

Summary of Planning Commission Votes  
Regular Meeting of the Aurora Colorado Planning Commission  
October 23, 2019

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5a.	<p><b>MCANDLESS INTERNATIONAL TRUCKS AT GATEWAY PARK – MAJOR SITE PLAN AMENDMENT (Ward II)</b>  CASE MANAGER: Deborah Bickmire      APPLICANT: Commercial Building Services  Development Application: DA-1001-20      Case Number: 2000-6018-04  General Location: Southwest Corner of 32<sup>nd</sup> Avenue and Airport Circle (16704 E 32<sup>nd</sup> Avenue)</p> <p>Condition:  1. The above ground storage tank shall be screened from the public right-of-way.  2. Resolution of outstanding technical issues prior to final approval of the Site Plan and issuance of any building permits.</p>	Approve with two conditions	<b>Approved with two conditions</b> For Approval: 7 For Denial: 0 Abstentions: 0 Absent: 0	Call-up deadline Nov 18, 2019
5b.	<p><b>NEW GATE CHURCH YOUTH CENTER – MAJOR ADJUSTMENT (Ward V)</b>  CASE MANAGER: Dan Osoba      APPLICANT: Citi Design and Construction  Development Application: DA-2004-00      Case Number: 2016-6039-00  General Location: Northeast Corner of S Winston Street and Greenwood Drive (3360 S Winston Street)</p>	Approve	<b>Approved</b> For Approval: 7 For Denial: 0 Abstentions: 0 Absent: 0	Call-up deadline Nov 18, 2019
5c.	<p><b>NEW GATE CHURCH YOUTH CENTER – MAJOR SITE PLAN (Ward V)</b>  CASE MANAGER: Dan Osoba      APPLICANT: Citi Design and Construction  Development Application: DA-2004-00      Case Number: 2016-6039-00  General Location: Northeast Corner of S Winston Street and Greenwood Drive (3360 S Winston Street)</p> <p>Conditions:  1. The proposed gymnasium shall not be open to the general public.  2. Resolution of outstanding technical issues prior to recordation of the Major Site Plan and issuance of any building permits.</p>	Approve with two conditions	<b>Approved with two conditions</b> For Approval: 7 For Denial: 0 Abstentions: 0 Absent: 0	City Council Meeting date Nov 18, 2019

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5d.	<p><b>CHAMBERED SHOOTING SPORTS AT HIGHPOINT COMMONS (Ward VI)</b>  CASE MANAGER: Christopher Johnson APPLICANT: Chambered Shooting Sports  Development Application: DA-1129-04 Case Number: 1983-6018-33  General Location: Northwest Corner of Quincy Avenue and Reservoir Road  (19291 E Quincy Avenue)</p> <p>Condition:  1. The Operations Plan shall be placed on the cover sheet of the Site Plan to ensure compliance.</p>	Approve with a condition	<b>Approved with a condition</b> For Approval: 7 For Denial: 0 Abstentions: 0 Absent: 0	Call-up deadline Nov 18, 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: MCCANDLESS INTERNATIONAL TRUCKS AT GATEWAY PARK  
MAJOR SITE PLAN AMENDMENT**

Planning Commission Hearing Date: October 23, 2019  
Deadline for City Council Call Up: November 18, 2019  
Ward and Council Member: Ward II

Project Type: Major Site Plan Amendment  
DA Number: DA-1001-20  
Case Number: 2000-6018-04  
Location: QS:02K – Southwest Corner of 32<sup>nd</sup> Avenue and Airport Circle  
Case Manager: Deborah Bickmire

### **Description:**

The applicant, McCandless International Trucks, proposes a major amendment to the McCandless International Truck at Gateway Park Site Plan to add a new building, parking and fuel island on approximately 5 acres of the 16.2-acre site. The site is located on the west side of Ouray Street between E. 32<sup>nd</sup> Avenue and E. Airport Circle and is zoned I-1, Business/Tech District in Sub-Area B.

