

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

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5a.	THE SHOPPES AT ARAPAHOE COMMONS – SITE PLAN AMENDMENT (Ward V) CASE MANAGER: Stephen Rodruguez APPLICANT: Arapahoe RHSW LLC Development Application: DA-1811-10 Case Number: 2006-6045-20 General Location: Northeast Corner of Jordan Road and E Arapahoe Road (14605 E Arapahoe Road)	Approve	Approved For Approval: 7 For Denial: 0 Abstentions: 0 Absent: 0	Call-up deadline Sept 14, 2020
5b.	ALTURA FARMS – PRELIMINARY PLAT (Ward II) CASE MANAGER: Dan Osoba APPLICANT: GCSA LLC Development Application: DA-2200-00 Case Number: 2020-4002-00 General Location: South of the intersection of N Kittredge Street and E 12 th Avenue Condition: 1. Resolution of outstanding technical issues prior to the recordation of the Final Plat and issuance of any building permit.	Approve w/a condition	Approved with a condition For Approval: 7 For Denial: 0 Abstentions: 0 Absent: 0	Call-up deadline Sept 14, 2020
5c.	AGENTA – MASTER PLAN AMENDMENT (Ward III) CASE MANAGER: Liz Fuselier APPLICANT: Pacific North Enterprises LLC Development Application: DA-2139-01 Case Number: 2018-7001-01 General Location: Northwest Corner of N Havana Street and 3 rd Avenue	Approve	Approved For Approval: 7 For Denial: 0 Abstentions: 0 Absent: 0	Call-up deadline Sept 14, 2020
5d.	AGENTA PHASE 2– SITE PLAN (Ward III) CASE MANAGER: Liz Fuselier APPLICANT: Pacific North Enterprises LLC Development Application: DA-2139-01 Case Number: 2020-6013-00 General Location: Northwest Corner of N Havana Street and 3 rd Avenue Condition: 1. Resolution of outstanding technical issuer prior to recodation of the final mylars and issuance of any building permits.	Approve w/a condition	Approved with a condition For Approval: 7 For Denial: 0 Abstentions: 0 Absent: 0	Call-up deadline Sept 14, 2020
5e.	THE POINT AT NINE MILE – MASTER PLAN AMENDMENT W/ ADJUSTMENT (Ward IV) CASE MANAGER: Heather Lamboy APPLICANT: Koelbel and Company Development Application: DA-2061-04 Case Number: 2016-7004-01 General Location: Northeast Corner of S Peoria Street and S Parker Road Conditions: 1. Resolution of outstanding technical issues prior to recodation of the amended Master Plan and issuance of any bulding permits south of E Dartmouth Avenue.	Approve w/a condition	Approved with a condition For Approval: 7 For Denial: 0 Abstentions: 0 Absent: 0	Call-up deadline Sept 14, 2020

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 ACHIEVdeny approval are listed as voting for “denial”.

** City Council hearing dates listed are preliminary—final dates may be subject to change.

Planning Department
City of Aurora, Colorado

SUMMARY OF PLANNING COMMISSION ACTIONS

Project Name: THE SHOPPES AT ARAPAHOE COMMONS - SITE PLAN AMENDMENT

Planning Commission Hearing Date: August 12, 2020
Deadline for City Council Call Up: September 14, 2020
Ward: Ward V

Project Type: Site Plan Amendment
DA Number: DA-1811-10
Case Number(s): 2006-6045-20
Location: QS:24H – Northeast Corner of Jordan Road and Arapahoe Road
Case Manager: Stephen Rodriguez

Description:

The applicant, Jamie Harris of Arapahoe RHSW LLC, requests approval of a Site Plan Amendment to modify the *Uses Not Permitted* list from the Shoppes at Arapahoe Commons Vested Master Site Plan, to allow Tattoo Services in an existing vacant tenant space. The site is generally located at the northeast corner of Arapahoe Road and Jordan Road south of the Valley Country Club Golf Course and is centrally located in the Shoppes at Arapahoe Commons master planned development. The City of Centennial is located across Arapahoe Road to the south. The property is zoned MU-C, Mixed Use Corridor District.

