

Summary of Planning Commission Votes
Regular Meeting of the Aurora Colorado Planning Commission
August 28, 2019

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5a.	AVELON – COMPREHENSIVE PLAN AMENDMENT (Ward II) CASE MANAGER: Sarah Wieder APPLICANT: Sebastian Partners Development Application: DA-2121-00 Case Number: 2018-1005-00 General Location: Southeast Corner of Picadilly Road and 64 th Avenue	No recommendation	Denied For Approval: 0 For Denial: 6 Abstentions: 0 Absent: 1 (Staley)	City Council Meeting Date Oct 21, 2019
5b.	AVELON – FRAMEWORK DEVELOPMENT PLAN WITH WAIVERS (Ward II) CASE MANAGER: Sarah Wieder APPLICANT: Sebastian Partners Development Application: DA-2121-00 Case Number: 2018-7004-00 General Location: Southeast Corner of Picadilly Road and 64 th Avenue	No recommendation	Denied For Approval: 0 For Denial: 6 Abstentions: 0 Absent: 1 (Staley)	City Council Meeting Date Oct 21, 2019
5c.	HAMPTON/HOME2 AT STAPLETON – SITE PLAN (Ward I) CASE MANAGER: Stephen Rodriguez APPLICANT: Om Patel – Hawkeye Hotels Development Application: DA-1787-08 Case Number: 2019-6003-00 General Location: Northwest Corner of Peoria and 25 th Condition: 1. Resolution of outstanding technical issues including the final Stapleton Design Review Committee approval prior to recordation of the Site Plan and issuance of any building permits.	Approve with a condition	Approved with a condition For Approval: 6 For Denial: 0 Abstentions: Absent: 1 (Staley)	Call-up deadline Sept 23, 2019
5d.	WATERSTONE CSP – CONTEXTUAL SITE PLAN WITH WAIVERS (Ward I) CASE MANAGER: Heather Lamboy APPLICANT: Vision Development Group Development Application: DA-1758-09 Case Number: 2019-4006-00 General Location: Northwest Corner of S Harvest Road and E Mississippi Avenue Condition: 1. Resolution of outstanding technical issues prior to recordation and issuance of any building permits.	Approve with four waivers and a condition	Approved with four waivers and a condition For Approval: 6 For Denial: 0 Abstentions: Absent: 1 (Staley)	Call-up deadline Sept 23, 2019

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5e.	<p>THE NARTEY OUTDOOR STORAGE – SITE PLAN (Ward II) CASE MANAGER: Christopher Johnson APPLICANT: Nartey Investment Properties LLC Development Application: DA-2090-00 Case Number: 2019-6021-00 General Location: 400 feet East of 22nd Place and Tower Road</p> <p>Conditions: 1. Resolution of outstanding technical issues prior to recordation of the Site Plan and issuance of any permits or licenses. 2. The hours of operation may not occur between midnight and 6:00 a.m.</p>	Approve with two conditions	Approved with two conditions For Approval: 6 For Denial: 0 Abstentions: Absent: 1 (Staley)	Call-up deadline Sept 23, 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.

SUMMARY OF PLANNING COMMISSION ACTIONS

Site Plan Name: AVELON - COMPREHENSIVE PLAN AMENDMENT AND FRAMEWORK DEVELOPMENT PLAN WITH WAIVERS

Planning Commission Hearing Date: August 28, 2019
City Council Meeting Date: October 21, 2019
Ward and Council Member: Ward II

Project Type: Comprehensive Plan Amendment and Framework Development Plan with Waivers
DA Number: DA-2121-00
Case Number(s): 2018-1005-00; 2018-7004-00
Location: QS:94S – Southeast Corner of Picadilly Road and 64th Avenue
Case Manager: Sarah Wieder

Description:

The applicant, Sebastian Partners, is requesting recommendations of approval to the City Council for a Framework Development Plan (FDP) with waivers and a Comprehensive Plan Amendment to “Aurora Places.” The 286-acre property is bounded by 64th Avenue to the north, Tibet Road to the east, 56th Avenue to the south, and Picadilly Road to the west. The subject property is currently undeveloped and is within the E-470 Airport Corporate (E-470 ACORP) District. The northern portion of the site is designated as an “Urban District” in “Aurora Places” and the southern portion is designated as a “City Corridor.”

