not even close to the standard. He went on to state Council may not approve the UDO as proposed, therefore, he would not be able to support the proposed project.

Action Taken: Approved with a Condition

Votes for the Contextual Site Plan: 4

Votes against the Contextual Site Plan: 1 (Lyon)

Absent: 1 (Deane)

Abstaining: None

Vacancies: 1

Planning Department
City of Aurora, Colorado

SITE PLAN SUMMARY OF PLANNING COMMISSION ACTIONS

Site Plan Name: EAST CREEK COMMERCIAL PHASE 2 - CONDITIONAL USE AND SITE PLAN WITH WAIVERS

Planning Commission Hearing Date: May 22, 2019
Deadline for City Council Call Up: June 24, 2019
Ward and Council Member: Ward III

Project Type: Conditional Use and Site Plan with Waiver
DA Number: DA-2087-02
Case Number(s): 2018-6015-04; 2018-6015-03
Location: QS: 09K – Northwest Corner of Alameda Avenue and Airport Boulevard
Case Manager: Brandon Cammarata

Description:

The applicant, Cadence Development LLC, is requesting approval of a site plan with three waivers for an automatic car wash and a multi-tenant retail building. A conditional use is being requested for the carwash. The proposed carwash will be a single story, 4,289 square-foot building facing Airport Boulevard. The carwash tunnel will be entered from the west and exit on the east. Vacuum stalls will be located on the northern portion of the site. The multi-tenant retail will be single story 4,383 square-foot building located south of the carwash with storefronts on the east, west, and south.

The proposed site is located at the northwest corner of East Alameda Parkway and Airport Boulevard as part of the recently approved East Creek Development (Planning Commission approval December 2017) and immediately north of the recently constructed "7-11" convenience store and fueling station. The vacant site is approximately 1.5 acres and is surrounded by streets on all four sides. To the west are planned single-family homes as part of the residential component of East Creek. Two homes face the carwash, and the side of a house faces the retail building. None of the homes are built. This proposal includes primary access from Virginia Avenue on the south and Alaska Avenue on the north.



Figure 1 East Creek Master Plan

This site is in the Retail Business (B-1) zone district which requires a Conditional Use review for the carwash. Based on site design orienting the carwash toward Airport Blvd. and landscape buffering, the carwash impacts will be mitigated from the surrounding land uses. The hours of operation are proposed to be limited to 7 am to 7 pm and the vacuum stalls will not be operational when the carwash is closed. A single vacuum motor will be located inside the building which will reduce sound compared to external motors. The site is separated from residential uses by a street and a 20-foot wide landscape buffer which includes decorative wall segments. The scale of the carwash site has been reduced to minimize impacts and allow room for the multi-tenant retail building which can serve surrounding residential neighborhoods.

This site is also reviewed for compliance with the Airport Boulevard Overlay District (Article 8, Division 5). The waivers relate to this overlay district and include: (1) reduction of the 10-foot side yard setback along internal property lines; (2) Allow a single vehicle service door to face Airport Boulevard (exit to the carwash); and (3) Reduce the 50-foot building setback from Airport Boulevard to 41-feet to accommodate the structures associated with the vacuum stalls. These waiver requests are a result of the compact nature of this commercial site.

Four (4) adjacent property owners and eight (8) registered neighborhood organization were notified of the site plan application. No community comments were received. No neighborhood meeting was held.

Aurora Places which is the City's Comprehensive Plan is designed to serve as a foundation for decision-making related to growth and development in Aurora. This plan describes future development and land use in terms of "placetypes." Placetypes characterize specific areas based on defining character, scale, form, and function. This site area is within the placetype of "Commercial Hub" in Aurora Places. The Placetype of areas around major intersections and existing commercial areas are described as "Commercial Hubs." Commercial Hubs are especially critical to the future economic and fiscal health of Aurora. This placetype primarily includes land uses that provide goods and services to nearby neighborhoods but can also serve other placetypes in the area. The use and site design of this site are consistent with defining features described in the "Commercial Hub."

This site is also reviewed for compliance with the Airport Boulevard Overlay District (Article 8, Division 5). The requested waivers relate specifically to this overlay district and include: (1) Reduction of the 10-foot side yard setback along internal property lines; (2) Allows a single vehicle service door to face Airport Boulevard (exit to the car wash); and (3) Reduces the 50-foot building setback from Airport Boulevard to 41-feet to accommodate the structures associated with the vacuum stalls. These waiver requests are a result of the compact nature of this commercial development.

