

Summary of Planning and Zoning Commission Votes
 Regular Meeting of the Aurora Colorado Planning Commission
 November 13, 2019

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5a.	UNIFIED DEVELOPMENT ORDINANCE AMENDMENT – TEXT CHANGE PROJECT MANAGER: Karen Hancock APPLICANT: City of Aurora Planning & Dev Serv Development Application: DA-2163-01 Case Number: 2018-1005-01	Recommend approval	Recommended Approval For Approval: 6 For Denial: 1 Abstentions: 0 Absent: 0 Vacancies: 1	City Council Meeting Date Dec 16, 2019
5b.	UNIFIED DEVELOPMENT ORDINANCE AMENDMENT – ZONING MAP AMENDMENTS PROJECT MANAGER: Karen Hancock APPLICANT: City of Aurora Planning & Dev Serv Development Application: DA-2163-01 Case Number: 2019-2007-00 General Location: Within the boundaries of the City of Aurora	Recommend approval	Recommended Approval For Approval: 6 For Denial: 1 Abstentions: 0 Absent: 0 Vacancies: 1	City Council Meeting Date Dec 16, 2019
5c.	HIGH POINT AT DIA – COMPREHENSIVE PLAN AMENDMENT (Ward II) CASE MANAGER: Sarah Wieder APPLICANT: Westside Investment Partners Inc Development Application: DA-1746-19 Case Number: 219-1001-00 General Location: Generally bounded by 68 th Avenue to the north, Picadilly Road to the west, 60 th Avenue to the south and Gun Club Road to the east	Recommend approval	Recommended approval For Approval: 6 For Denial: 1 Abstentions: 0 Absent: 0 Vacancies: 1	City Council Meeting date Dec 16, 2019
5d.	HIGH POINT AT DIA – ZONING MAP AMENDMENT (Ward II) CASE MANAGER: Sarah Wieder APPLICANT: Westside Investment Partners Inc Development Application: DA-1746-19 Case Number: 2004-2017-01 General Location: Generally bounded by 68 th Avenue to the north Tibet Road to the west, 64 th Avenue to the south and Gun Club Road to the east	Recommend approval	Recommended approval For Approval: 6 For Denial: 1 Abstentions: 0 Absent: 0 Vacancies: 1	City Council Meeting date Dec 16, 2019

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5e.	HIGH POINT AT DIA – COMPREHENSIVE PLAN AMENDMENT (Ward II) CASE MANAGER: Sarah Wieder APPLICANT: Westside Investment Partners Inc Development Application: DA-1746-19 Case Number: 2019-1001-01 General Location: Generally bounded by 64 th Avenue to the north, E-470 to the east, 60 th Avenue to the south and Tibet Road to the west	No recommendation	Recommended Denial For Approval: 0 For Denial: 6 Abstentions: 0 Absent: 0 Vacancies: 1	City Council Meeting date Dec 16, 2019
5f.	HIGH POINT AT DIA – COMPREHENSIVE PLAN AMENDMENT (Ward II) CASE MANAGER: Sarah Wieder APPLICANT: Westside Investment Partners Inc Development Application: DA-1746-19 Case Number: 2019-1001-02 General Location: Generally bounded by E-470 to the north, Liverpool Street to the west, Rome Street to the east and 65 th Avenue to the south	No recommendation	Recommended Denial For Approval: 0 For Denial: 6 Abstentions: 0 Absent: 0 Vacancies: 1	City Council Meeting date Dec 16, 2019
5g.	BSM AURORA EXPANSION PROJECT – MAJOR SITE PLAN (Ward II) CASE MANAGER: Tanner Axt APPLICANT: BSM Wall Systems Development Application: DA-1335-32 Case Number: 2019-6030-00 General Location: Northwest Corner of Uravan Street and E 23 rd Avenue (2353 Uravan Street) Condition: 1. Resolution of outstanding technical issues prior to recordation of the site plan and issuance of any building permits.	Approval w/ a condition	Approved w/ a condition For Approval: 6 For Denial: 1 Abstentions: 0 Absent: 0 Vacancies: 1	Call-up deadline Dec 2, 2019
5h.	CAMBRIA SUITES – SITE PLAN AMENDMENT (Ward II) CASE MANAGER: Liz Fuselier APPLICANT: New Vision Hotels Development Application: DA-1002-16 Case Number: 2007-6030-02 General Location: Southwest Corner of E 40 th Avenue and E 40 th Circle (16001 E 40 th Circle) Condition: 1. Resolution of outstanding technical issues prior to recordation of the site plan and issuance of any building permits.	Approval w/ a condition	Approved w/ a condition For Approval: 6 For Denial: 1 Abstentions: 0 Absent: 0 Vacancies: 1	Call-up deadline Dec 2, 2019