The McCandless International Trucks Site Plan was approved by the Planning Commission in 2000 for a two-phased development for heavy truck sales, leasing and repair facility on the eastern 11 acres of the 16-acre site. The first phase included a 79,074 square foot, two story building with 21 service bays. Phase two was planned for a future truck leasing building.

The proposed amendment is to develop the second phase and includes the addition of a 28,186 square-foot, two story building with 8 service bays and 2 wash bays, a fueling island and an above ground fuel storage tank. The building will be utilized for truck leasing, related administrative uses, as well as, truck service. The fueling station will only serve the on-site rental fleet. The above ground tank, located east of the fueling island, is aligned with the 32<sup>nd</sup> Avenue driveway and will require screening.

The site has two points of vehicular access, one from 32<sup>nd</sup> Avenue and the other from a shared access drive adjoining the property to the west. The existing access on 32<sup>nd</sup> Avenue will be relocated to the west and the two phases will be connected internally. Detached sidewalks will be provided on 32<sup>nd</sup> Avenue and Airport Circle with an internal accessible route provided to 32<sup>nd</sup> Avenue. Thirty-five customer and employee parking spaces will be provided, including 5 accessible spaces, with the remaining spaces allocated for trucks and trailers available for rental or sale. The site will be fenced with a metal picket fence with landscaping to match the existing development.

The site, located just south of I-70 and west of Airport Boulevard, is within Gateway Park, and subject to the review and approval of the Gateway Park Development Review Committee (GPDRC). The City has received notification the GPDRC approved the applicant's plans.

Four adjacent property owners and one registered neighborhood association were notified of the Site Plan amendment. No comments were received. No neighborhood meeting was held.

**Testimony Given at the Hearing:**

Deborah Bickmire, Case Manager gave a presentation of the item, which included the staff recommendation and conditions of approval.

Scott McCandless, 16704 E. 32<sup>nd</sup> Avenue, Aurora CO 80011, representing the applicant, discussed the nature of the existing truck sales and service operations and explained their business has outgrown their current facilities. The proposed expansion will house their truck rental and lease fleet operations.

Commissioner Hettick stated he was happy their business was growing. He asked if there was on-site water quality and/or drainage for the new phase, because it was not shown on the plans.

Ms. Bickmire responded by showing the overall McCandless International Trucks Site Plan and explained there was an existing detention area to the east of the Phase 2 development. Public Works engineer, John Howes, confirmed their water quality and drainage was accommodated by the existing detention area.

**Planning Commission Results**

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

Move to approve, with two conditions, the Major Site Plan Amendment, because the proposal complies with the requirements of Section 146-5.4.3.B.2.c of the Unified Development Ordinance for the following reasons:

1. It is consistent with the Aurora Places "Industry Hub" Placetype;
2. It achieves an internal efficiency of design;
3. It is compatible with the surrounding land uses; and
4. It is consistent with the previously approved Site Plan.

Approval subject to the following conditions:

1. The above ground storage tank shall be screened from the public right-of-way.
2. Resolution of outstanding technical issues prior to final approval of the Site Plan and issuance of any building permits.

**Further Discussion:**

None

**Action Taken:** Approved with Conditions

Votes for the Site Plan: 7

Votes against the Site Plan: 0

Absent: None

Abstaining: None

Planning Department  
City of Aurora, Colorado

## **SUMMARY OF PLANNING COMMISSION ACTIONS**

**Site Plan Name: New Gate Church Youth Center – Major Site Plan with Major Adjustment**

Planning Commission Hearing Date: October 23, 2019  
Deadline for City Council Call Up: November 18, 2019  
Ward and Council Member: Ward V

Project Type: Major Site Plan with Major Adjustment  
DA Number: DA-2004-00  
Case Number(s): 2016-6039-00  
Location: QS:16J – South Corner of S. Winston Street and Winston Drive  
Case Manager: Dan Osoba

**Description:**

The applicant, New Gate Church, is requesting approval of a Major Site Plan for a new 11,832 square-foot freestanding building addition on the existing 3.04-acre church property. The proposed 35-foot building will house a gymnasium and office space to accommodate a youth center addition for the existing 3,500 square-foot New Gate Church. The applicant is also proposing to reconfigure the existing parking lot located at the north end of the property and request a major adjustment to reduce the required parking from 55 spaces to 45 spaces. The subject site is located at 3360 S. Winston Street and is surrounded by single-family detached homes with an existing commercial property to the southwest. The property is zoned R-1 Low Density Single Family District which permits “places of worship”. This proposed gymnasium is considered an accessory use to the existing place of worship and its use will be limited to the church congregation only.