In 2007, the Shoppes at Arapahoe Commons Vested Master Site Plan was approved, and development standards and guidelines were established for land use, building materials, architecture, landscaping, parking, signage, screening, and open space. The applicant is required to comply with all aspects of the Master Site Plan, including the *Uses Not Permitted* list. The list includes:

- Indoor Shooting Range
- Mortuary Establishments
- Pawnbroker
- Temporary Employment Offices
- Theaters
- **Tattoo Services**
- Body Piercing
- Trash Facilities
- Automotive & Light Truck Sales and Rentals
- Pari-Mutuel Wagering Facilities
- Recycling Collection facility
- Teen Clubs
- Massage Parlor
- Restricted Light Industrial Use

The existing development consists of several well-known tenants, including Kneaders Bakery and Café, Arby's, Dutch Brothers Coffee, Jimmy John's, Papa John's Pizza, Rockies Dugout Store, Loving Animal Hospital, Starbuds Dispensary, Circle K and Christian Brothers Automotive. The proposed tattoo shop, the Tattoo Collective, is proposed to operate at 14555 Arapahoe Road, Unit C, in a tenant building space which includes a Jimmy John's sandwich shop. The shop will utilize existing parking provided in the development, with access from Arapahoe Road and Jordan Road. The tenant space is approximately 1,500 square feet and the proposed hours of operations are from 9 am to 5 pm Monday through Friday.

During the initial review of the Master Site Plan in 2006-07, the City of Centennial provided comments to the applicant and the city regarding traffic, access, land uses, signage, road improvements, and delivery areas.

Twelve (12) neighborhood referral were sent out to registered HOAs within a one-mile radius of the property and abutting property owners. A referral was also sent to the City of Centennial. Several comments were received from surrounding neighbors, Valley Club Acres HOA, the Centennial Council of Neighbors, and the City of Centennial. See Exhibit D for details and specific comments. Most of the comments are in opposition of the proposed amendment. Per Section 146-5.3.1. c.2 of the Unified Development Ordinance (UDO), staff required the applicant to conduct a Neighborhood Meeting to address the significant comments and concerns of neighbors.

Neighborhood Testimony Given at the Hearing:

Stephen Rodriguez, Case Manager, gave a presentation of the item.

Commissioner Bengen asked what uses in the Uses Not Permitted List would be allowed under the current code. Mr. Rodriguez responded that all, but one would either be allowed as a permitted use by right or with a conditional use approval.

Commissioner Jetchick asked staff if the business were to be sold, would the use still carry over to the new owner. City Attorney Dan Money responded that yes, the use and amendment approval would still carry over to new owner. Mr. Money went on to state that the city would have difficulty not allowing the amendment if it is considered a use-by-right under the current zoning code.

Commissioner Hogan asked staff if the Master Site Plan restrictions supersede the current code. Dan Money, Assistant City Attorney, responded by describing the confusion created by the restrictions on the site plan which limit the uses more than the zoning code (UDO). Commissioner Bush noted that if the use is a use-by-right then it should be allowed and could be addressed administratively. Brandon Cammarata, Planning Manager, clarified that the site plan amendment is before the Commission to reconsider one of the restrictions put in place when the Master Site Plan was approved in 2007.

Commissioner Hogan asked staff what was in the tenant space previously and how much traffic is generated from the new use.

Jamie Harris, Arapahoe RHSW LLC, 900 N Pennsylvania, Suite 700, Denver, CO, the applicant, responded that a tanning salon that did not pay their taxes was the previous tenant. Mr. Harris went on to state that the Tattoo Services use is a low traffic generator and he gave general background information on tattoo operations.

Commissioner Hogan asked if Mr. Harris owned the development in 2007. Mr. Harris responded no he did not. Commissioner Hogan asked if Mr. Harris was aware of the restrictions at the time of purchasing the property. Mr. Harris responded that the property was in bankruptcy and distress, and that improving the tenant space was a mistake. Mr. Harris did acknowledge that he was aware of the prohibition, but it was a difficult situation.

Chairman Lyon asked Mr. Harris if he had spoken with the other tenants in the area about the proposed tattoo business. Mr. Harris responded that he did speak with tenants and that no one objected to the use.