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5i.	<p>GARDENS ON HAVANA URGENT CARE – SITE PLAN (Ward IV) CASE MAANGER: Christopher Johnson APPLICANT: Wilson Gardens Havana LLC Development Application: DA-1608-16 Case Number: 2016-6041-00 General Location: Southwest Corner of S lola Street and E Arizona Place (10552 E Arizona Place) Condition: 1. Resolution of outstanding technical issues prior to recordation of the site plan and issuance of any building permits.</p>	Approval w/ a condition	<p>Approved w/ a condition For Approval: 6 For Denial: 1 Abstentions: 0 Absent: 0 Vacancies: 1</p>	Call-up deadline Dec 2, 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

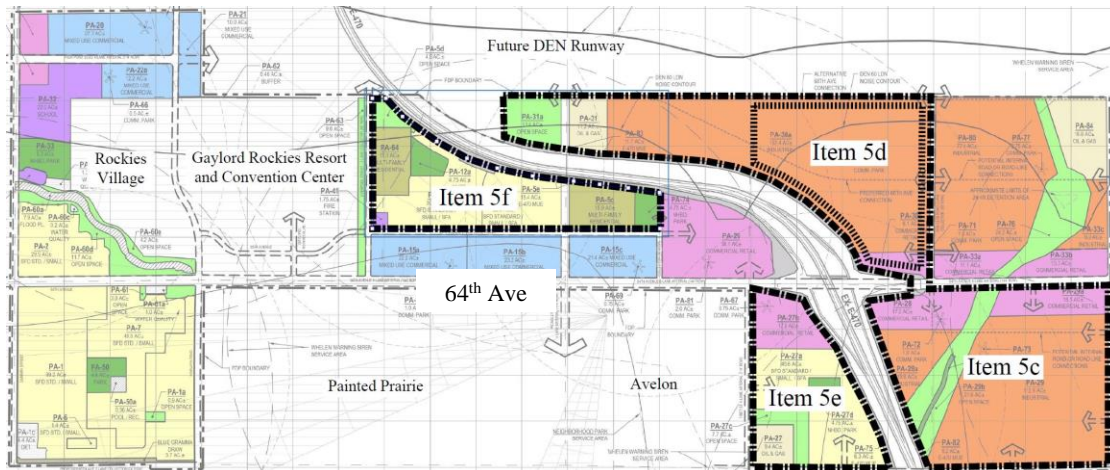
SUMMARY OF PLANNING & ZONING COMMISSION ACTIONS

Project Name: High Point at DIA
Planning & Zoning Commission Hearing Date: November 13, 2019
City Council Hearing Date: December 16, 2019
Ward and Council Member: Ward II

Project Type: Comprehensive Plan Amendments and Zoning Map Amendment
DA Number: DA-1746-19
Case Numbers: 2019-2001-00; 2004-2017-01; 2019-1001-01; 2019-1001-02
Location: Various Locations within High Point at DIA (See Map Below)
Case Manager: Sarah Wieder

Description:

The applicant and property owner, Westside Investment Partners, is requesting recommendations of approval to the City Council for three Comprehensive Plan Amendments to Aurora Places and one Zoning Map Amendment (Rezone). These requests are necessitated by the proposed land use changes to the High Point at DIA Framework Development Plan (FDP), which is currently under review. The Comprehensive Plan Amendments impact approximately 558 acres of the 1,174 acres within the overall High Point at DIA FDP, while the Zoning Map Amendment impacts about 120 acres. This map highlights the areas that are impacted by these requests relative to the larger FDP.



The first Comprehensive Plan Amendment encompasses most of High Point at DIA east of E-470, with the exception of a parcel that was recently annexed (Item 5c). This area, which includes roughly 375 acres, is currently within the Urban District Placetype. The applicant proposes to change it to the Industry Hub Placetype in order to allow primarily industrial uses, along with some commercial uses along 64th Avenue. Alongside this Comprehensive Plan Amendment is a request to change the Zoning Map from Mixed-Use Regional (MU-R) to Airport District (AD) to permit industrial uses at the northwest corner of future Gun Club Road and future 64th Avenue (Item 5d).