The proposed 9,400 square-foot gymnasium will serve as a multi-functional space for the church. It will hold eight additional classrooms to accommodate the New Gate Church programs for children, adolescents, college students and the elderly. The gym is an extension of the church operations and will be utilized to support their current programs such as vacation bible school and the Korean School. It will not be open to the public and may only be used by church members for indoor activities or sports on a case by case basis. The facility is proposed to operate typically on Friday evenings from 5:00 PM to 9:00 PM, Saturdays from 9:00 AM to 3:00 PM and Sundays from 9:00 AM to 5:00 PM.

The existing 3,500 square foot church will remain; however, the parking lot at the north corner of the site will be reconfigured. The existing parking lot does not comply with landscaping code requirements regarding parking lot screening, buffering or parking lot island landscaping. The applicant is proposing to reconfigure this lot to comply with the requirements including required landscape buffers, streetscape landscaping, and landscape islands. The applicant is requesting a major adjustment to reduce the required parking from 55 parking spaces to 45 parking spaces. The applicant has indicated that most people attending large-scale activities or events will travel by bus, transit or walk from the adjacent neighborhood. Additionally, the applicant has proposed 7 future parking spaces to be constructed, if additional parking is needed.

**Testimony Given at the Hearing:**

Dan Osoba, Case Manager, gave a presentation of the items including staff recommendations and conditions of approval.

Commissioner Staley asked if staff had taken any consideration for the landscaping requirements along the west elevation facing the single-family detached homes.

Dan Osoba replied that the landscape code requires a 25-foot landscape buffer with one tree and ten shrubs per 40 linear feet.

Commissioner Lyon asked if the Planning Commission would be making a motion on the Major Adjustment first or the Major Site Plan.

Dan Osoba replied that the motion for the Major Adjustment will be first. The Condition of Approval for the Major Adjustment indicates that the Major Site Plan must also be approved by the Planning Commission.

Kyong Kim, Citi Design and Construction, 6439 S Walden Way, Aurora, CO 80016, the applicant's architect presented regarding the building materials and elevations. The proposed building materials include face brick, stucco, and concrete masonry units to match the existing church building to the maximum extent feasible.

John Lee, 2453 S Ireland Ct, Aurora, CO 80013, a Deacon representing the New Gate Church spoke regarding the operations of the church and the proposed gymnasium. Currently, the church has a sanctuary, office, and four classrooms, which is not enough space for the growing congregation of 1<sup>st</sup> and 2<sup>nd</sup> generation Korean families that attend services. This proposed space will provide additional office space for staff, classrooms for vacation bible school, the Korean School held at the church and a communal gathering space for the church.

Commissioner Lyon noted that the landscaping currently on-site has not been maintained through the years. He asked if the New Gate Church has plans for maintaining all the new landscaping shown on the site plan going forward. Mr. Lee Lee replied that the church understands that the landscaping on the plan must be maintained.

Commissioner Deane asked if the shingles proposed will match the existing building. Mr. Lee responded that the shingles will match the existing church roof to the maximum extent feasible.

Commissioner Staley asked staff to display the landscape plan sheets and noted that the trees shown on the plans meet code.

### **Planning Commission Results**

#### **Agenda Item 5b – Major Adjustment**

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

Move to approve, with one condition, the Major Adjustment because the proposal complies with the requirements of Code Section 146-5.4.4.D.3, for the following reasons:

1. The proposal does not adversely impact any abutting property;
2. Does not violate any previously approved condition of approval;
3. Increases landscape buffers, screening and parking lot islands; and
4. Does not result in an increase in on-street parking or traffic congestion due to many church members travelling via bus or walking from the adjacent neighborhood.