The Avelon FDP proposes approximately 193 acres of residential, 24 acres of mixed-use, 17 acres of commercial, and 46 acres of parks / open space and estimates that there could be up to 1,432 dwelling units (637 single-family detached, 473 single-family attached, and 322 multi-family) with 3,747 residents. Based on the predominantly residential nature of the FDP, a Comprehensive Plan Amendment is also requested to change the Aurora Places Placetype Map to the “Emerging Neighborhood” Placetype from the existing “Urban District” and “City Corridor” Placetypes.

Seven adjacent property owners, plus applicable outside agencies, were notified of the subject application. Comments were received throughout the review process from Denver International Airport (DEN) and the property owners for both Painted Prairie and Harvest Mile - Fulenwider. DEN is concerned about the waivers that are proposed that would allow a majority of the land area to be dedicated for residential uses due to the close proximity to the future runway north of 68th Avenue. The property owners for the Painted Prairie FDP are concerned about the potential amphitheater and its associated noise impacts, the amount of land dedication for the community park, the waivers requests and the amount of residential proposed. The property owners for the Harvest Mile - Fulenwider FDP are primarily concerned with utilities and drainage.

The applicant is requesting the approval of four waivers as part of the Avelon FDP. Waivers requested as part of a FDP are required to be approved by the City Council, with a recommendation from the Planning Commission. The table below contains information about each waiver request, the applicable code requirement, and the applicant’s waiver justification. It should be noted that because this application was submitted and reviewed prior to the adoption of the Unified Development Ordinance, the waivers are based on the current Zoning Code.

	Waiver Request	Code Requirement	Applicant Justification
Waiver #1: Predominant Residential Uses	The applicant is requesting to have residential as the predominant land use in the FDP. Residential uses comprise 193 acres of the FDP, while the proposed mixed-use is 24 acres and commercial is 17 acres.	Code Section 146-901(F) states that residential single-family and multi-family uses are not intended to be the predominant land use (i.e. over 50%) in the E-470 Airport Corporate Subarea.	The applicant's justification for this waiver is that there is a stronger market for residential uses than commercial or office uses in this area, especially south of 64 th Avenue because it is less impacted by airport noise contours.
Waiver #2: Percentage of Residential Uses Within ½ Mile of E-470	The applicant is requesting to have more than 25% of the land area within one-half mile of E-470 be residential uses.	Code Section 146-919(C) states that no more than 25% of the gross land area within one-half mile of the E-470 right-of-way in the E-470 Airport Corporate Subarea be devoted to residential land uses.	The applicant's justification for this waiver is that more residential uses are needed to support future commercial growth and that much of the site is not visible from E-470 based on the topography.
Waiver #3: Permitted Density for Two-Family Homes and Townhomes	The applicant is requesting to allow up to 10 dwelling units per acre (DU/AC) in Planning Areas designated for two-family homes and up to 19 DU/AC in the Planning Areas designated for townhomes.	Code Section 146-906 permits a maximum of 8 dwelling units per acre (DU/AC) for two-family homes and a maximum of 12 DU/AC for townhomes.	The applicant's justification for this waiver is that higher residential densities are needed in some parts of the FDP based on the proposed gridded, urban layout of the site. In addition, these homes are dispersed throughout the FDP.
Waiver #4: Percentage of Small Lots	The applicant is requesting to allow up to 50% small residential lots in the FDP.	Code Section 146-1102 allows up to 35% small residential lots in a master-planned development. The Unified Development Ordinance, which will go into effect on September 21, 2019, will allow up to 50% small residential lots.	The applicant's justification for this waiver is that it is consistent with the Unified Development Ordinance.

Testimony Given at the Hearing:

Sarah Wieder, Case Manager, gave a presentation on the items.