The second amendment proposed to the Comprehensive Plan is for approximately 85 acres in the area generally bounded by E-470 to the east, 64th Avenue to the north, Tibet Road to the west and 60th Avenue to the south (Item 5e). The applicant proposes to change this parcel from the Urban District Placetype to the Emerging Neighborhood Placetype to allow single-family residential uses, which are not permitted in the Urban District Placetype. Similarly, the third Comprehensive Plan Amendment is for the area generally bounded by E-470 to the north, Rome Street to the east, 65th Avenue to the south, and Liverpool Street to the west, which includes roughly 98 acres (Item 5f). The applicant also proposes to change this area from the Urban District Placetype to the Emerging Neighborhood Placetype to allow single-family residential.

The High Point at DIA FDP is not subject to Planning and Zoning Commission review because there are no adjustment (waiver) requests under the Unified Development Ordinance, but it is referenced throughout this report because the subject Comprehensive Plan Amendments and Zoning Map Amendments are required based on the land uses proposed in the FDP. The Comprehensive Plan and Zoning Map Amendments must be approved by the City Council in order to permit what is currently shown in the FDP, so the applications are interrelated.

The original Framework Development Plan for High Point at DIA was approved in 2005 with a mix of single-family, commercial, and office uses. High Point at DIA extends into the City and County of Denver, so negotiations occurred during this time with Denver about where residential development could potentially be located, resulting in a Joint Development Agreement. FDP Amendments were completed in 2007 and 2011 to relocate parks and schools, change the mix of residential uses, and add design standards. In 2016, another FDP Amendment was approved to remove the areas that are now Gaylord Rockies and Rockies Village from the High Point FDP.

The amendment that is currently under review is changing the location of land uses, revising parks and open space locations, creating new design standards, and updating all engineering-related documents. Some portions of High Point at DIA in Aurora have been developed, but most of the 1,174 acres is vacant land. There are over 500 single-family homes in the existing portion of High Point at DIA, which is located west of Himalaya Road and north of 60th Avenue. There is also a charter school and Aurora Fire Station #16. The Denver portion of High Point, which includes the Tower Road corridor off of Pena Boulevard, has experienced more development.

Comments were received from residents of High Point at DIA, as well as outside agencies such as Denver International Airport (DEN) and E-470 Public Highway Authority, throughout the review process of the application. Major resident concerns included the increase in multi-family and single-family uses, the lack of commercial development and other services, and traffic. DEN is concerned about the proposed increase in single-family residential development from the previous FDP in close proximity to the airport and the future runway. E-470 did not recommend residential uses adjacent to the highway and had comments regarding noise and the multi-use easement.

A neighborhood meeting was held on September 4, 2019 at High Point Academy regarding the application. Approximately 45 neighbors attended the meeting. General topics that were discussed included the changes from the previous FDP, the increase in residential uses, the types of industrial and mixed-use commercial proposed, the need for more services for the existing residents and the estimated timing of development. Some residents also expressed concerns about walkability in the area, traffic, response time of the police, and Metro District / HOA representation.

Testimony Given at the Hearing:

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

Commissioner Deane asked that Ms. Wieder identify the approved oil and gas well site locations within the FDP that are close to residential. Ms. Wieder stated that one well site is location at the corner of 60th Avenue and Tibet Street and will have 32 wells. The other well site is located just north of E-470 near the future Picadilly Road and will also have 32 wells.

Commissioner Lyon asked Ms. Wieder what the regulations are regarding the minimum distance of oil and gas sites from residential development. Ms. Wieder indicated that these two sites are currently within the Operator Agreement that was approved by City Council. She stated that there are a lot of discussions about appropriate distances at the state level, but as it currently stands, the Colorado Oil and Gas Conservation Commission (COGCC) setback is 1,000' from high occupancy building units if oil and gas comes towards residential development. If oil and gas is constructed first and residential is developed after this, this situation is regulated by the city and that setback is currently 150'.

Commissioner Lyon inquired about the Operator Agreement. Ms. Wieder stated that the City Council and Axis Exploration entered into this agreement earlier in 2019 and it showed the locations of four well sites, two of which are in High Point at DIA. The well site locations are an exhibit in the Operator Agreement, but the focus of this agreement is on best management practices and other engineering-related items. The potential land uses surrounding the well sites was not a major topic of discussion during negotiations.

