

Summary of Planning Commission Votes
 Regular Meeting of the Aurora Colorado Planning Commission
 September 11, 2019

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5a.	VALLEY ARAPAHOE – COMPREHENSIVE PLAN AMENDMENT (Ward V) CASE MANAGER: Heather Lamboy APPLICANT: Valley Country Club Development Application: DA-2194-00 Case Number: 2019-1002-00 General Location: Northeast Corner of Arapahoe Road and S Chambers Way	Recommend Approval	Recommended Approval For Approval: 5 For Denial: 2 (Hettick and Staley) Abstentions: 0 Absent: 0	City Council Meeting Date Sept 23, 2019
5b.	VALLEY ARAPAHOE – INITIAL ZONING TO MU-C (Ward V) CASE MANAGER: Heather Lamboy APPLICANT: Valley Country Club Development Application: DA-2194-00 Case Number: 2019-2004-00 General Location: Northeast Corner of Arapahoe Road and S Chambers Way	Recommend Approval	Recommended Approval For Approval: 6 For Denial: 1 (Hettick) Abstentions: 0 Absent: 0	City Council Meeting Date 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.

Planning Department
City of Aurora, Colorado

SUMMARY OF PLANNING COMMISSION ACTIONS

Site Plan Name: VALLEY ARAPAHOE – COMPREHENSIVE PLAN AMENDMENT AND INITIAL ZONING

Planning Commission Hearing Date: September 11, 2019
City Council Meeting Date: September 23, 2019
Ward and Council Member: Ward V

Project Type: Comprehensive Plan Amendment and Initial Zoning
DA Number: DA-2194-00
Case Numbers: 2019-1002-00; 2019-2004-00
Location: QS:24J – Northeast Corner of E Arapahoe Road and S Chambers Way
Case Manager: Heather Lamboy

Description:

Mark Tiernan, on behalf of the Valley Country Club, is requesting the initial zoning of approximately 15.76 acres of land located north of E Arapahoe Road at the northeast corner of the S Chambers Way and E Arapahoe Road intersection, across from the Cornerstar shopping center. The site is currently part of the Valley Country Club golf course. This property abuts the Aurora Water Cherry Creek Lift Station, which is located to the west of the subject site with a low density single family Centennial neighborhood to the east.

Annexations are reviewed and approved by the City Council. The Comprehensive Plan Amendment and Initial Zoning is reviewed by the Planning and Zoning Commission, which makes a recommendation to the City Council. The Annexation, Comprehensive Plan Amendment, and Initial Zoning are concurrently reviewed by the City Council, who makes the final decision.

When this application was filed, the Uniform Development Ordinance (UDO) was under review. Since then, the UDO was reviewed and approved by the City Council. Since the effective date of the UDO is September 21, it was determined that instead of zoning the site as requested to Sustainable Infill Redevelopment (SIR), the new Mixed-Use Corridor (MU-C) would be SIR's equivalent under the new UDO; therefore, the request has been amended to initially zone the site as MU-C. There is no proposed development in association with this request, the MU-C would allow for a mix of commercial and residential uses. The lowest density residential allowed be attached townhomes.

With reference to the Aurora Places Comprehensive Plan, the "Urban Green Space" Placetype was designated for this site since the site has been utilized as a golf course for many years. Since the proposal for development on the site does not comply with this Placetype, the Aurora Places Plan map designation must be amended to designate this as a Commercial Hub, which is the same Placetype as the Cornerstar shopping center across E Arapahoe Road.

Development in this area will require a site plan to lay out a street network, utility, and drainage systems as well as define building and site design standards. Future development of the site will need to comply with the UDO as well as comply with Colorado Department of Transportation (CDOT) access regulations since E Arapahoe Road is designated as a State Highway (State Highway 88).

Over 60 comments were received in response to the referral notice sent to the adjacent landowners and registered neighborhood groups in the area. A neighborhood meeting, as required by UDO Section 5.3.1, was held on September 5, 2019 due to significant comments being received by the community (Section 5.3.1(2)).

At that meeting, concerns were brought up regarding the City of Centennial objection to development on the site, floodplain impacts and drainage, potential impacts to septic systems to residences located to the east as well as the potential for raising the height of the site through grading activity. In that respect, residents expressed concern with loss of views to the west and the impacts of height of an apartment building being located so close to the neighborhood. Questions were asked regarding impacts to the existing RTD bus stop, pedestrian

circulation to and around the site, and the request from Parks, Recreation and Open Spaces request for a 25-foot trail corridor to be dedicated to the City of Aurora (which would eventually connect to the Cherry Creek State Park trail system). Neighbors also asked about which jurisdiction would provide water and sewer service to the site as well as fire and police protection. Water service will be provided by ACWWA (Arapahoe County Water and Wastewater Authority).

Due to the comments received both by the public as well as abutting jurisdictions and referral agencies, it was determined that any proposed development will require significant input from the neighboring entities (Section 146-5.3.1(3)). The comments relate to concerns about loss of green space, access, safety, drainage and traffic associated with future development.

Testimony Given at the Hearing:

Heather Lamboy, Case Manager, gave a presentation on the items which included staff recommendations.

Todd Nicotra, Avalon Bay Communities, 10700 E Geddes Avenue, Suite 190, Englewood, CO, representing the applicant, gave a presentation of the items.

Bonnie Niziolek, Norris Design, 1101 Bannock Street, Denver, CO, representing the applicant, gave a presentation of the items.

Marcus Pachner, The Pachner Company, 135 Rampart Way, Denver, CO, representing the applicant, also gave a presentation of the item.