Commissioner Lyon asked Ms. Wieder what staff's stance is on the waiver requests and the Comprehensive Plan Amendment. Ms. Wieder stated that although significant progress was made throughout the review process regarding design standards, connectivity, parks and open space, etc., there is still an overall concern about the amount of residential proposed relative to the amount of commercial proposed. Staff believes there should be a better balance between these land uses based on the vision outlined in the Comprehensive Plan. Commissioner Lyon asked Ms. Wieder if she felt that the applicant was making progress towards meeting the Comprehensive Plan but perhaps not fully there yet. Ms. Wieder stated that staff's goal was to present the facts and outcomes from the review process and to ultimately let the City Council determine whether this project is in the best interest of the city's future.

Commissioner Bush asked what the specific concerns from Denver International Airport were. Commissioner Bengen stated that a representative from Denver International Airport was signed up to speak and that they would hear their concerns shortly.

Commissioner Bengen asked Ms. Wieder what “mixed-use” is defined as. Ms. Wieder stated that it’s when you have a commercial or office use in the same structure as a residential use. Commissioner Bengen asked whether the “mixed-use commercial” areas could contain residential in addition to the residential already proposed in the other areas of the site. Ms. Wieder stated that the applicant is proposing to have some multi-family residential in the mixed-use commercial areas.

Commissioner Bengen asked whether the community park in the northwest corner would be administered by the Parks, Recreation and Open Space (PROS) Department and whether it would be subject to a public review. Ms. Wieder stated the community park design would be reviewed by the Parks & Recreation Board and the Parks, Foundations & Quality of Life Council Committee because it would be owned and maintained by the city.

The applicant, Michael Graham of Sebastian Partners, 4643 S Ulster Street, Suite 970, Denver, CO 80237, introduced the project. The consultant, Al Cunningham of PCS Group, 200 Kalamath Street, Denver, CO 80223, gave an overview of the proposal, showed a video “walk through” of the development, and provided justification for the waiver requests.

Commissioner Lyon asked Mr. Graham if he is committed to developing the commercial space. Mr. Graham stated that he is committed to it and it may be one of the first phases to be developed along 64th Avenue.

George Merritt of Denver International Airport, 8500 Pena Boulevard, Denver, CO 80249, asked that the Planning Commission recommend denial of the Comprehensive Plan Amendment and the four requested waivers. He stated that the proposed increase in the amount of residential currently allowed would not be good for future residents, the City of Aurora, or the long-term vision for Denver International Airport (DEN). He stated that the reason the old Stapleton Airport closed was primarily due to noise exposure and DEN does not want to constrain future growth of the airport by increasing the amount of residential nearby.

Commissioner Hettick asked Mr. Merritt if he knows the approximate increase in take-offs and landings since Denver International Airport opened. He stated that 20 million people used the airport per year when it opened and now there are roughly 64 million people per year. This is expected to increase to 80 million per year by 2025. He stated that there are around 1,600 take-offs and landings per day but didn’t know the number when the airport opened. When a seventh runway is added just north of 68th Avenue (less than a mile north of Avelon) in the future, the number of take-offs and landings will increase. Commissioner Hettick asked Mr. Merritt to clarify where the seventh runway would be. Ms. Wieder highlighted the general location on a map.

Commissioner Bush asked Mr. Merritt whether the Federal Aviation Administration (FAA) did their safety studies for this area based on the existing zoning and the potential amount of residential. Mr. Merritt stated that it is generally based on the 60 LDN, but this is generally accurate.

Commissioner Bush asked Mr. Merritt about whether this development would set a precedent for Aerotropolis by allowing a large amount of residential uses. Mr. Merritt stated that he doesn’t know the exact impacts relative to Aerotropolis, but that Denver International Airport is committed to partnering with Aurora and helping encourage commercial growth in the Aerotropolis area.

Mr. Graham responded to the comments from Mr. Merritt and stated that the noise contours for Avelon (55 LDN) are the same as those for Painted Prairie, High Point at DIA and other surrounding communities that are already being built. He also stated that you need residences to build commercial property.

