

Summary of Planning Commission Votes
Regular Meeting of the Aurora Colorado Planning Commission
June 26, 2019

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5a.	<p>EL PASEO COLORADO – CONDITIONAL USE FOR AN OUTDOOR FARMERS MARKET/EVENT SPACE IN THE B-4 ZONE DISTRICT (Ward II) CASE MANAGER: Sarah Wieder APPLICANT: Capital City Development Development Application: DA-2144-00 Case Number: 2018-6066-01 General Location: Southwest Corner of E Colfax Avenue and Chambers Road (15200 E Colfax Avenue) Condition: 1. The use shall be limited to the area designated on the Site Plan and any expansion or change in the type of outdoor entertainment will be subject to Conditional Use applications.</p>	Approve with a condition	<p>Approved with a condition For Approval: 6 For Denial: 0 Abstentions: 0 Absent: 0 Vacancies: 1</p>	Call-up deadline July 15, 2019
5b.	<p>EL PASEO COLORADO – CONDITIONAL USE FOR AFTER HOURS ADJACENT TO RESIDENTIAL FOR A FITNESS FACILITY (Ward II) CASE MANAGER: Sarah Wieder APPLICANT: Capital City Development Development Application: DA-2144-00 Case Number: 2018-6066-02 General Location: Southwest Corner of E Colfax Avenue and Chambers Road (15200 E Colfax Avenue)</p>	Approve	<p>Approved For Approval: 6 For Denial: 0 Abstentions: 0 Absent: 0 Vacancies: 1</p>	Call-up deadline July 15, 2019
5c.	<p>EL PASEO COLORADO – SITE PLAN (Ward II) CASE MANAGER: Sarah Wieder APPLICANT: Capital City Development Development Application: DA-2144-00 Case Number: 2018-6066-00 General Location: Southwest Corner of E Colfax Avenue and Chambers Road (15200 E Colfax Avenue) Condition: 1 Resolution of outstanding technical issues 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: 6 For Denial: 0 Abstentions: 0 Absent: 0 Vacancies: 1</p>	Call-up deadline July 15, 2019
5d.	<p>AURORA COMMERCE CENTER BUILDINGS A & B – CONTEXTUAL SITE PLAN WITH A LANDSCAPE WAIVER (Ward II) CASE MANAGER: Brandon Cammarata APPLICANT: First Industrial LP Development Application: DA-1309-09 Case Number: 2019-6013-00 General Location: Southeast Corner of 26th Avenue and Picadilly Road Condition: 1. Resolution of outstanding technical issues prior to recordation of the Contextual Site Plan and issuance of any building permits.</p>	Approve with a waiver and a condition	<p>Approved with a waiver and a condition For Approval: 6 For Denial: 0 Abstentions: 0 Absent: 0 Vacancies: 1</p>	Call-up deadline July 15, 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

PROJECT NAME: EL PASEO COLORADO – CONDITIONAL USES AND SITE PLAN

Planning Commission Hearing Date: June 26, 2019

Deadline for City Council Call Up: July 15, 2019

Ward: Ward II

Project Type: Conditional Uses and Site Plan
DA Number: DA-2144-00
Case Number(s): 2018-6066-00; 2018-6066-01; 2018-6066-02
Location: QS:05H Southwest Corner of E Colfax Avenue and Chambers Road
Case Manager: Sarah Wieder

Description:

The applicant and property owner, Capital City Development, is requesting approval of a Site Plan for the adaptive reuse of a former Kmart building into two uses: Vasa Fitness, an indoor fitness facility, and El Paseo, a marketplace concept that will include a food hall, grocery, retail, entertainment, and personal service uses. Two Conditional Uses are also requested as part of the application to allow Vasa Fitness to operate 24-hours a day adjacent to single-family homes and to allow a 40,000 square-foot outdoor entertainment area in the parking lot for El Paseo. The 12.9-acre property is located at the southwest corner of Colfax Avenue and Chambers Road and is within the (B-4) Business and Commercial District. The site has been vacant since Kmart closed in 2017. Surrounding uses are primarily commercial in nature with the exception of single-family homes to the south.

The existing 146,000 square-foot building is situated on the southern portion of the site. El Paseo will be on the west side of the building, while Vasa Fitness will be on the east side. A parking lot with over 500 spaces will be shared between the two uses. The El Paseo portion of the project will house a number of small businesses, as well as a library branch, various entertainment uses, and other general community services. The Vasa Fitness facility will include a basketball court, indoor swimming pool, yoga studio, daycare, and other more standard components of a fitness facility. As part of this redevelopment project, the applicant is proposing to construct a 6,000 square-foot building addition, update the exterior building façade, enhance pedestrian connectivity in the parking lot, bring the landscaping into compliance with code, and close off an access point along Colfax Avenue to address Colorado Department of Transportation (CDOT) requirements.