The following speakers opposed the request:

Jill Meakins, 6483 S Abilene Street, Centennial, CO
Greg Carter, 6699 S Helena Street, Centennial, CO
Grant Carter, 7274 S Memphis Street, Centennial, CO
Robert Clark, 6679 S Helena Street, Centennial, CO
Jim Bahne, 6649 S Helena Street, Centennial, CO
Roxane England, 6679 S Helena Street, Centennial, CO
Sarah, Sinicki, 6312 S Helena Street, Centennial, CO
Annette Jewell, 6393 S Helena Street, Centennial, CO

Their concerns included: impacts of the floodplain and proposed construction on adjacent residential development, traffic and circulation impacts on Arapahoe Road; entrances into adjacent neighborhoods and the commercial center; decrease in property values due to loss of views; payment of golf course premium for homes that will not have a golf course view; the City of Centennial and Centennial Airport objections to the proposal; public health impacts; and the increase of multi-family units already in the area. When asked to raise their hands, approximately 30 people stated their objection to the development.

The following speakers supported the request:

Bob Lansford, 15400 E Caley Avenue, Centennial, CO
David Faestel, 7854 S Argonne Street, Centennial, CO
Steve Jirsa, 19356 E Radcliff, Aurora, CO
Mark Ransom, 5724 S Nome Street, Englewood, CO
Keith Harper, 6488 S Blackhawk Way, Aurora, CO
Catherine Fleischmann, 6458 S Blackhawk Way, Aurora, CO
Robert Bulthaupt, 6297 S Potomac Way, Centennial, CO
Tom Markham, 24 Klingen Gate Lane, Castle Pines, CO
Stephen Bye, 9870 E Fair Lane, Englewood, CO
George Holland, 6043 S Eagle Street, Centennial, CO

Their reasons for support included the need to keep Valley Country Club solvent and continue to be able to provide services to its members; the need to provide residential development to support surrounding commercial uses and provide tax revenue; the need for a sidewalk and pedestrian connections along Arapahoe Road; buffering the floodplain from adjacent residential development that has experienced flooding impacts in recent

years; the observation that Valley Country Club is not just a golf course, but also provides a clubhouse, pool, tennis courts; and other services including a wedding and special event venue. When asked to raise hands, approximately 20 people stated their support for the project. The majority of these speakers were private members of the Valley Country Club.

Planning Commission Results

Agenda Item 5a – Comprehensive Plan Amendment

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

Move to recommend approval to City Council the Comprehensive Plan Amendment because the proposal complies with the requirements of Code Section of both the existing Zoning Code Section 146-205(B) and the Unified Development Ordinance Code Section 5.4.1A(3), for the following reason:

1. The Commercial Hub Placetypes are centers of activity supporting adjacent neighborhoods with shopping, services, entertainment, and community life. Supporting land uses include single-family attached residential and multi-family residential. As such, if the annexation is approved, the most appropriate Placetype along this major arterial Arapahoe Road, is the Commercial Hub Placetype.

Further Discussion:

Commissioner Deane commented that, if the annexation, initial zoning, and Aurora Places Plan Amendment were approved, that there will be some tough site design challenges that will have to be addressed, from engineering solutions for the floodplain impacts as well as site design. Commissioner Hettick commented that Centennial Airport has over 300,000 operations per year, and that the site will be affected by noise and air operations. Commissioner Lyon asked whether there were any other golf courses with multi-family adjacent as is being proposed, and the response was that the Cherry Creek golf course has apartments nearby. Commissioner Staley asked staff to read the purpose and intent statement for the Commercial Hub Placetype, and the types of uses permitted and/or anticipated. Chair Bengen thanked the audience for the thoughtful and respectful dialogue from the community.

Action Taken: Approved

Votes for the Comprehensive Plan Amendment: 5

Votes against the Comprehensive Plan Amendment: 2 (Hettick and Staley)

Absent: None

Abstaining: None

Agenda Item 5b – Initial Zoning to MU-C

A motion was made Commissioner Bush and seconded by Commissioner Lyon

Move to recommend approval to City Council the Initial Zoning to Mixed Use – Corridor, MU-C, (formerly identified as SIR – Sustainable Infill and Redevelopment District) subject to City Council approval of the annexation, because the proposal complies with both the existing Zoning Code Section 146-401(C) and the Unified Development Ordinance Code Section 5.4.1(3), for the following reasons:

1. The proposed “initial zoning” is located along major transportation corridors of Arapahoe and S Parker Road, and, if annexed, will comply with the Commercial Hub Placetype identified in Aurora Places, the Aurora Comprehensive Plan as a supporting land use.
2. The proposed initial zoning district of MU-C provides a framework that regulates the requirements for size, scale, height, density and multi-modal traffic impacts.
3. Since the property is currently used as a golf course, there will not be any dislocations of tenants or occupants of the property.

Further Discussion:

Commissioner Jetchick asked whether the applicant had considered compensation for the affected homeowners along Helena and if affordable housing will be included. She also commented that the site design and buffer to adjacent residential will be important if and when a Site Plan is considered. Marcus Pachner indicated that Avalon Communities will pay into an Affordable Housing Trust Fund. Mr. Pachner also indicated that the residents along Helena potentially would be compensated. Commissioner Bush asked whether the proposed changes to the floodplain is complete, and the applicant responded that is being done by CDOT as part of the road and bridge improvements for Arapahoe Road which were completed last year. Commissioner Staley asked for staff to read the purpose and intent statements for both the Sustainable Infill Redevelopment (SIR) and Mixed-Use Corridor (MU-C) zone districts. There were many comments that, if the site is annexed, the Site Plan review will be critical to address the concerns that were raised at the hearing.

Action Taken: Approved

Votes for the Comprehensive Plan Amendment: 6

Votes against the Comprehensive Plan Amendment: 1 (Hettick)

Absent: None

Abstaining: None

Filed: K:\\$DA\2194-00sps.rtf