

Summary of Planning and Zoning Commission Votes  
 Regular Meeting of the Aurora Colorado Planning Commission  
 December 11, 2019

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5a.	<p><b>COLORADO CHRISTIAN FELLOWSHIP VILLAGE – INITIAL ZONING TO MU-C (MIXED USE-CORRIDOR) (Ward II)</b>            CASE MANAGER: Brandon Cammarata      APPLICANT: Colorado Christian Fellowship            Development Application: DA-2204-00      Case Number: 2019-2008-00            General Location: Southwest Corner of Picadilly Road and Stephen D Hogal Parkway (455 N Picadilly Road)</p>	Recommend approval	<p><b>Recommended Approval</b>            For Approval: 4            For Denial: 0            Abstentions: 0            Absent: 2 (Deane, Jetchick)            Vacancies: 1</p>	Estimated City Council Meeting Date Feb 24, 2020
5b.	<p><b>EASTPARK 70 BUILDING 7 – SITE PLAN (Ward II)</b>            CASE MANAGER: Christopher Johnson      APPLICANT: EP First Tilt LLC            Development Application: DA-1735-06      Case Number: 2019-6036-00            General Location: Southwest Corner of Smith Road and Ensenada Street            Condition:            1. Resolution of outstanding technical issues prior to recordation of the site plan and issuance of any building permits.</p>	Approve with one condition	<p><b>Approved with one condition</b>            For Approval: 4            For Denial: 0            Abstentions: 0            Absent: 2 (Deane, Jetchick)            Vacancies: 1</p>	Estimated Call-up deadline Jan 6, 2020
5c.	<p><b>DRIVE-THRU RESTAURANT – CONDITIONAL USE (Ward III)</b>            CASE MANAGER: Tanner Axt      APPLICANT: Galloway            Development Application: DA-1105-15      Case Number: 1985-6028-25            General Location: S Abilene Street and E Alameda Avenue (14150 E Alameda Avenue)</p>	Approve	<p><b>Approved</b>            For Approval: 4            For Denial: 0            Abstentions: 0            Absent: 2 (Deane, Jetchick)            Vacancies: 1</p>	Estimated Call-up deadline Jan 6, 2020



Planning Department  
City of Aurora, Colorado

## **SUMMARY OF PLANNING AND ZONING COMMISSION ACTIONS**

**Site Plan Name: COLORADO CHRISTIAN FELLOWSHIP VILLAGE - INITIAL ZONING**

Planning and Zoning Commission Hearing Date: December 11, 2019  
City Council Meeting Date: TBD (coordination with annexation)  
Ward: Ward II

Project Type: Initial Zoning  
DA Number: DA-2204-00  
Case Number(s): 2019-2008-00  
Location: QS:07R – Southwest Corner of Picadilly Road and 6<sup>th</sup> Avenue  
455 N Picadilly Road  
Case Manager: Brandon Cammarata

**Description:**

Pastor JC Hendrix, representing the Colorado Christian Fellowship, is requesting an initial zoning to Mixed Use Corridor (MU-C) for approximately 7.97 acres of undeveloped land located at the southwest corner of Picadilly Road and Stephen D. Hogan Parkway. The initial zoning request is in conjunction with an annexation for the same area and is an enclave surrounded by properties already within city boundaries.

Aurora Places, the Comprehensive Plan, identifies this area as part of a “Commercial Hub,” which supports the proposed initial zoning request. Aurora Places describes “Commercial Hubs” as areas that contain uses that provide goods and services to nearby Established and Emerging Neighborhoods but can also serve other Placetypes in the area. The purpose of the proposed MU-C zoning district is to provide retail goods and services to satisfy the household and personal needs of the residents of nearby residential neighborhoods, those traveling on adjacent collector and arterial corridors, and to allow for higher intensity general business and service activities. The MU-C district should be located and designed to allow for access by pedestrians, bicyclists, and public transportation, in addition to automobiles.

This proposal is southwest of the developing commercial and residential project known as Horizon Uptown and is situated south of and along the newly constructed Stephen D. Hogan Parkway. South of the site is the Coal Creek and Sand Creek drainages, owned by the City of Aurora. The existing land use is one single-family house. The applicant anticipates future development of the parcel to include a place of worship along with potential restaurant, retail or fueling station uses. Future development will require a Master Plan, Site Plan(s), and Platting.

**Testimony Given at the Hearing:**

Brandon Cammarata, Case Manager, gave a presentation of the item.

There was no further testimony given and the Planning and Zoning Commission did not have any questions.