Planning Commission Results

Agenda Item 5a – Comprehensive Plan Amendment

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

Move to recommend denial of the Comprehensive Plan Amendment per Code Section 146-206 because the application does not promote the long term economic, social, and environmental health of the city and does not protect the public health, safety, and welfare of the citizens of Aurora.

Further Discussion:

Dan Money, Assistant City Attorney, clarified that Comprehensive Plan Amendments require a two-thirds vote of the entire membership of the Planning Commission. The Planning Commission's recommendation would then go before the City Council, which also requires a two-thirds vote to approve it.

Commissioner Bush asked Mr. Money if there is any liability for the city in the future if they were to approve the application given the noise concerns. Mr. Money stated that the Planning Commission should not be concerned about liability as this is the responsibility of attorneys.

Commissioner Lyon stated that the project has merit, but the predominant land use should not be residential as currently proposed. The city should want Denver International Airport to be successful and approving this could set a precedent for other developments in the future, so he will be recommending denial.

Commissioner Bengen stated that he doesn't believe this is a bad plan but is concerned that there are no triggers for commercial development, so the overall vision may not come to fruition. He also stated that there are other nearby developments that have residential rooftops that would come to a commercial area. He is also concerned about noise.

Action Taken: Denied

Votes for Denial of the Comprehensive Plan Amendment: 6

Votes against Denial of the Comprehensive Plan Amendment: 0

Absent: 1 (Staley)

Abstaining: None

Agenda Item 5b – Framework Development Plan with Waivers

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

Move to recommend denial of the Framework Development Plan with four waivers because the application does not comply with the requirements of Code Section 146-408(E).

Further Discussion:

Commissioner Lyons stated that the city is best positioned by not having the amount of residential that is proposed in Avelon. Commission Deane seconded this statement.

Commissioner Bengen stated that the Framework Development Plan is not consistent with the criteria for approval, especially the one that requires compliance with E-470 and the Comprehensive Plan.

Commissioner Jetchick stated that she has concerns about Aurora Public Schools serving all of the proposed residences based on experiences from other parts of the city. She is also concerned about noise impacts.

Action Taken: Denied

Votes for Denial of the FDP with Waivers: 6

Votes against Denial of the FDP with Waivers: 0

Absent: 1 (Staley)

Abstaining: None

Planning Department
City of Aurora, Colorado

SUMMARY OF PLANNING COMMISSION ACTIONS

Site Plan Name: HAMPTON/HOME2 AT STAPLETON - SITE PLAN

Planning Commission Hearing Date: August 28, 2019
Deadline for City Council Call Up: September 23, 2019
Ward and Council Member: Ward I

Project Type: Site Plan
DA Number: DA-1787-08
Case Number(s): 2019-6003-00
Location: QS:03D – Northwest Corner of Peoria and 25th
Case Manager: Stephen Rodriguez

Description:

The applicant, Hawkeye Hotels, proposes a Site Plan to develop a dual branded hotel in Stapleton Aurora Mixed-Use Planning Area 4 (PA-4), on property that was formerly part of Stapleton Airport. The subject property is located between Oswego Street and Peoria Street, bounded by 25th Avenue on the south and the future Martin Luther King Jr. Boulevard on the north which is zoned Fitzsimons Boundary Area District. The Original Aurora Zoning Code update rezoned the area from a General Development Plan designation. The existing Stapleton Aurora General Development Plan (GDP) standards are in effect and guides design elements. The site is comprised of 3.41 acres and also lies within the Westerly Creek Village Urban Renewal Area. No waivers are requested with this application.

The proposal includes a 5-story structure with two hotel brands for a total of 221 rooms and is part of the Hilton family. The Hampton Inn portion of the hotel, a midscale select service hotel, targets the overnight business and leisure traveler market. The Home2 is an all-suite extended stay hotel featuring contemporary accommodations. The two hotels will be interconnected. Approximately 206 surface parking spaces are provided including accessible spaces and access to the site is proposed from Oswego Street and 25th Avenue via a public access easement. No access will be permitted from Martin Luther King Boulevard, currently under construction, due to traffic conflicts. The building architecture complies with the requirements of the Stapleton Design Review Committee (SDRC) and includes high quality durable materials. The lot directly to the east of this proposal fronting on Peoria Street will be owned by the Aurora Urban Renewal Authority (AURA) and is slated for future mixed-use development including a potential parking garage with anticipated *shared parking* with this Hampton/Home2 hotel site.