Although some requirements of the Airport Boulevard Overlay are being modified, the required signature corner feature of the overlay district has been retained and was incorporated with the adjacent 7-11 with plaza space provided at the corner of Alameda Parkway and Airport Boulevard.

The reduction of the 10-foot setback between internal property lines allows the carwash building and retail building to be just 5 feet apart. Life Safety reviewed these buildings and they meet code requirements. Similarly, the 50-foot front setback is being reduced to 41-feet to accommodate the compact size of the site. The third waiver is to allow the exit bay door of the carwash to face Airport Boulevard. The Overlay prohibits "Loading dock and service bay doors" from facing Airport Boulevard. Staff worked with the applicant on multiple site layouts. Alternative site layouts with the bay door not facing the street created other site design challenges which would have limited the retail component of the project. Also, the bay door waiver is limited to a single bay door. The door has been designed to architecturally integrate with the building to reduce visual impact.

Staff supports all these waivers in the context of the proposed site layout.

Testimony Given at the Hearing:

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

Rob Berry, Cadence Development, 6400 S Fiddlers Green Circle, Greenwood Village, CO, representing the applicant, made a brief presentation providing an overview of the project.

Shane Wells, Triple J Investments, 25679 E Fair Drive, representing the carwash portion of the project, addressed the conditional use criteria.

Michael Bird, Meritage Homes, 8400 E Crescent Parkway, Suite 200, Greenwood Village, CO, representing Meritage Homes, the master developer, expressed support for the proposal.

Planning Commission Results

Agenda Item 5b: Conditional Use for a Carwash in a B-1 Zone District

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

Move to approve the Conditional Use request because the proposal complies with the requirements of Code Section 146-402(C), for the following reasons:

1. The East Creek Master Site Plan requires a commercial use at this location
2. The uses provide for effect use of existing infrastructure by the development of this infill site
3. Access and site circulation are designed to integrate commercial and residential uses
4. The overall site includes retail which has the potential to serve adjacent residential.
5. The proposal is separated from residential uses by a street and a variety of landscape buffers and wall treatments to mitigate external impacts.

Further Discussion by the Commission

No further discussion occurred.

Action Taken: Approved

Votes for the Conditional Use: 5

Votes against the Conditional Use: 0

Absent: 1 (Deane)

Abstaining: None

Vacancies: 1

Agenda Item 5c: Site Plan with Waivers

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

Move to approve, with a condition, the Site Plan with three waivers of Code Section 146-830, Table 8.2 for a reduction of the 10-foot building setback to internal property lines; to allow one service bay door to face Airport Boulevard; and reduce the building setback from 50 feet to 41 feet from Airport Boulevard right-of-way, for the following reasons:

1. The use and site design are consistent with the placetype of "Commercial Hub" identified in Aurora Places.
2. The proposed infill development is an efficient use of existing city infrastructure
3. The design provides internal efficiency of design by offering an additional cross access point to the neighborhood from Airport Blvd.
4. A high quality of urban design and building architecture is provided.

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 with Waivers: 5

Votes against the Site Plan with Waivers: 0

Absent: 1 (Deane)

Abstaining: None

Vacancies: 1

Planning Department
City of Aurora, Colorado

SITE PLAN SUMMARY OF PLANNING COMMISSION ACTIONS

Site Plan Name: ILIFF AND OSWEGO MEDICAL BUILDING – REZONE FROM R-1 (LOW DENSITY RESIDENTIAL TO B-1 (RETAIL BUSINESS) AND SITE PLAN WITH WAIVER

Planning Commission Hearing Date: May 22, 2019
Deadline for City Council Call Up: June 24, 2019
Ward and Council Member: Ward IV

Project Type: Rezone and Site Plan with Waiver
DA Number: DA-2176-00
Case Number(s): 2019-2002-00; 2019-6011-00
Location: QS:14D – Northeast Corner of E Iliff Avenue and Oswego Street
Case Manager: Brandon Cammarata

Description:

The applicant, Mauricio Ramirez, is requesting approval of a rezone from R-1 (Low-Density Residential) to B-1 (Retail Business) and a Site Plan for a two-story 9,700 square foot medical office building. The site is currently vacant and located at the northeast corner of East Iliff Avenue and South Oswego Street, which is a block west of Peoria Street.