## **Planning Commission Results**

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

Move to recommend to City Council the approval of the Initial Zoning to the MU-C (Mixed Use-Corridor) zone district in accordance with UDO Section 146-5.4.1 for the following reasons:

1. This area is anticipated for a new commercial and mixed-use development adjacent to the intersection of two arterial streets, including the newly constructed Stephen D. Hogan Parkway.
2. The proposed zoning district is supported by Aurora Places as part of a “Commercial Hub” Placetype.
3. Future development on this parcel will require a Master Plan and Site Plan(s) in conformance with UDO requirements.
4. The development of retail and services at this location are of a benefit to the surrounding neighborhoods.

**Action Taken:** Approved  
Votes for the Initial Zoning: 4  
Votes against the Initial Zoning: 0  
Absent: 2 (Deane, Jetchick)  
Abstaining: None  
Vacancies: 1

Planning Department  
City of Aurora, Colorado

## **SUMMARY OF PLANNING AND ZONING COMMISSION ACTIONS**

**Site Plan Name: EASTPARK 70 BUILDING 7 - SITE PLAN**

Planning and Zoning Commission Hearing Date: December 11, 2019  
Estimated Deadline for City Council Call Up: January 6, 2019  
Ward: Ward II

Project Type: Site Plan  
DA Number: DA-1735-06  
Case Number(s): 2019-6036-00  
Location: QS: 03P – Southwest Corner of Smith Road and Ensenada Street  
Case Manager: Christopher Johnson

**Description:**

The applicant, EP First Title LLC, is requesting approval of a Site Plan for an approximately 117,000 square-foot warehouse building with office space. The subject site is 7.78 acres and is zoned I-1 Business/Tech Zone District. The property is located at the southwest corner of Smith Road and Ensenada Street, within the Eastpark 70 master planned industrial park. The property is bordered to the north, east and south by I-1 zoning, with R-R Rural Residential and R-1 Low-Density Single Family Detached zoning to the west.

Vehicular access to the site will be provided from two points on Ensenada Street with circulation provided around the perimeter of the building. Building entries will be provided on all elevations, with enhanced features on the northeast and southeast corners of the building. Truck loading bays will be internal to the site with screen walls to screen loading activity as required by code. To the west of this site are 3 low density residential properties and vacant land, which are buffered from this project with a 50-foot-wide drainage channel and existing landscaping. Additional landscaping will be provided throughout the site. The building will be constructed of concrete tilt up panels of varying warm colors, glazing, aluminum, and metal accents to create a high-quality industrial building which is compliant with the Eastpark 70 design standards and existing industrial development.

The site is identified as an Industry Hub Placetype within the Aurora Places Plan. Industry Hubs play an important role in the city's employment base and economy, should create and reinforce a street grid to accommodate safe and efficient circulation, and should locate near major highways and rail lines to provide fast and convenient freight access. Eastpark 70 and the proposed project both align with and help to advance this vision.

**Testimony Given at the Hearing:**

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

Brian Tyne, Consolidated Investment Group, 18 Inverness Place East, Englewood, CO a representative of the applicant, gave a brief presentation of the proposal and the broader vision of Eastpark 70 as a whole. Mr. Tyne also briefly described the type of tenants Eastpark 70 hoped to attract.

Commissioner Bengen asked about what kind of landscaping was proposed along the western site boundary. Mr. Johnson explained that there were mature evergreen trees existing in this area, which were proposed to remain, and new plantings of a variety of trees and shrubs throughout which meet the requirements of the landscape code.

## **Planning Commission Results**

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

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:

The proposal:

1. Is consistent with the Aurora Places Plan;
2. Will have no negative impact on existing city infrastructure or public improvements;
3. Protects and enhances existing topography and natural features;
4. Is compatible with adjacent development; and
5. Adequately mitigates 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.

**Action Taken:** Approved with a Condition

Votes for the Site Plan: 4

Votes against the Site Plan: None

Absent: 2 (Deane and Jetchick)

Abstaining: None

Vacancies: 1

Planning Department  
City of Aurora, Colorado

## **SUMMARY OF PLANNING AND ZONING COMMISSION ACTIONS**

**Site Plan Name: DRIVE-THRU RESTAURANT AT AURORA MALL  
CONDITIONAL USE AND SITE PLAN WITH ADJUSTMENTS**

Planning Commission Hearing Date: December 11, 2019  
Estimated Deadline for City Council Call Up: January 6, 2020  
Ward: Ward III

Project Type: Conditional Use and Site Plan with Adjustments  
DA Number: DA-1105-15  
Case Number(s): 1985-6028-24; 1985-6028-25  
Location: QS:09G - S Abilene Street and E Alameda Avenue  
Case Manager: Tanner Axt

### **Description:**

The applicant, Galloway, is requesting approval of a Conditional Use and a Site Plan with Adjustments for a new 3,879 square-foot drive-thru restaurant. The subject site is located on 1.5 acres at the southeast corner of S Abilene Street and E Alameda Avenue, at the north end of the Town Center Mall within the furthest out parcel, where a TGI Friday's recently operated. Access will be provided from the existing perimeter road. This road provides access around the entire mall perimeter, directly connecting to the major boundary city streets. The property is zoned MU-R (Mixed-Use Regional) within Subarea A.