#### **Further Discussion**

Commissioner Lyon stated that this is a great project and is happy to see it in the community.

**Action Taken:** Approved

Votes for the Conditional Use: 7

Votes against the Major Adjustment: None

Absent: None

Abstaining: None

### **Agenda Item 5c – Major Site Plan**

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

Move to Approve, with two conditions, the Major Site Plan because the proposal complies with the requirements of Code Section 146-5.4.3.B.2.c.i, for the following reasons:

1. The proposal utilizes existing city infrastructure and improves existing public improvements adjacent to the site;
2. Conforms with landscaping buffer requirements and parking lot landscaping;
3. Is compatible with the surrounding land uses as an accessory use to the existing New Gate Church; and
4. Provides adequate vehicular and pedestrian connectivity.

Approval to be subject to the following conditions:

1. The proposed gymnasium shall not be open to the general public; and,
2. The resolution of outstanding technical issues prior to recordation of the Major Site Plan and issuance of any building permits.

#### **Further Discussion:**

None

**Action Taken:** Approved with two conditions

Votes for the Site Plan: 7

Votes against the Major Site Plan: None

Absent: None

Abstaining: None

Filed: K:\\$DA\2004-00sps.rtf

Planning Department  
City of Aurora, Colorado

## **SITE PLAN SUMMARY OF PLANNING COMMISSION ACTIONS**

**Site Plan Name: CHAMBERED SHOOTING SPORTS AT HIGHPOINT COMMONS  
CONDITIONAL USE**

Planning Commission Hearing Date: October 23, 2019  
Deadline for City Council Call Up: November 18, 2019  
Ward and Council Member: Ward VI

Project Type: Conditional Use  
DA Number: DA-1129-04  
Case Number: 1983-6018-33  
Location: QS:18N – Northwest Corner of E Quincy Avenue and Reservoir Road  
Case Manager: Christopher Johnson

### **Description:**

The applicant, Mark Chatterley, is requesting approval of Conditional Use to allow an Indoor Shooting Range in a MU-C zone district. The subject site is located at the northwest corner of E Quincy Avenue and Reservoir Road and involves the adaptive reuse of an existing building. A Site Plan Amendment has also been submitted with this Conditional Use request to capture minor changes to the building elevations.

The subject site is within the former Highpoint Commons GDP, which laid out commercial land uses for the northwest corner of E Quincy Avenue and Reservoir Road bounded on the north and west by E Princeton Drive. The building was a former Rite Aid pharmacy located at 19291 E Quincy Avenue. The applicant's business proposal involves the creation of a new Indoor Shooting Range with a focus on the introduction to target shooting as a sport and specialized training and classes for customers. Improvements to the building's air filtration, security and access points, sound insulation, and interior layout are proposed as part of this application. Exterior changes to the building include the enclosure of the existing pharmacy drive-through canopy to create a storage garage; a new free-standing rooftop equipment screen to comply with code; and relocated emergency exits. Additional changes include measures for safety and sound insulation. The rest of the site will be brought in to compliance with the approved site plan on file, including the replanting of any missing or dead landscaping and any necessary updates to parking lot striping.

The proposed business will be a family run operation that emphasizes a safe introduction to the sport of target shooting. The applicant proposes individual room lanes to allow privacy for customers and provide the option for instructors and lessons in an individual and group setting. The proposed hours of operations are 10 am to 8 pm Monday-Thursday, 9 am to 10 pm Friday & Saturday, and closed Sunday. The proposal is for 20 to 30 employees eventually, starting out with 10 when the business opens. The applicant states that training is a large part of the proposed business, with an offering of a variety of classes for various levels of experience. There will be security staff on duty at all hours of operation.

Ten (10) registered neighborhood organizations and eleven (11) adjacent property owners were notified of the site plan application. A total of 293 comments were received from community members, with a mixed response of support and opposition to the project. A neighborhood meeting was held on August 6<sup>th</sup> before an official application was received.