The required neighborhood referral cards were sent out and staff received comments in return from a neighbor with concerns regarding site design, landscaping/screening, traffic along 25th Avenue, Northwest Aurora Mobility Study and potential spillage of parking into the adjacent neighborhood. The applicant addressed the neighbor's concern and revised the site design. An additional neighbor expressed support for the project. The Northwest Aurora Neighborhood Organization (NANO) has no objections to the proposal. No neighborhood meeting was held.

Testimony Given at the Hearing:

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

Commissioner Jetchek asked about an informal bike path that was used to diagonally cross the property up to the MLK Jr. alignment and if one is planned with this development. Case Manager Rodriguez and Mindy Parnes, Planning Manager, answered that the NW Aurora Mobility Study requires a dual use trail for pedestrians and bikes along 25th Avenue on the south side of the project, which will be constructed as part of this development.

Commissioner Deane commented on the lime green accent color that will be incorporated into the building and asked if it was part of the brand of the hotel.

Frank Ferro, Phelps Engineering, 7200 E Hampden Avenue, Suite 300, Denver, CO, representative for the applicant, referred to the illustrations which only showed how the lime green color serves as a small accent at the building parapet.

Commissioner Lyon asked the applicant's representative if the parking demand for the hotel use was diminished based on Uber and other similar ride-share options. Mr. Ferro responded that he did not know and added that the brand and hotel type informed how much parking was really needed for the site. Mindy Parnes, Planning Manager, added that less parking is needed on the campus which is in close proximity to the Hampton Home2 project.

Commissioner Hettick made a motion to approve the Site Plan with one condition and the motion was seconded by Commissioner Bush.

Planning Commission Results

Agenda Item 5c – Site Plan

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

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

1. The proposal provides for internal efficiency of design: connecting pedestrians, vehicles, and bicycles to local amenities;
2. The proposal establishes high quality urban design building architecture and landscape architecture and is compatible with adjacent development; and
3. The proposal is in compliance with the approved Stapleton Aurora GDP.

Approval to be subject to the following condition:

1. Resolution of outstanding technical issues including the final Stapleton Design Review Committee approval prior to recordation of the Site Plan and issuance of any building permits.

Action Taken: Approved with a Condition.

Votes for the Site Plan: 6

Votes against the Site Plan: 0

Absent: 1 (Staley)

Abstaining: None

Filed: K:\\$DA\1787-08sps.rtf

Planning Department
City of Aurora, Colorado

SUMMARY OF PLANNING COMMISSION ACTIONS

Site Plan Name: WATERSTONE – CONTEXTUAL SITE PLAN WITH WAIVERS

Planning Commission Hearing Date: August 28, 2019
Deadline for City Council Call Up: Septmeber 23, 2019
Ward and Council Member: Ward II

Project Type: Contextual Site Plan with Waivers
DA Number: DA-1758-09
Case Number(s): 2019-4006-00
Location: QS: 10V – Northwest Corner of S Harvest Road and E Mississippi Avenue
Case Manager: Heather Lamboy

Description:

The applicant, Vision Development Group, represented by Redland, proposes a Contextual Site Plan with Waivers to construct 124 townhomes located in the new Waterstone master planned development, which is bounded by Mississippi Avenue to the south, future Harvest Mile Road to the east, existing large-lot single-family detached homes in unincorporated Arapahoe County to the north, and the Gun Club Estates subdivision to the west. The Waterstone development is located north of the Murphy Creek North neighborhood. The Coal Creek drainage corridor is immediately adjacent to the site and connections to a planned Coal Creek regional trail are proposed.