The development will include both indoor and outdoor seating areas that can accommodate up to a combined 112 guests. The site will include the primary building, a fully enclosed trash building, a drive-thru with dedicated queuing for 23 cars, and onsite parking for 59 vehicles. Deliveries will be made only by company vehicles after the restaurant is closed to the public, between the hours of 2 AM and 9 AM.

The restaurant will operate 7 days a week, from 10:00 AM to 1:00 AM Sunday through Thursday, and from 10:00 AM to 1:30 AM on Friday and Saturday. The restaurant, drive-thru, and parking lot, will be well-lit and maintained. The restaurant will be staffed by approximately 10 to 15 employees per shift with 3 shifts per day.

The standard store operating procedure dictates that as soon as the drive-through queue reaches the 8th car (where the menu board/order speaker is located) staff is deployed outside to take orders using hand-held ordering tablets resulting in extremely fast and efficient food production with the shortest possible food wait times, and therefore the shortest possible drive-through vehicle queues. Awareness of the queue reaching the 8th car is enhanced with outdoor cameras and indoor monitors.

The building design provides for an enhanced primary building entry with door overhangs, pilasters, and enhanced fenestration. The remainder of the building provides varied tile roof heights and pitches, a capped masonry wainscot, stucco finish, and colored accents. The drive-thru lanes are enclosed within an arcade to minimize the effects of the queuing cars on nearby rights-of-way. The applicant is continuing to refine the details of this arcade design.

### **Testimony Given at the Hearing:**

Tanner Axt, Case Manager, gave a presentation of the items including staff recommendations and condition of approval. He then clarified for the record that the drive-thru arcade identified in the condition of approval refers to a portion of the north elevation that covers the drive-through lane.

Zell Cantrell, Galloway, 6162 S Willow Drive, Greenwood Village, CO, representing the applicant, briefly introduced himself and thanked staff and the Planning and Zoning Commission. He then introduced Aaron Anderson as a representative of the company that is seeking to open on the site.

Aaron Anderson, 10 Thunder Run, Irvine, CA, representing the applicant, also thanked staff and the Planning and Zoning Commission. He then confirmed that the proposed restaurant will be an In-N-Out Burger, a California-based burger chain.

Commissioners expressed enthusiasm for In-N-Out to come to Aurora.

### **Planning Commission Results**

Agenda Item 5c: Conditional Use for a Drive-Through in a Mixed Use Regional Zone District

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

Move to approve the Conditional Use because the proposal complies with the requirements of Code Section 146-5.4.6A.3 for the following reasons:

1. The size, scale, height, and density are consistent with the existing uses in the surrounding area;
2. The application mitigates adverse impacts by providing adequate stacking spaces to account for the increased levels of queuing expected to follow this type of restaurant; and
3. There will be minimal impacts on existing city infrastructure.

**Action Taken:** Approved

Votes for the Conditional Use: 4

Votes against the Conditional Use: 0

Absent: Commissioner Deane, Commissioner Jetchick

Abstaining: None

Agenda Item 5d: Site Plan with Adjustments

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

Move to approve, with a condition, the Site Plan with adjustments for parking lot street frontage and allowing a drive-thru window facing the street, because the proposal complies with the requirements of Code Sections 146-5.4.3.B.2.c.i and 146-5.4.4.D.3, for the following reasons:

1. The Site Plan is compatible with surrounding uses in terms of size, scale, and building design;
2. The proposal mitigates adverse impacts on the surrounding areas by screening parking and providing adequate stacking spaces for the proposed demand; and
3. The proposed development is compatible with and similar to two adjacent drive-thru restaurants along this portion of Alameda.

Approval to be subject to the following conditions:

1. The resolution of outstanding technical issues prior to recordation of the Site Plan and issuance of any building permits.
2. Inclusion of additional refinement of the drive-thru arcade along the Alameda frontage if deemed necessary by the City upon receipt of additional information.



**Action Taken:** Approved with Conditions

Votes for the Site Plan: 4

Votes against the Site Plan: 0

Absent: Commissioner Deane, Commissioner Jetchick

Abstaining: None

Filed: H:\\$DA\1105-15sps.rtf