**Testimony Given at the Hearing:**

Christopher Johnson, Case Manager, gave a presentation of the item, which included the staff recommendation and a condition of approval. Commissioner Staley asked staff about the difference between a Use by Right and a Conditional Use. Staff explained that a Use by Right is something that has been determined to be inherently compatible and complementary to the particular zone district it is in and the other uses that district allows, while a Conditional Use is something that has been determined to potentially create negative impacts but that could be made compatible with the zone district through mitigation of those impacts. Staff also clarified that if something is a Use by Right, then it would not be before the Planning Commission in this manner.

The applicant Mark Chatterley, 11859 S Odessa Street, Aurora, CO 80015, gave a presentation providing details on his business plan, proposed upgrades to the building, and the sport of target shooting. Commissioner Deane asked the applicant the following questions: Are the concrete filled blocks fully filled? What is behind the proposed rubber berm at the end of the range? What kind of guns will be allowed in the range? Will there be sound mitigation measures employed in the ventilation system? The applicant responded that yes, the concrete blocks would be fully filled with concrete. Behind the berm will be a 1-inch thick steel plate. The range would support mostly smaller caliber guns, below 50 caliber. The rooftop vents on the proposed ventilation system are specifically designed to break up sound waves and direct them upwards, rather than out towards adjacent businesses or residences. Commissioner Staley asked the applicant what would be proposed for the existing drive through on the building. Mr. Chatterley explained that this would be closed off into a secured, attached storage garage. Commissioner Bengen asked the applicant what the display cases in the lobby area of the business would be made of. Mr. Chatterley explained that they would be locked and secure plexiglass and that the inventory would be taken out of them and locked away at the end of the business day.

The following speakers opposed the request:

Yesenia Lemus, 19364 E Purdue Circle, Aurora, CO  
Lori Rieger, 19175 E Oberlin Drive, Aurora, CO  
Tammie Creighton, 19165 E Oberlin drive, Aurora, CO

Their concerns included: the location of the use in relation to nearby schools, marijuana dispensaries, and the adjacent residential neighborhoods; decreases in property values; and in general concerns about safety.

The following speakers supported the request:

Kirt Boyle, 4459 S Ceylon Way, Aurora, CO  
Carol Brower, 4459 S Ceylon Way, Aurora, CO  
Edmond Kunath, 5201 S Ireland Way, Aurora, CO  
Roger Chandler, 21415 E Mansfield Drive, Aurora, CO  
Kathleen Chandler, 21415 E Mansfield Drive, Aurora, CO  
Jacob Knorr, 6925 S Elk Court, Aurora, CO  
Ryan Butler, 20297 E Powers Place, Aurora, CO  
John Tidwell, 5102 S Lisbon Way, Centennial, CO

Their reasons for support included: the convenience of having a new range close by, the measures being taken for security of the proposed range, and the proposed provision of education on responsible gun ownership as reasons for their support.

Mr. Matthew Salcedo, 3720 S Susan Street, Santa Ana, CA, a representative of the landowner of the site in question spoke. Mr. Salcedo explained that the building has had difficulty attracting prospective tenants, explaining that many prospects for family-oriented uses pulled out due to the location of the nearby dispensaries. Mr. Salcedo also explained that it has been very difficult to find a single tenant for such a relatively large building and that attractive multiple tenants to share the space has been infeasible. He voiced his support for the applicant's proposal and explained that the ownership group is looking forward to working with Mr. Chatterley on upgrades to the site and the opening of his business.

### **Planning Commission Results**

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

Move to approve, with one condition, the Conditional Use because the proposal complies with the requirements of Code Section 146-5.4.3.A.3 for the following reasons:

1. The proposal is consistent with all applicable standards;
2. It is consistent with the size, scale and intensity of the surrounding area;
3. It will have no negative impact on city infrastructure;
4. It will not dislocate any tenants; and
5. It demonstrates adequate mitigation of negative impacts.

Approval to be subject to the following condition:

1. The Operations Plan shall be placed on the cover sheet of the Site Plan to ensure compliance.

**Action Taken:** Approved with a Condition

Votes for the Site Plan: 7

Votes against the Site Plan: 0

Absent: None

Abstaining: None