Jill Meakins, 6438 S Abilene Street, Aurora, CO, a concerned neighbor, had her comments read into the record. Ms. Meakins stated that she is opposed to the proposal based on the Uses Not Permitted List and approval of the amendment will set a dangerous precedent.

Gary and Rhonda Livingston, 6555 Jordan Road, Centennial, CO had their comments read into the record. They noted the timing of the tenant improvements, discussed several of the responses from Mr. Harris at the neighborhood meeting, and noted the overall conditions on the property. They went on to state that the proposed use is not compatible with the surrounding development, does not fit within the neighborhood character, and asked the Commission to deny the proposal.

Annette Jewell, 6393 S Helena Street, Centennial, CO, Valley Club Acres HOA, had the HOA's comments read in to the record. The HOA is opposed to the proposal, and she noted many of the previous accusations made against and to the applicant at the neighborhood meeting. The letter went on to comment on the timing of the tenant improvements and noted that Mr. Harris should have been aware of the restrictions on the property.

Andrea Amonick, Manager of Development Services in the City of Aurora, spoke in support of the proposal. Ms. Amonick noted that the business has a solid record with the city, has always been up to date with taxes regarding their Havana location, and has taken part in a small business loan program with the city. Ms. Amonick went on to state that they have a good business plan and a good community record.

Mr. Harris stated that when the property purchase was made in 2014 the property was distressed, and he continued and responded to the letters read in to record. Mr. Harris stated that he and his business partner take issues with the development seriously, and address issues like graffiti, trash and weeds promptly.

Commissioner Bengen stated that the City of Centennial has two tattoo parlors and that it is disingenuous for City of Centennial residents to speak against the proposal for a tattoo shop in Arapahoe Commons. Commissioner Bengen continued to state that the Uses Not Permitted list is outdated and that the use is permitted in the UDO currently. Commissioner Turcios concurred with Commissioner Bengen and noted to Mr. Harris to be more aware in the future of issues like prohibitions on properties in his future endeavors.

Commissioner Hogan stated that the Site Plan is a credible document, and that after visiting the space that the tattoo shop would occupy, she was very impressed at the layout and will support this project.

Commissioner Bush stated that the Commission looks at the facts of each case that comes before them on a project by project basis and that a precedent is not being set if this proposal is approved.

Chairman Lyon echoed Commissioner Bush's sentiment and referenced previous and current property owners that have come before the Commission and that they have property rights.

Further Discussion:

No further discussion occurred.

Planning Commission Results

Action Taken: Approved 7

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

Project Name: ALTURA FARMS - PRELIMINARY PLAT

Planning Commission Hearing Date: August 12, 2020

Deadline for City Council Call Up: September 14, 2020

Ward: Ward II

Project Type: Preliminary Plat

DA Number: DA-2200-00

Case Number: 2020-4002-00

Location: QS:05J – South of the intersection of N Kittredge Street and E 12th Avenue

Case Manager: Dan Osoba

Description:

The applicant, German Aldana, is requesting approval of a Preliminary Plat for seven (7) single-family residential lots on 1.96-acres. A Final Plat and Administrative Street Vacation to reconfigure an unbuilt portion of N. Kittredge Street are being processed concurrently with this proposal. The subject property is located south of the intersection of E. 12th Avenue and N. Kittredge Street. There is one (1) single-family home currently constructed on this property which is proposed to be demolished and rebuilt on a smaller lot within the development. The property is adjacent to the Highline Canal to the north; large, rural residential lots; and the City of Aurora Fire Station 5 to the southeast. The zoning for this property is split with Low Density Single-Family Residential District (R-1) on the west and Accident Potential Zone District (APZ-II N) to the east. The entire property is also located within the 55 LDN Subarea of the Buckley Air Force Base Airport Influence Overlay District. Homes must be constructed utilizing noise mitigation techniques to reduce the impact of air operations and noise.

Six of the seven proposed single-family lots are within the R-1 Zone District and are approximately 6,200 square-feet to 7,900 square-feet and the seventh lot is just over 1-acre to comply with Accident Potential Zone District standards. The conceptual elevations provided by the applicant indicate the homes will be constructed of hard-board lap siding or shake-shingle siding and stone veneer with an earth tone color palette. These elevation plans are reviewed separately during building permit application and must comply with all architectural and design standards in the Unified Development Ordinance.