This site is part of a block that includes the Iliff Square commercial and retail center and a small apartment building. The remainder of the block, except for 1 small multifamily building, is already zoned B-1. A rezone to B-1 would be a logical extension of the existing zoning within the block. The Aurora Places Comprehensive Plan includes this site as part of a “Commercial Hub” which supports the rezoning to B-1 Retail Commercial.

The site plan proposes the medical office building on the east side of the site and a parking lot and vehicular access on the west side from Oswego Street. The building is oriented to Iliff Avenue. The primary constraint with the site is a 70-foot wide Public Service Easement cutting diagonal through the site from southwest to northeast. The easement contains existing high-pressure natural gas transmission lines. As such, buildings cannot be constructed in the easement. The proposed site is arranged with the parking lot over the easement. The easement does not allow tree plantings, so trees have had to be moved and some parking lot islands include only shrubs. With the alternate design, the proposal meets minimum landscape requirements.

A minor parking waiver is proposed for a reduction of 3 parking spaces from the requirement of 44 spaces. The proposal includes the two required accessible spaces and six bicycle spaces. The reduction results in a parking ratio of 1 space per 236 square feet compared to the required one per 225 square feet, which is a reduction of less than 5%.

Thirty (30) abutting property owners and thirty-two (32) registered neighborhood organizations were notified of the site plan application. Planning Staff received two community comments, one comment in support of the project and the other with questions. Staff's understanding is the applicant reached out to discuss the project with the representative of a nearby neighborhood association with questions. No further comment has been received, and a neighborhood meeting was not held.

Aurora Places which is the City's Comprehensive Plan which identifies this site as a “Commercial Hub,” is designed to serve as a foundation for decision-making related to growth and development in Aurora. This plan describes future development and land use in terms of “placetypes.” Placetypes characterize specific areas based on defining character, scale, form, and function. The Placetype described around major intersections and existing

commercial areas are designated as “Commercial Hubs.” Commercial Hubs are especially critical to the future economic and fiscal health of Aurora. This placetype primarily includes land uses that provide goods and services to nearby neighborhoods but can also serve other placetypes in the area. The use and site design of this site are consistent with defining features described in the “Commercial Hub.”

Testimony Given at the Hearing:

Brandon Cammarata, Case Manager, gave a presentation of the item, including staff recommendations and conditions.

Brian Bucher, Bucher Design Studio, 12325 Oracle Boulevard, Suite 111, Colorado Springs, CO, representing the applicant, addressed Chairman Bengen’s question regarding the status of the empty urgent care building next door. Mr. Bucher indicated that the urgent care building next door is under separate ownership and not part of the proposal and had no further information on the status of the vacancy.

Planning Commission Results

Agenda Item 5d: Rezone from R-1 Low Density Residential District to B-1 Retail Business District

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

Move to recommend approval to the City Council the Rezone request because the proposal complies with the requirements of Code Section 146-401(C), for the following reasons:

1. Aurora Places identifies this parcel as part of the Placetype of “Commercial Hub” which supports a rezone to B-1, Retail Business.
2. The rezone is the logical extension of adjacent B-1 zoning to the east.
3. The proposal is compatible with surrounding land uses.
4. The proposal will be developed in accordance with zoning regulations.

Further Discussion by the Commission

No further discussion occurred.

Action Taken: Recommended Approval

Votes for the Rezone: 5

Votes against the Rezone: 0

Absent: 1 (Deane)

Abstaining: None

Vacancies: 1

Agenda Item 5e: Site Plan with Waiver

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

Move to approve, with conditions, the Site Plan with one parking waiver of Code Section 146-1504(A), Table 15.1 for a 5% reduction to allow 41 standard parking spaces for the following reasons:

1. The use and site design are consistent with the Placetype of “Commercial Hub” identified in Aurora Places.
2. The proposed infill development is an efficient use of existing city infrastructure.
3. External effects have been controlled through landscape and a street buffering residential development.
4. The design provides internal efficiency of design.
5. A high quality of urban design and building architecture is provided.

Approval to be subject to the following conditions:

1. Resolution of outstanding technical issues prior to recordation of the Site Plan and issuance of any building permits.
2. The Site Plan approval shall be contingent on obtaining approval of the rezoning of the property from R-1 Low Density Residential to B-1, Retail Business District.

Further Discussion by the Commission

No further discussion occurred.