Commissioner Lyon stated that the High Point at DIA Land Use Map approved in 2016 identified residential development in some of these areas, but when Aurora Places was adopted in 2018, it identified the entire FDP as an Urban District. Commissioner Lyon asked Ms. Wieder why this decision was made. Ms. Wieder stated that the Comprehensive Plan and the associated Placetype Map shows the desired vision of the entire city. Individual land use plans were not analyzed to show the exact boundaries when the Placetype Map was created. The applicant is permitted to have residential in the areas previously approved in 2005 and 2016, but because a major amendment is proposed to the FDP and the locations of residential uses have been altered, the new land use plan must be analyzed for impacts and be consistent with the Comprehensive Plan.

Commissioner Lyon stated that the change from an Urban District Placetype to an Emerging Neighborhood Placetype is pretty drastic in his opinion. Based on the approval criteria that talks about the economic health of the city and welfare of citizens, Commissioner Lyon asked if the applicant is required to demonstrate a positive impact. Ms. Wieder stated that this is one of the reasons why Comprehensive Plan Amendments must be approved by a super majority vote of the City Council. It is a policy-level decision as to whether the applicant demonstrates a net gain to the city by amending the Comprehensive Plan.

Commissioner Jetchick noted that in the Emerging Neighborhood Placetype, the primary uses are residential, but it also permits commercial uses. Commissioner Jetchick asked whether the oil and gas setbacks also apply to commercial uses. Ms. Wieder stated that commercial uses do not have the same restrictions as residential uses, but there are still some setbacks.

Commissioner Hettick asked whether oil and gas setbacks will change from 1,000' to 2,000' based on the recent environmental study that was completed jointly by the Colorado Oil and Gas Conservation Commission (COGCC) and Colorado Department of Public Health and Environment (CDPHE). Ms. Wieder stated that she is aware of the study that showed a correlation between short-term health impacts and living within 2,000' of an oil and gas site, but there has been no formal state legislation proposing a setback increase. Mindy Parnes, Planning Manager, also noted that siting and setbacks will be the last portion of the COGCC rulemaking that is underway.

Commissioner Deane asked what the current buffer is around the oil and gas site that is located at the corner of 60th Avenue and Tibet Road. Ms. Wieder stated that the open space buffer shown in the most recent High Point at DIA Land Use Map is about 300', but the Parks, Recreation and Open Space (PROS) Department recently determined that the applicant will not be receiving any open space credit for this area because they do not want to encourage people to recreate around oil and gas. Ms. Wieder stated that the discussion that occurred in a recent meeting suggested that the applicant may remove and relocate the open space buffer if they do not receive open space credit from PROS, but she recommended that the applicant answer this question to verify what their plans are.

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

Commissioner Lyon asked Ms. Rael how the proposed change north of 64th Avenue (Item 5f) impacts the amount of residential proposed in High Point at DIA near the future DEN runway. Ms. Rael stated that there has always been residential development north of 64th Avenue, but it has shifted further north under the proposed amendment. Ms. Rael stated that it does not make sense to have single-family uses adjacent to 64th Avenue as was shown in the previous FDP Amendment and then to have mixed-use development north of that. She also noted that the runway will end east of Picadilly Road.

Tim Hester, 8500 Pena Boulevard, Denver, CO, representing Denver International Airport (DEN), spoke in opposition to two of the proposals, Items 5e and 5f, based on the proximity to the future runway and DEN property.

Commissioner Hettick asked Mr. Hester to identify where the future DEN runway will generally be located and which operations it will serve. Mr. Hester stated that it will be located north of 68th Avenue between Harvest Road and Picadilly Road. He stated that the runway will likely be used for both cargo and general operations.

Commissioner Lyon asked Mr. Hester if the City and County of Denver has any residential development that is a similar distance from the runway as what is being proposed by the applicant in High Point at DIA. Mr. Hester stated that the current City and County of Denver Zoning Code does not permit residential in the airport overlay near DEN. He clarified that multi-family is permitted north of 56th Avenue, but no residential is permitted north of 64th Avenue in Denver in the airport overlay. Mr. Hester further noted that the subject proposal would be the closest residential development to a runway.

Commissioner Bengen asked Mr. Hester what the approximate distance would be from the future DEN runway to the proposed residential development. Mr. Hester stated that it would be less than ½ mile from the runway.