Ten (10) adjacent property owners and thirteen (13) neighborhood associations were notified of the application. One (1) response was received from the Norfolk Glen Neighborhood Association which deferred comments to the more proximate Laredo Highline Neighborhood Association. No other community comments were received, and a neighborhood meeting was not held. This application was referred to the Buckley Air Force Base for review due to the property being located in the Accident Potential Zone and Airport Overlay District. No comments, questions, or concerns were received from Buckley AFB during development review.

Testimony Given at the Hearing:

Dan Osoba, Case Manager, gave a presentation of the item including the staff recommendation.

Commissioner Gaiser asked staff who at the City would be responsible for enforcing the replacement of dead or dying trees. Mr. Osoba indicated that the Code Enforcement Division is responsible for enforcing the replacement of dead or dying landscaping.

Commission Bengen asked staff if the noise mitigation measures were required for all lots or just the lot within the APZ. Mr. Osoba replied that all lots are within the 55 LDN Noise Contour and are required to provide noise mitigation measures.

Planning Commission Results

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

Move to approve, with one condition, the Preliminary Plat because the proposal complies with the requirements of the Code Section 146-5.4.2.A.3.b, of the Unified Development Ordinance for the following reasons:

1. The proposal is consistent with the Aurora Place Plan “Established Neighborhood Placetype” and forwards the “Housing for All” goal;
2. Complies with the applicable standards within the UDO; and,
3. Enhances city infrastructure by improving E. 12th Avenue and N. Kittredge Street rights-of-way including street, water and sanitary sewer infrastructure, curb and gutter, and sidewalk improvements.

Approval to be subject to the following condition:

1. The resolution of outstanding technical issues prior to recordation of the Final Plat and issuance of any building permits.

Further Discussion:

No further discussion occurred.

Action Taken: Approved with a Condition

Votes for the Preliminary Plat: 7

Votes against the Preliminary Plat: 0

Absent: None

Abstaining: None

Planning Department
City of Aurora, Colorado

SUMMARY OF PLANNING COMMISSION ACTIONS

Project Name: ARGENTA PHASE 2 - MASTER PLAN AMENDMENT AND SITE PLAN

Planning Commission Hearing Date: August 12, 2020
Deadline for City Council Call Up: September 14, 2020
Ward: Ward III

Project Type: Master Plan Amendment and Site Plan
DA Number: DA-2139-01
Case Number(s): 2018-7001-01; 2020-6013-00
Location: QS:07B – Northwest Corner of N Havana Street and 3rd Avenue
Case Manager: Liz Fuselier

Description:

The applicant, Pacific North Enterprises, LLC, requests approval of a Master Plan Amendment for a mixed-use development known as Argenta (Phase 2) in the Mixed-Use Corridor Zone District (MU-C). The applicant is also requesting approval of a Site Plan for the second phase of development which will include 200 apartments and 35,000 square feet of retail and office space. Previously, a Phase 1 Site Plan was approved for the development of townhomes on the western side of the site. The townhomes are currently under construction.

The project area, previously known as “Fan Fare,” is located at the northwest corner of 3rd Avenue and Havana Street. To the west are primarily residential uses with multi-family immediately adjacent and transitioning to single-family. On the east side of Havana Street are a mix of commercial and restaurant uses in primarily multi-tenant buildings. Single-family residential is also along Havana Street further to the north. To the north and south are a variety of retail, restaurant, education and office uses.

As an Urban Renewal Authority project, the Master Plan Amendment includes the addition of a 1.6-acre parcel at the southeast corner for a total of 12.5 acres along Havana Street for Phase 2. The additional parcel was not part of the original master plan as it has been recently acquired by the owner. Key elements of the project will include the development of 4th Way and an urban park and plaza space along this street extending from Geneva Street to Havana Street. The urban park and plaza area will be in the middle of the site and include a mix of green space and plaza space for neighborhood gatherings and events.

The Site Plan for the second phase of development in the Master Plan is for two 5-story residential apartment buildings that will have 200 apartment units along Hanover Way. In addition, one 3-story mixed-use building and 3 one-story retail buildings that front S Havana Street are proposed. The buildings will face either Havana Street or Hanover Way with vehicular access from East 3rd Avenue and East 4th Way. The urban park and plaza provide a community amenity.