Eighteen adjacent property owners and fourteen registered neighborhood organizations were notified of the application. Four written comments were received with the initial application, three from adjacent property owners that live directly to the south and one from a neighborhood organization (see Exhibit G). The comments received from the adjacent property owners primarily expressed concerns about the safety of the “green space” behind the building in between the homes and the site wall. A few calls were also received with concerns about the potential zipline and outdoor ropes courses that were proposed at the time, but these have since been removed from the Site Plan.

A neighborhood meeting was held on May 9, 2019 to discuss the project. One adjacent property owner and one neighborhood organization representative, along with the applicant and staff, attended the meeting. The applicant discussed the types of businesses that are proposed and gave an overview of the other projects he has worked on elsewhere in the country. Attendees asked questions about how security would be handled, as well as where handicap accessible parking would be located. No issues were identified and both attendees voiced their support for the project. An updated comment was received from the neighborhood organization representative following this meeting.

Testimony Given at the Hearing:

Brandon Cammarata, Acting Case Manager, gave a presentation on the items, including the staff recommendation and conditions.

Commissioner Bengen asked if there were provisions in the code for how late an outdoor use could operate. Mindy Parnes, Planning Manager, explained that if there is alcohol being served, then operations must shut down no later than midnight. There is also a Noise Ordinance that is applied during the evening hours.

Doug McMurrain, PO Box 4939, Edwards CO, the applicant, provided his background and overview of the project.

Commissioner Deane ask about the floor plan of the indoor market area and the outdoor event areas. Mr. McMurrain demonstrated and explained the floor plan and the uses in each area.

Commissioner Lyon asked about the Farmer's Market. Mr. McMurrain described the farmers market would provide incubator type opportunities for very small businesses.

Mindy Parnes, Planning Manager, asked the applicant to describe the hours of operation for the outdoor activity area.

Mr. McMurrain indicated that the hours of operation will be 8:00 a.m. to 5:00 p.m. He also indicated that he would like to pursue the sale and consumption of alcohol on the site. Ms. Parnes explained for that to occur there are special permits and licensing that would need to be obtained.

Planning Commission Results

Agenda Item 5a – Conditional Use for an Outdoor Farmers Market/Event Space in the B-4 Business and Commercial Zone District

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

Move to approve, with a condition, the Conditional Use request for an outdoor entertainment use in the B-4 District because the proposal complies with the requirements of Code Section 146-402(C), for the following reasons:

1. The use will occur on the northern portion of the site away from residential uses.
2. The use has minimal impacts on existing city infrastructure.
3. The use does not change the character of the surrounding area.
4. The use accounts for pedestrian circulation from the building and from Colfax Avenue.

Approval to be subject to the following condition:

1. The use shall be limited to the area designated on the Site Plan and any expansion or change in the type of outdoor entertainment will be subject to Conditional Use applications.

Further Discussion:

No further discussion occurred

Action Taken: Approved with a Condition

Votes for the Conditional Use: 6

Votes against the Conditional Use: 0

Absent: None

Abstaining: None

Vacancies: 1

Agenda Item 5b – Conditional Use for After Hours Adjacent to Residential for a Fitness Facility

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

Move to approve the Conditional Use request for a 24-hour indoor recreation facility adjacent to residential uses, because the proposal complies with the requirements of Code Section 146-402(C), for the following reasons:

1. The use is compatible with surrounding uses.
2. The use will occur inside the building.
3. The use has minimal impacts on existing city infrastructure

Further Discussion:

No further discussion occurred

Action Taken: Approved

Votes for the Conditional Use: 6

Votes against the Conditional Use: 0

Absent: None

Abstaining: None

Vacancies: 1

Agenda Item 5c – Site Plan

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

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. The proposal enhances the city infrastructure.
2. The proposal provides for internal efficiency of design and pedestrian circulation.
3. The proposal demonstrates quality architecture and urban design.
4. The proposal provides accessibility and connectivity of traffic and circulation.
5. The proposal meets the intent of the “City Corridor” designation in Aurora Places.

Approval to be subject to the following condition:

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

Further Discussion:

No further discussion occurred.

Action Taken: Approved with a Condition

Votes for the Site Plan: 6

Votes against the Site Plan: 0

Absent: None

Abstaining: None

Vacancies: 1

Planning Department
City of Aurora, Colorado

SITE PLAN SUMMARY OF PLANNING COMMISSION ACTIONS

PROJECT NAME: AURORA COMMERCE CENTER BUILDINGS A & B - CSP W/WAIVER

Planning Commission Hearing Date: June 26, 2019
Deadline for City Council Call Up: July 15, 2019
Ward: Ward II

Project Type: Contextual Site Plan with Waiver
DA Number: DA-1390-09
Case Number: 2019-6013-00
Location: QS:03S – Southeast Corner of E 26th Avenue and Picadilly Road
Case Manager: Brandon Cammarata

Description:

The applicant, First Industrial Realty Trust, Inc, requests approval of a Contextual Site Plan (CSP) in the Aurora Commerce Center (ACC) Framework Development Plan (FDP) for two 130,000 square-foot warehouse and industrial buildings. The buildings are proposed on just over 19 acres and will be located on the southeast corner of Picadilly Road and E 26th Avenue.