Commissioner Bush asked Mr. Hester if DEN's objection to two of the Comprehensive Plan Amendments is primarily based on noise and if so, whether DEN has taken potential airplane technology improvements into account when looking at noise in the future. Mr. Hester stated that there are currently six runways and there are planned to be twelve at full build-out. Noise is a very complex issue and there is a difference between the average noise in an area versus single-event or overflight noise exposure. He also noted that the current Comprehensive Plan does not allow for single-family detached.

Diana Rael, representing the applicant, provided a response to DEN's opposition of Items 5e and 5f. She noted that single-family detached is permitted north of 64th Avenue in the approved FDP Land Use Map from 2016, they have just shifted it further north. Ms. Rael also stated that rezoning the MU-R District east of E-470 is beneficial to DEN because it would have allowed residential even closer to the future runway. She also noted that this entire area is in the Airport Influence District, which means that all property owners will receive notice in their title work about noise.

Commissioner Bengen asked Ms. Rael for clarification on the current FDP Land Use Map relative to the new Land Use Map proposed by the applicant. He is under the impression that the previous Land Use Map would go away if the Planning & Zoning Commission approves these requests. Ms. Rael stated that this is correct, the new Land Use Map would supersede any previous approvals. The applicant needs approval on the Comprehensive Plan Amendments and Zoning Map Amendment to do what is shown in the newly proposed Land Use Map.

Commissioner Bengen stated that the applicant could choose to accept the current FDP Land Use Map, but they cannot be combined in this conversation because they need to choose between one or the other. Ms. Rael agreed with this statement but noted that the purpose of her rebuttal was to show the differences between the two Land Use Maps and how the proposed amendment is much more refined than the previous one and has a distinct vision.

Commissioner Lyon stated that the proposed oil and gas sites are a big concern for him because some day there may be 100 citizens that are upset about how close they are to oil and gas development. He wants to know how this can be avoided. Ms. Rael stated that this is a good question and she does not know details about the leasing and timing aspect of the oil and gas. She believes that the sites will be tankless and will not be very invasive once the sites are in production. Ms. Rael stated that the applicant knows more specific details about oil and gas and defers to him to answer further questions.

Mark Witkiewicz, Westside Investment Partners, 4100 E Mississippi Avenue, Denver, CO, the applicant, responded to concerns from commissioners about oil and gas. Mr. Witkiewicz stated that the Operator Agreement was approved by the City Council and is a contract. He believes it is the strictest Operator Agreement that has been approved in the state based on the best management practices. It is the intention of both parties to have oil and gas come before any residential development occurs.

Commissioner Lyon asked for clarification on whether oil and gas will be drilled prior to residential. Mr. Witkiewicz stated that this their intent, but he is not in charge of when drilling will occur. Commissioner Lyon asked why the applicant wouldn't wait to construct residential until after oil and gas has been drilled. Mr. Witkiewicz stated that this would be the ideal situation.

Commissioner Bengen asked Mr. Witkiewicz whether he agrees with the setbacks that are prescribed by either the COGCC or the city, depending on which land use occurs first. Mr. Witkiewicz stated that the setbacks are defined and he believes they are 200' in one situation and 1,000' in the other situation.

Commissioner Deane asked for further clarification on the open space buffer surrounding the oil and gas site at 60th Avenue and Tibet Road. Mr. Witkiewicz noted that Ms. Wieder is incorrect in stating that the open space buffer might be removed if they do not receive credit from PROS. He intends on keeping a 200' buffer in this location.

Planning & Zoning Commission Results

Agenda Item 5c: Comprehensive Plan Amendment from the Urban District Placetype to the Industrial Hub Placetype (East of E-470)

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

Move to recommend approval of the amendment to the Comprehensive Plan from the Urban District Placetype to the Industrial Hub Placetype for the areas within the High Point at DIA FDP east of E-470 because the proposal complies with the criteria in Section 146-5.4.1(A) for the following reasons:

1. It promotes the long term economic health of the city by allowing more business and employment opportunities near Denver International Airport and E-470.
2. It has no adverse impacts on the public health, safety and welfare of the citizens of Aurora.

Further Discussion: Commissioner Bengen clarified that all Comprehensive Plan Amendments require a super majority vote, which means that 5 of the 6 commissioners must vote in favor of this and other Comprehensive Plan Amendments for the recommendation to pass.