This application was received in March 2019 and during that time the Unified Development Ordinance (UDO) was in draft form and still under review. The applicant wanted to use the proposed standards of the UDO as a basis for the design of this site. Since this application was filed prior to the adoption of the UDO, the Planning Commission must consider waivers to the Zoning Code in effect at that time. If this project were to be reviewed as subject to the approved UDO, no waivers would be required.

The overall Waterstone development is approximately 240 acres and is comprised of both single-family detached and attached residential units. The proposed townhome site is 13.22 acres and is located along the eastern edge of Waterstone allowing for 124 dwelling units within 30 buildings. The rest of the development is entitled for 626 single-family detached homes. Two access points will be provided, one from E Ford Avenue and the other from E Ohio Avenue. The proposed Contextual Site Plan complies with the Waterstone Framework Development Plan (FDP) which identifies this area as single-family attached, 10 dwelling units per acre.

The project has been designed in a manner to front many of the units on internal streets and green court open spaces. Amenities proposed include a network of green spaces, a creekside gathering space and a shared play space. The perimeter edges of the development will be buffered by landscaping. Immediately adjoining the site is a large buffer incorporated into the Coal Creek open space on the east. These townhomes will have three different architectural styles, which include Rustic, Farmhouse, and Craftsman styles.

Two (2) adjacent property owners and five (5) registered neighborhood organizations within one mile of the project were notified.

No community comments were received with the reviews. Based on the new green court product type and on-going conversations regarding green courts in adjacent neighborhoods, staff encouraged the applicant to schedule a neighborhood meeting.

The applicant is proposing single-family attached green court residential lots, which are considered small lots for the purposes of the current code. As such, waivers are requested to the Sections noted in the table below:

Code Section	Item waived	Request
Section 146-910 (C)2	Minimum open area	Utilize Green Court open space standard of 1,320 square feet per unit instead of 45% open space site-wide
Section 146-913 (F)2c	Minimum site area	Reduce minimum site area per dwelling unit from 3,200 square feet to 1,440 square feet per dwelling unit
Section 146-1012(D)2c	Minimum building setback, Northeast Plains	Reduce required setback from required buffer width to 10 feet front, 5 feet rear, and 5 feet for side external units (internal units 0 feet)
Section 146 Article 14, Table 14.4	Minimum landscape buffer area	Buffer width reduction to allow 9 feet with incentive on public ROW, 5 feet with incentive on private ROW, and 18 feet adjacent to other uses

The design of the site has intentionally organized the townhomes so that they face a street, a green court, or open space. Open spaces have been integrated throughout the site in order to provide passive and active recreational opportunities. Different architectural styles will be utilized in order provide visual variety and interest in the development.

Testimony Given at the Hearing:

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

Commissioner Lyon asked if Harvest Road has been extended, where is it in relation to this project. Ms. Lamboy demonstrated its location and indicated that it is east of the proposed development.

Commissioner Deane asked about the retail and commercial amenities for area. Ms. Lamboy answered that retail and commercial amenities are determined by the amount rooftops. There are entitlements for adjacent developments for commercial projects, but none have broken ground. She also referred to Murphy Cree and the Cross Creek areas close to E-470 that may have retail and commercial development.

Kevin Johnk, Redland, 1500 W Canal Court, Littleton, CO, representing the applicant, gave a short overview of the project.

Commissioner Jetchick asked if the units would be for sale or rent.

Paul Brady, Godden Sudik Architects, 5975 S Quebec Street, Suite 250, Centennial, CO representing the applicant, answered the units will be for sale.

Commissioner Lyon asked about the internal streets and if they were public or private. Mr. Jonk demonstrated the single public street, and indicated those that would be private.

There were no comments from the public at the hearing.