Action Taken: Approved with Conditions
Votes for the Site Plan with Waiver: 5
Votes against the Site Plan with Waiver: 0
Absent: 1 (Deane)
Abstaining: None
Vacancies: 1

Filed: K:\\$DA\2176-00sps.rtf

Planning Department
City of Aurora, Colorado

SITE PLAN SUMMARY OF PLANNING COMMISSION ACTIONS

Site Plan Name: 2225 S IOLA STREET AT WATERFORD PLACE GENERAL DEVELOPMENT PLAN AMENDMENT

Planning Commission Hearing Date: May 22, 2019
City Council Meeting Date: June 3, 2019
Ward and Council Member: Ward IV

Project Type: General Development Plan Amendment
DA Number: DA-1196-06
Case Number(s): 1990-2012-03
Location: QS: 13C – Southwest Corner of Iola Street and Warren Avenue
Case Manager: Dan Osoba

Description:

The applicant, 2225 Iola Properties Incorporated, is requesting a recommendation of approval to amend the Waterford Place General Development Plan (GDP) to permit additional duplex units and remove assisted living from the use list, but retain all age restrictions. The property is located at the southwest corner of E. Warren Avenue and S. Iola Street. The current zoning is Planned Development – Elder Care (PD – elder care) and development standards and permitted land uses are outlined within the Waterford Place GDP. The property is adjacent to an automobile dealership to the north, single-family detached homes to the east, self-storage units to the south, and a strip shopping center to the west.

The GDP was approved in 1988 as an age-restricted community. The permitted land uses were limited to sixteen (16) residential duplex units and a 10-bed assisted living facility. Since the original entitlement, the property at 2225 S. Iola Street has never been developed. The applicant is requesting a recommendation of approval to amend the GDP to remove the 10-bed assisted living facility and add four (4) duplex units in two (2) buildings. An amendment to a GDP that increases the residential density and adjusts the permitted land uses is considered a major amendment. The approval of a major GDP amendment is subject to a recommendation by Planning and Zoning Commission to City Council for final approval. The new duplex units will require a subsequent Site Plan submittal which will be heard at a public hearing before the Planning and Zoning Commission.

The property is within the Waterford Place Owners Association, which covers the extents of the Waterford Place GDP. The applicant has attended several association meetings over the last year to ensure that the proposed change to the original development would be agreeable with the neighbors. At this point, the applicant has obtained the support of the neighbors after discussing how the proposed development will function and be compatible with the existing duplex homes.

Twenty-five (25) adjacent property owners and eighteen (18) neighborhood associations were notified of the application. One (1) neighborhood comment was received from the Village East Neighborhood Association in support of the application; however, a neighborhood meeting was requested. The applicant agreed and a neighborhood meeting was held at 6:00 PM on Friday April 26, 2019 to discuss the proposal with any neighbors. There were three members of the Waterford Place Owners Association in attendance. There were general questions regarding the process, timing and construction schedule for the applicant. At the end of the meeting, all the neighbors in attendance were still in favor of the proposed change to the Waterford Place GDP provided that the age restrictions are retained.

Testimony Given at the Hearing:

Dan Osoba, Planning Case Manager, gave a presentation on the item, including staff recommendation.

Paul Adams, Earth and Sky Architecture, 1255 Josephine Street, Denver, CO, the applicant's architect, spoke at the meeting regarding the extensive outreach done with the Waterford Place HOA. He indicated that the development team worked hard with the neighbors regarding the look and feel of the conceptual duplexes.

Planning Commission Results

Agenda Item 5f: Waterford Place General Development Plan Amendment

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

Move to recommend approval to City Council to amend the Waterford Place General Development Plan to remove assisted living from the permitted land uses and add four (4) duplex units in two (2) buildings, because the proposal complies with the requirements of Code Section 146-403(C), for the following reasons:

1. The proposal is consistent with the Aurora Places Plan "City Corridor" placetype.
2. Is compatible with the surrounding development and land use patterns.
3. Is consistent with the requirements of City Code.

Further Discussion by the Commission

Commissioner Hettick stated this neighborhood is a hidden gem and the amendment to add duplexes would be a great addition to the neighborhood. Commissioner Hettick also stated he is fully in favor of this application.

Chair Bengen agreed with Commissioner Hettick's comment.

Action Taken: Approved

Votes for the General Development Plan Amendment: 5

Votes against the General Development Plan Amendment: 0

Absent: 1 (Deane)

Abstaining: None

Vacancies: 1