Action Taken: Recommended Approval
Votes for the Comprehensive Plan Amendment: 6
Votes against the Comprehensive Plan Amendment: 0
Absent: None
Abstaining: None
Vacancies: 1

Agenda Item 5d: Zoning Map Amendment from MU-R to AD (East of E-470)

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

Move to recommend approval of the change in zoning from Mixed-Use Regional District (MU-R) to Airport District (AD) because the proposal complies with the criteria in Section 146-5.4.1(C), for the following reasons:

1. It is compatible with the surrounding development that is proposed east of E-470 near Denver International Airport.
2. It removes the potential for residential adjacent to the future DEN runway.

Further Discussion: Commissioner Bengen clarified that Zoning Map Amendments only require a majority vote, unlike Comprehensive Plan Amendments that require a super majority vote.

Action Taken: Recommended Approval
Votes for the Zoning Map Amendment: 6
Votes against the Zoning Map Amendment: 0
Absent: None
Abstaining: None
Vacancies: 1

Agenda Item 5e: Comprehensive Plan Amendment from the Urban District Placetype to the Emerging Neighborhood Placetype

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

Move to recommend approval of the Comprehensive Plan Amendment from the Urban District Placetype to the Emerging Neighborhood Placetype (South of 64th Avenue, West of E-470) based on the criteria in Section 146-5.4.1(A), which states that it shall only be approved if it promotes the long term economic, social and environmental health of the city and protects the public health, safety and welfare of the citizens of Aurora.

Further Discussion: Commissioner Lyon stated that he will not be voting no and will not be recommending approval of this item because he does not believe the requested change promotes the long term economic, social and environmental health of the city or protects the public health, safety and welfare of the citizens of Aurora. He stated that he believes the Urban District Placetype is correct for this area.

Commissioner Deane agreed with Commissioner Lyon's comments for the same reasons.

Commissioner Hettick stated that he takes the comments from E-470 Public Highway Authority and Denver International Airport seriously and will be voting no.

Action Taken: Motion Failed

Votes for the Comprehensive Plan Amendment: 1

Votes against the Comprehensive Plan Amendment: 5

Absent: None

Abstaining: None

Vacancies: 1

Because the Planning & Zoning Commission did not recommend approval of the item, Assistant City Attorney Dan Money requested that the commissioners make another motion to recommend denial of the item for the record.

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

Move to recommend denial of the Comprehensive Plan Amendment from the Urban District Placetype to the Emerging Neighborhood Placetype based on the approval in Section 146-5.4.1(A), which states that it shall only be approved if it promotes the long term economic, social and environmental health of the city and protects the public health, safety and welfare of the citizens of Aurora.

Further Discussion: Commissioner Lyon stated that he will be recommending denial based on staff's presentation, the applicant's presentation, and other testimony given at the hearing. He does not believe the change promotes the long term economic, social and environmental health of the city or protects the public health, safety and welfare of the citizens of Aurora above what is currently permitted in the Urban District Placetype.

Action Taken: Recommended Denial

Votes for denial of Comprehensive Plan Amendment: 6

Votes against the denial of the Comprehensive Plan Amendment: 0

Absent: None

Abstaining: None

Vacancies: 1

Agenda Item 5f: Comprehensive Plan Amendment from the Urban District Placetype to the Emerging Neighborhood Placetype (North of 64th Avenue, West of E-470)

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

Move to recommend denial to the City Council the Comprehensive Plan Amendment from the Urban District Placetype to the Emerging Neighborhood Placetype based on the criteria for approval in Section 146-5.4.1(A), which states that is shall only be approved if it promotes the long term economic, social, and environmental health of the city and protects the public health, safety and welfare of the citizens of Aurora.

Further Discussion: Commissioner Jetchick stated that this Comprehensive Plan Amendment is different for her than Item 5e because it is a lot closer to the future runway, so she will be voting no.

Commissioner Hettick stated that he will be voting no on this item as well. He understands that the applicant has constraints on where residential can be located in this area, but this proposal would be the closest to DEN and the future runway would significantly impact the quality of life of future residents.

Commissioner Lyon reiterated the approval criteria in the Unified Development Ordinance and stated that the Urban District Placetype is most appropriate for this location.

