

Summary of Planning and Zoning Commission Votes  
Regular Meeting of the Aurora Colorado Planning Commission  
February 12, 2020

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5a.	<p><b>EDGEPOINT APARTMENTS PHASE 3 – SITE PLAN W/ADJUSTMENT (Ward I)</b>  CASE MANAGER: Christopher Johnson      APPLICANT: MGL Partners  Development Application: DA-1799-05      Case Number: 2011-4004-03  General Location: Southwest Corner of Peoria Street and 13<sup>th</sup> Avenue  Condition:  1. Resolution of outstanding technical issues prior to recordation of the site plan and issuance of any building permits.</p>	Approve with two conditions and an adjustment	<p><b>Approved with two conditions and an adjustment</b>  For Approval: 4  For Denial: 0  Abstentions: 0  Absent: 2  (Bengen and Deane)  Vacancies: 1</p>	Call-up deadline March 2, 2020
5b.	<p><b>18800 35<sup>TH</sup> AVE – COMPREHENSIVE PLAN AMENDMENT (Ward II)</b>  CASE MANAGER: Deborah Bickmire      APPLICANT: First Industrial LP  Development Application: DA-1174-74      Case Number: 2019-1003-00  General Location: 300 feet east of Tower Road between 35<sup>th</sup> Avenue and 32<sup>nd</sup> Avenue</p>	N/A	<b>Deferred to Feb 26, 2020</b>	N/A
5c.	<p><b>18800 35<sup>TH</sup> AVE – ZONING MAP AMENDMENT FROM MUC (MIXED USE-CORRIDOR) TO I-1 (BUSINESS/TECH) DISTRICT (Ward II)</b>  CASE MANAGER: Deborah Bickmire      APPLICANT: First Industrial LP  Development Application: DA-1174-74      Case Number: 2016-2012-01  General Location: 300 feet east of Tower Road between 35<sup>th</sup> Avenue and 32<sup>nd</sup> Avenue</p>	N/A	<b>Deferred to Feb 26, 2020</b>	N/A
5d.	<p><b>MURPHY CREEK PA 13 – MAJOR SITE PLAN (Ward II)</b>  CASE MANAGER: Heather Lamboy      APPLICANT: Taylor Morrison  Development Application: DA-1250-47      Case Number: 2019-4002-00  General Location: Southwest Corner of Harvest Mile Road and S Flatrock Trail  Conditions:  1. The site plan cannot be recorded until receipt of the Murphy Creek Architectural Review Committee approval letter.  2. Resolution of outstanding technical issues prior to recordation of the site plan and issuance of any building permits.</p>	Approve with two conditions	<p><b>Approved with two conditions</b>  For Approval: 4  For Denial: 0  Abstentions: 0  Absent: 2  (Bengen and Deane)  Vacancies: 1</p>	Call-up deadline March 2, 202

**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 AND ZONING COMMISSION ACTIONS**

**Site Plan Name: EDGEPOINT APARTMENTS PHASE 3**

Planning Commission Hearing Date: February 12, 2020  
Deadline for City Council Call Up: March 2, 2020  
Ward: Ward I

Project Type: Major Site Plan with Adjustment  
DA Number: DA-1799-05  
Case Number(s): 2011-4004-03  
Location: QS:O5D – Southwest Corner of Peoria Street and 13<sup>th</sup> Avenue  
Case Manager: Christopher Johnson

**Description:**

The applicant, MGL Partners (Mike Gerber), is requesting approval of a Major Site Plan for a new multi-family development with 340 apartment units in eight (8) buildings, on an 11.35-acre site. These units will be comprised of 50 studios, 178 1-bedrooms, 77 2-bedrooms, and 35 3-bedroom units. The site is located on the west side of Peoria Street, between 11<sup>th</sup> and 13<sup>th</sup> Avenues. Nome Park is adjacent to the site to the west, and the entire parcel is vacant. The site is zoned MU-FB (Mixed Use – Fitzsimons Boundary District) and the proposed use is permitted. The site plan proposal includes an adjustment request regarding code standards for design and location of parking.

This project is governed by the “Mt. Nebo General Development Plan” (GDP or Master Plan) and represents the third and final phase of development within the master plan area. The previous phases were constructed to the north of this site and include multi-family residential buildings with 227 units of affordable housing and a child care center. This current phase is 340 units proposed for market rate housing, with some units to accommodate moderate income residents.

The proposed phase will be a continuation of the street and pedestrian network and design elements utilized in the previous phases. The development includes 9 buildings, 8 of them for the residential units and one approximately 10,400 square-foot clubhouse with a pool deck and other amenities. There will be a new internal private street constructed, which aligns with the existing private Paris Street to the north and connects through the site to Peoria Street. This provides a connected system of streets and sidewalks throughout the entire GDP area and north to 14<sup>th</sup> Avenue. Along the streets will be new curbside landscaping, street trees, and pedestrian amenities such as bike racks and benches. The buildings are all designed and placed to face the perimeter streets or the internal private street. The proposed buildings include various colors of brick and stucco with faux wood accents, utilizing similar design elements found in previous phases. The design elements are continued on all sides of the buildings per the zoning code.

A total of six (6) neighborhood association referrals, eighteen (18) adjacent property owners, and seven (7) agency referrals were sent for this project. One comment was received from a representative of the Northwest Aurora Neighborhood Association, expressing opposition to adjustments which would reduce the number of required parking spaces. A neighborhood meeting was not held for this project.

**Testimony Given at the Hearing:**

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

Harsh Parikh, Parikh Stevens Architects, 3457 Ringsby Court, Denver, CO, representing the application gave a presentation discussing this current phase of the Edgepoint development as well as its relation to the prior phases.