The proposal comprises the second and third buildings in the developing 160-plus acre master planned development. This FDP is part of a rapidly growing part of the City that includes other large industrial developments such as Majestic Commercenter to the north, Prologis Park to the east and others. Aurora Places identifies this area as the Placetype “Industry Hub,” which supports the industrial zoning and land uses. Further north is the emerging neighborhood of Green Valley Ranch East and to the northeast is the proposed mixed-use component of the Aurora Highlands development. The FDP is bounded by a Union Pacific Railroad (UPRR) and Smith Road on the south and E-470 highway on the east.

The two proposed buildings mirror each other with dock bays facing internally and not visible from the street, which is a requirement of the zone district and the FDP. Employee and guest parking is along the perimeter of the buildings along 26th Avenue and Picadilly Road. A large parking lot is located at the south end of the site as well.

The buildings are single story with a 45-foot height. Building A, to the north, faces 26th Avenue and includes four employee entrances. Each entrance includes enhanced architectural treatments to distinguish the entry areas as well as patio areas that include colored concrete, landscaping, and benches. The south side of Building B has a similar design, although the south side does not face a street. The proposal also includes the project entry monument sign at the southeast corner of the intersection, as required by the FDP. This project will also require the completion of the full width of Picadilly Road as a six-lane arterial road. The west side of the street already includes sidewalk curb and gutter.

This project includes a waiver request which requires Planning Commission approval to accommodate no “street trees” along Picadilly Road due to overhead utility lines over the tree lawn which do not allow for tree plantings. Waivers exceeding 10% require Planning Commission approval. Staff supports the waiver request with the proposed mitigation approaches which include: (1) use of taller shrub species along Picadilly Road; (2) additional trees planted next to the building; and (3) other architectural detail treatments along Picadilly Road. All of these approaches together help to mitigate the loss of the street trees by improving the appearance of the building and site from the street and providing shade with trees in different locations along the street frontage.

There were no comments received from adjacent neighbors or homeowner associations. 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 “Industry Hub” in Aurora Places. The Industry Hub includes uses typically associated with manufacturing, warehousing, distribution, fulfillment centers, freight

operations, and renewable energy enterprises. This Placetype plays an important role in the city's employment base and economy. The "Industry Hub" in this area extends along much of the north side of I-70. The proposed use and site design are consistent with defining features described in the "Industry Hub."

This area is also within the Northeast Area Transportation Study Area or NEATS. The study identifies Picadilly Road as a six-lane section adjacent to the site. Also, the plan anticipates an overpass of Smith Road and the UPRR south of this site. A timeline for these improvements has not been defined, but will be coordinated with this development.

NEATS also plans for a "Mobility Hub" at the intersection of 26th Avenue and Picadilly Road. Mobility hubs are places of connectivity where various modes of transportation, from walking to rapid transit, come together seamlessly at locations with a concentration of working, living, shopping, and recreation. A series of "Mobility Hubs" will anchor transit routes that serve major employment and population areas. The network is designed to allow a systematic transition from traditional fixed route bus services and park-n-rides to a comprehensive transit system including high frequency fixed transit routes and on-demand transit services linked with Mobility Hubs.

The expectation is the planned Mobility Hub will be addressed with development on the north side of the intersection and not in this development but will facilitate transportation options for employees.

Testimony Given at the Hearing:

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

Commissioner Staley emphasized the importance of landscaping in parking lot areas and along the frontage to reduce heat island affects and enhance water quality of drainage.

John Strabel, 5200 Park Meadows, Lone Tree, CO, the applicant, provided an overview of his company and approach to development and this site.

Commissioner Deane asked the applicant what sort of sustainability initiatives will be taken. Mr. Strabel identified a variety of potential initiatives.

Planning Commission Results

Agenda Item 5d – Contextual Site Plan with Waiver

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

Move to approve, with one condition, the Contextual Site Plan because the proposal complies with Code Section 409(D) and the requirements of Code Section 146-1451 for a 100% waiver request for street trees along Picadilly Road, for the following reasons:

1. The proposed use is consistent with the Placetype identified in Aurora Places as an "Industry Hub."
2. The proposed use meets E-470 Light Industrial Flex Office Subarea design standards and provides waiver mitigation.
3. The proposed site is consisted with the Framework Development Plan requirements and the surrounding development.

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:

No further discussion occurred.

Action Taken: Approved with a Condition

Votes for the Site Plan: 6

Votes against the Site Plan: 0

Absent: None

Abstaining: None

Vacancies: 1

Filed: K:\\$DA\1390-09sps.rtf