Planning Commission Results

Agenda Item 5d – Contextual Site Plan with Waivers

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

Approve, with a condition, the Contextual Site Plan with Waivers to Section 146-910(C)2, Minimum Open Area, Section 146-913(F)2c Minimum Site Area, Section 146-1012(D)2c Northeast Plains Minimum Building Setback, and Section 146, Article 14, Table 14.4 Minimum Landscape Buffer Area, because the proposal complies with the requirements of Code Section 146-408 (E) for the following reasons:

1. Consistency with the Aurora Places Plan by providing a new housing type at a lower price point than a single-family home, thereby meeting “Housing for All” principle in this Emerging Neighborhood Placetype.
2. The proposal complies with the Public Improvement Plan of the Waterstone Framework Development Plan (FDP).
3. The proposal conforms with the landscape code and provides connected green spaces for active and passive recreation throughout.
4. The building designs utilize durable materials, front porches and stepbacks on the facades, variation in roof forms, variation in architectural styles, and articulated entryways as well as four-sided architecture.

Approval to be subject to the following condition:

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

Action Taken: Approved with four Waivers and a Condition

Votes for the Contextual Site Plan with Waivers: 6

Votes against the Contextual Site Plan with Waivers: 0

Absent: 1 (Staley)

Abstaining: None

Planning Department
City of Aurora, Colorado

SUMMARY OF PLANNING COMMISSION ACTIONS

Site Plan Name: THE NARTEY OUTDOOR STORAGE - SITE PLAN

Planning Commission Hearing Date: August 28, 2019
Deadline for City Council Call Up: September 23, 2019
Ward and Council Member: Ward II

Project Type: Site Plan
DA Number: DA-2090-00
Case Number(s): 2019-6021-00
Location: QS: 03N – 400 feet east of 22nd Place and Tower Road
Case Manager: Christopher Johnson

Description:

The applicant, Daniel Nartey, is requesting approval of a Site Plan for an approximately 2.3-acre outdoor vehicle storage lot. The subject property is located at 2200 Tower Road along 22nd Place near the intersection of Tower Road and 22nd Place. The subject site is zoned M-1 Light Industrial District, and the proposed use is permitted in this district. The property is surrounded industrial zoning to the west, northwest, and west, low density residential to the northeast, with both residential and commercial to the south. The applicant runs a transportation business, which provides vehicles and drivers, and proposes to use the property for the storage of his vehicles, such as shuttle buses and limousines. There will be no storage of inoperable vehicles and no repairs conducted on the site.

The subject property currently contains a former residential structure and 3 sheds, which are proposed to remain, but the site is largely unimproved aside from these structures. The subject property has been operating as an outdoor storage use without a Site Plan for a number of years and was brought to the City's attention via a Code Enforcement citation in December of 2016. As a result, a meeting was held to discuss all land use and development regulations with the applicant. An application was officially submitted in April of 2019 to bring the property into compliance. The proposal involves significant upgrades to the site to meet current standards for outdoor storage, including fencing and landscaping for screening around the perimeter, along with roadway and sidewalk improvements, and street tree plantings.

Five (5) registered neighborhood organizations and eight (8) adjacent property owners were notified of the site plan application. A comment was received from one adjacent property owner, about the proposed hours of operations, what will be stored on the property, and whether traffic or noise were expected to increase. A neighborhood meeting was not held.

Testimony Given at the Hearing:

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

Commissioner Deane asked staff about the proposed materials to be used for the fencing, and whether chain link was to be used. Staff told the Commissioner that proposed material was cedar planks, to meet the code requirement for opaque fence screening of the outdoor storage. Commissioner Bengen also asked staff about noise generation of this proposed use. Staff informed the Commission that this business would be subject to all city-wide noise ordinances.

Ella Nartey, Nartey Storage, 2200 Tower Road, Aurora, CO, representing the applicant, also gave a brief presentation on their business background and operations.

Planning Commission Results

Agenda Item 5e – Site Plan

A motion was made Commissioner Bush and seconded by Commissioner Hettick

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

1. The proposal is consistent with the Aurora Places Plan as an Industry Hub;
2. Will have a positive impact on city infrastructure and provide public improvements;
3. Achieves an internal efficiency;
4. Controls for nuisance impacts on surrounding land uses; and
5. Establishes adequate vehicular circulation.

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 permits or licenses.
2. The hours of operation may not occur between midnight and 6 am.

Action Taken: Approved with Conditions

Votes for the Site Plan: 6

Votes against the Site Plan: 0

Absent: 1 (Staley)

Abstaining: None