Action Taken: Recommended Denial

Votes for denial of Comprehensive Plan Amendment: 6

Votes against the denial of the Comprehensive Plan Amendment: 0

Absent: None

Abstaining: None

Vacancies: 1

Planning Department
City of Aurora, Colorado

SUMMARY OF PLANNING AND ZONING COMMISSION ACTIONS

Project Name: BSM AURORA EXPANSION PROJECT

Planning and Zoning Commission Hearing Date: November 13, 2019

Deadline for City Council Call Up: December 2, 2019

Ward: Ward II

Project Type: Major Site Plan
DA Number: DA-1335-32
Case Number(s): 2019-6030-00
Location: QS: 03M – Northwest Corner of Uravan Street and E 23rd Avenue
Case Manager: Tanner Axt

Description:

The applicant, BSM Wall Systems, is requesting approval of a Major Site Plan for a new 26,250 square-foot office/warehouse building with a 36,000 square-foot outdoor storage area. The subject site is located on 3.99 acres at the northwest corner of E 23rd Avenue and Uravan Street, is surrounded by industrial uses, and is currently vacant. Access will be from Uravan Street, and emergency access is provided from E 23rd Avenue. The eastern portion of the property is zoned I-2 (Industrial District) and the western portion of the property is zoned APZ (Accident Potential Zone District) within Subarea B. Shipping and receiving operations will take place in the proposed office/warehouse building with outdoor storage consisting of construction materials.

The development is intended to be a new distribution center and office for BSM Wall Systems, a construction supply company. The applicant will be moving current operations from Denver to Aurora. The proposed office will employ 5-10 employees and operate from 7:30 AM to 5:00 PM, Monday through Friday. The building is designed to accommodate up to two tenants.

The building design provides for an enhanced primary building entry with fenestration, change in color, door overhangs, and masonry pilasters. The building elevations within view of the public right-of-way will provide a 3-foot brick wainscot base, stucco finishes, and colored accent bands.

Six (6) adjacent property owners and six (6) neighborhood associations were notified of the application. No comments were received, and a neighborhood meeting was not held.

Testimony Given at the Hearing:

Tanner Axt, Case Manager, gave a presentation of the item including staff recommendation with a condition of approval.

There were no additional speakers for this agenda item.

Planning and Zoning Commission Results

Agenda Item 5 g – Major Site Plan

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

Move to approve the Major Site Plan with one condition, because the proposal is in accordance with Code Section 146-5.4.3.G.2c, for the following reasons:

1. The Site Plan is consistent with Aurora Places Comprehensive Plan, locating warehousing uses within "Industrial Hub" Placetype.
2. The Site Plan is compatible with surrounding uses in terms of size, scale, and building design.

3. The proposal mitigates adverse impacts on the surrounding areas by screening outdoor storage and facing dock doors internal to the site.

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

Filed: K:\\$DA\1335-32sps.rtf

Planning Department
City of Aurora, Colorado

SUMMARY OF PLANNING AND ZONING COMMISSION ACTIONS

Project Name: CAMBRIA SUITES

Planning and Zoning Commission Hearing Date: November 13, 2019
Deadline for City Council Call Up: December 2, 2019
Ward: Ward II

Project Type: Site Plan Amendment
DA Number: DA-1002-16
Case Number(s): 2007-6030-02
Location: QS:99J – Southwest Corner of E 40th Avenue and E 40th Circle
Case Manager: Liz Fuselier

Description:

The applicant, New Visions Hotels, is requesting approval of a site plan to allow for a 6-story, 36 room hotel addition on a .15-acre site. The site is located at 16001 East 40th Circle, in close proximity to Pena Boulevard and the Denver International Airport within Gateway Park. The project is zoned MU-C Mixed Use-Corridor District and the expansion area is currently a surface parking lot that serves the existing hotel. The proposed hotel addition is a permitted use in this zone district and no waivers are being requested.

Because the expansion exceeds 10% of the building area, this is considered to be a Major Site Plan Amendment. The site is bounded to the west by an Econo Lodge on Lewiston Street to the north on 40th and Kittredge Street by a Towne Place Suites by Marriot to the south by a 5-story office building and to the east by commercial retail. The site has street frontage on its northern and western property boundaries with vehicular access remaining on East 40th Circle. Pedestrian connections extend to East 40th avenue as well as East 40th Circle. A sidewalk system extends around the entire perimeter of the existing hotel connecting to the retail building located directly east of the site, and the office development to the south.