Commissioner Jetchick asked Mr. Parikh questions concerning the landscape plans, including the labeling of plant species on the landscape plan and what the proposed dog run area of the development would be landscaped with and how that would be cleaned. Mr. Parikh informed the Commission that the dog park would be landscaped with crushed gravel, which could be hosed down periodically to help with sanitation.

Commissioner Bush asked Mr. Parikh if the proposed clubhouse and pool area shown in Phase 3 would be accessible to the residents of Phases 1 & 2. Mr. Parikh responded that the intention was for this amenity to be specifically for the residents of Phase 3.

Ms. Pam Suplee, 1429 Ivy Street, Denver, CO, inquired about the presence of prairie dogs on the subject property and what was to be done with them. Commissioner Lyon gave a brief summary of the City's official policy regarding the treatment of prairie dogs. Mr. Parikh stated that at this point they have not selected a group for construction activities, but that whoever they pick will be certain to adhere to all state and local regulations. Ms. Suplee also offered to assist with relocation if she could, and the applicant agreed to coordinate with her.

### **Planning Commission Results**

Agenda Item 5a – Major Site Plan with Adjustment

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

Move to approve, with one condition, the Major Site Plan with an Adjustment to Section 146-4.6.5A.4b, because it complies with the requirements of Code Section 146-5.4.3.B.2c of the Unified Development Ordinance for the following reasons:

1. The proposal is consistent with the Aurora Places Plan.
2. The project will improve City infrastructure and public improvements.
3. The proposal will improve and expand multi-modal transportation connections.
4. The project is compatible with surrounding residential and mixed-use development.
5. The proposal mitigates for any adverse 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 Major Site Plan: 4

Votes against the Major Site Plan: 0

Absent: Commissioner Deane

Abstaining: 2 (Bengen and Deane)

Vacancies: 1

Planning Department  
City of Aurora, Colorado

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

**Site Plan Name: MURPHY CREEK PLANNING AREA 13**

Planning Commission Hearing Date: February 12, 2020

Deadline for City Council Call Up: March 2, 2020

Ward: Ward II

Project Type: Major Site Plan  
DA Number: DA-1250-47  
Case Number(s): 2019-4020-00  
Location: QS:12V – Southwest Corner of Harvest Mile Road and S Flatrock Trail  
Case Manager: Heather Lamboy

**Description:**

The applicant, Taylor Morrison Homes, proposes to construct 63 single-family detached homes on 12.9 acres located south of the S Harvest Mile Road and S Flatrock Trail intersection within the Murphy Creek development. The Murphy Creek General Development Plan (GDP) identifies this tract of land as Planning Area 13 and is entitled for Single-Family Detached small lots up to a density of 10 dwelling units per acre. The proposed density is 4.9 dwelling units per acre, and the development is subject to the Murphy Creek residential design standards.

The minimum lot size for Murphy Creek small lots is 4,000 square feet with a minimum frontage of 45 feet. All lots comply with these requirements. The maximum height permitted is 38 feet; all proposed homes will be ranch-style homes with the tallest model being less than 22 feet in height. The floor area of each unit exceeds the minimum 1,110 square feet – with all models being at least 1,200 square feet.

Architectural styles include Modern Farmhouse, Modern Prairie, Modern European, and Modern Craftsman. Garages are set back from the front face of the residence and front facades are articulated with front porches and varying roof lines. All models meet the Murphy Creek 30% masonry design standard on the front façade, which exceeds city code.

A park amenity is located at the center of the development and includes a butterfly garden, bar-b-que and seating areas, a fire pit, and a lawn area. Trails and sidewalks connect the neighborhood to the adjoining trail network to the west in the Murphy Creek neighborhood, and to the east to the existing Harvest Mile power line trail.

A neighborhood meeting was held on December 11, 2019 at the Murphy Creek Community Center. In addition, the applicant met with homeowner association representatives to get early feedback on the plan. The community has expressed support of the proposed plan.

**Testimony Given at the Hearing:**

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

Matthew Valente, Taylor Morrison, 6455 S Yosemite Street, Suite 1000, Greenwood Village, CO, representing the applicant, gave a presentation and reviewed in detail the proposed site design and discussed the proposed architectural styles.

Margie Sobey, 1403 S Addison Court, Aurora, CO, representing the Murphy Creek Gun Club Neighbors Association, stated support of the project and lauded the applicant for a genuine desire to work with the community in communicating with the neighborhood and responding to neighbor comments.

Ms. Sobey commented that the project included a real gathering space as an amenity to the future residents in that filing. Ms. Sobey also stated that there was a delay with the Murphy Creek Architectural Review Committee as to the timing of the architectural review and assured the Commission that there were no concerns with the proposed design from the Committee.

### **Planning Commission Results**

Agenda Item 5d – Major Site Plan

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

Move to approve, with one condition, the Major Site Plan, because it complies with the requirements of Code Section 146-5.4.3.b.2c of the Unified Development Ordinance for the following reasons:

1. The proposal is identified as a primary land use in the Emerging Neighborhoods Placetype in the Aurora Places Plan and furthers the “Housing for All” principle.
2. There is capacity with the existing City infrastructure to accommodate the development.
3. The proposal is compatible with the surrounding uses and complies with the Murphy Creek General Development Plan standards.
4. Adverse impacts have been mitigated.

Approval to be subject to the following conditions:

1. The Site Plan cannot be recorded until the receipt of the Murphy Creek Architectural Review Committee approval letter.
2. Resolution of outstanding technical issues prior to recordation of the site plan and issuance of any building permits.

#### **Further discussion:**

No further discussion occurred.

### **Planning Commission Results**

**Action Taken:** Approved with Conditions

Votes for the Site Plan: 4

Votes against the Site Plan: 0

Absent: 2 (Bengen and Deane)

Abstaining: None

Vacancy: 1