The 36-room addition is anticipated to increase overall traffic volumes to the project site slightly, with minimum impacts. The surrounding public streets and existing access are anticipated to successfully accommodate the increased traffic volumes. The building addition will be 6 stories (matching the current hotel) with a height of 74.2" feet and will have 36 guestrooms. The primary pedestrian entrance will remain on the west side of the original hotel building. With the addition, the site still provides the minimum required parking of 159 spaces.

A total of four (4) adjacent property owners, and eight (8) agency referrals were sent for this project. No comments were received from members of the public. Gateway Park submitted a letter of approval.

Testimony Given at the Hearing:

Liz Fuselier, Case Manager, gave a presentation of the item including staff recommendation with a condition of approval.

Commissioner Bengen asked if the east facing wall of the addition would improve the current blank slate.

Ted Reeds, 2872 E 35th Place, Tulsa, OK, architect for New Vision Hotels, provided information on the improvements made to the east facing wall. He explained that the east wall will be fully activated by adding fenestration and daylighting through added stair-well windows, and by carrying the cornice work around the building resulting in a stronger overall wall face.

Commissioner Deane asked if the current amount of parking was compliant with code.

Ms. Fuselier responded by stating that yes, the amount of parking available for this project was compliant with current code requirements.

Planning and Zoning Commission Results

Agenda Item 5h – Site Plan Amendment

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

Move to approve with one condition, the site plan because the proposal complies with the requirements of Code Section 146-5.4.3.2c, for the following reasons;

The proposal:

1. Is compliant with the Unified Development Ordinance;
2. Will have minimal impact on existing city infrastructure and public improvements;
3. Provides protections to preserve the natural environment;
4. Maintains access to transit; and
5. Establishes quality building design and architecture and provides buffering through landscape design.

Approval is 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:

Action Taken: Approved with a Condition

Votes for the Site Plan Amendment: 6

Votes against the Site Plan: 0

Absent: None

Abstaining: None

Vacancies: 1

Planning Department
City of Aurora, Colorado

SUMMARY OF PLANNING AND ZONING COMMISSION ACTIONS

Project Name: GARDENS ON HAVANA URGENT CARE

Planning and Zoning Commission Hearing Date: November 13, 2019
Deadline for City Council Call Up: December 2, 2019
Ward: Ward IV

Project Type: Site Plan
DA Number: DA-1608-16
Case Number(s): 2019-6041-00
Location: QS:11C – Southwest Corner of S Iola Street and E Arizona Place
Case Manager: Christopher Johnson

Description:

The applicant, Wilson Gardens Havana, is requesting approval of a Site Plan to construct a new urgent care facility on an approximately 1.24-acre undeveloped pad site. The subject site, identified as Pad 7, is within the Gardens on Havana Shopping Center and governed by the Gardens on Havana General Development Plan (GDP). Located at the southwest corner of E Arizona Place and S Iola Street in the northern half of the Gardens on Havana development, the lot is one of two remaining vacant pad sites. The proposal details the development of the lot in two phases: one proposed to be constructed immediately to house the urgent care facility and the other phase planned out to accommodate a future, similarly size commercial building.

The new building is proposed to be built on the northwest corner of the subject lot. Essential site elements such as parking, landscaping, street trees, a trash enclosure, and access points to serve the development are proposed in this phase. Vehicular access will be provided from 3 points on E Arizona Place, S Iola Street, and the existing shared access drive on the western side of the lot. The building has been designed with four-sided architecture with varying parapet heights, changes in materials, entrances on all four building faces, and a corner feature on the northwestern corner of the building. The building will be constructed of durable materials, such as stucco, stone veneer, CMU blocks, with glazing to create a design which complies with the requirements of the Gardens on Havana GDP and the UDO. The Site Plan also identifies the southern portion of this lot as a future phase, and ensures thought is given to access points, parking areas, and a building footprint area which will ensure the developability of this lot in the future.

Testimony Given at the Hearing:

Christopher Johnson, Case Manager, gave a presentation of the item, which included the staff recommendation and condition of approval.

No other attendees spoke on this item, and there were no questions from the Planning Commission.

Planning and Zoning Commission Results

Agenda Item 5i – Site Plan

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

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

1. The proposal is consistent with the City Corridor Placetype of the Aurora Places Plan;
2. It is consistent with the Gardens on Havana GDP;
3. It will have no negative impact on city infrastructure or public improvements;
4. It is compatible with surrounding land uses; and
5. It will not generate adverse external impacts.

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

Filed: K:\\$DA\1608-16sps.rtf