Aurora Places identifies this area as a “City Corridor” Placetype. This Placetype is supportive of a mix of uses including multi-family and commercial with a street network and access to public amenities. The land was zoned Mixed-Use Corridor (MU-C) with the adoption of the 2019 Unified Development Ordinance. The key elements and the mix of uses identified in the proposed Master Plan Amendment and site plan are consistent with MU-C zoning.

Nineteen (19) adjacent property owners and eight (8) neighborhood associations were notified of the application. No comments were received. The Havana Business Improvement District (BID) is supportive of this development.

Testimony Given at the Hearing:

Liz Fuselier, Case Manager, gave a presentation of the item including the staff recommendations.

Samantha Crowder, Norris Design, 1101 Bannock Street, Denver, CO, representing the applicant gave a presentation highlighting the features of Phase 2 and the addition of two parcels for the Master Plan Amendment.

Commissioner Gaiser asked if there were electric car plug-ins in the garages or in the commercial section of the development. Ms. Crowder responded that she was not aware of any electric car designated parking in this phase.

Bryan Byler, Pacific North Enterprises LLC, 900 Castleton Road, Suite 118, Castle Rock, CO, representing the applicant, stated that unit interiors are still being finalized which will determine rates.

Alexander Duran, 5975 S Quebec Street, Centennial, CO, representing the applicant, stated that units will be between 650 to 1,200 square feet and will average \$2/foot.

Commissioner Gaiser asked how the Public Art will be chosen. Ms. Crowder stated that the applicant is working with the city and that the master plan outlines the criteria for choosing the artist. Ms. Fuselier added that it is a collaborative process between the city and the developer will be vetting the artists and budget approval is already taking place.

Commissioner Hogan asked about the fuel tanks and any needed remediation. Mr. Byler stated that they are working with the State and are following those removal guidelines.

Commissioner Turcios stated that Aurora Places has a goal of housing for all and that this project is not meeting that goal with all market rate housing and none set as affordable.

Commissioner Jetchick stated that she has been working on this project for more than 15 years and there are affordable units surrounding the development and in the adjacent neighborhood.

Commissioner Lyon asked if the master plan amendment was for the additional acreage and Ms. Fuselier confirmed that the amendment was to add 1.6 acres to the parcel.

Planning Commission Results

Agenda Item 5c: Master Plan Amendment

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

Approve the Master Plan Amendment because the proposal complies with the requirements of Section 146-5.4.1.E.3. of the Unified Development Ordinance for the following reasons:

1. The proposed plan complies with the intent of the MU-C Zone District and supports the Housing for All, Easy Mobility and Active Transportation, and Strong Economy goals of the Aurora Places Plan.
2. This is an infill site that provides a variety of housing types and shopping opportunities by fronting retail and office spaces along S Havana Street.
3. The development is focused on a centrally located urban park and plaza space.
4. Existing infrastructure can accommodate the proposed development and external impacts are mitigated.

Further Discussion:

No further discussion occurred.

Action Taken: Approved

Votes for the Master Plan Amendment: 7

Votes against the Master Plan Amendment: 0

Absent: None

Abstaining: None

Agenda Item 5d: Site Plan

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

Approve, with a condition, the Site Plan because the proposal complies with the requirements of Code Section 146-5.4.3.B.2.c of the Unified Development Ordinance for the following reasons:

1. The Site Plan is consistent with standards and design guidelines of the Argenta Master Plan;
2. The density proposed is supported by the zone district, Aurora Places Plan, and other planning efforts in this area;
3. The proposal meets or exceeds city landscape requirements;
4. The proposal will improve and expand multi-modal connections along the S Havana Street corridor;
5. The proposal is compatible with surrounding land uses; and
6. All adverse impacts have been mitigated through site design and transportation connections.

Approval to be subject to the following condition:

1. Resolution of outstanding technical issues prior to recordation of the final mylars and issuance of any building permits.

Further Discussion:

No further discussion occurred.

Action Taken: Approved

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

Project Name: THE POINT AT NINE MILE - MASTER PLAN AMENDMENT WITH MAJOR ADJUSTMENT
Planning Commission Hearing Date: August 12, 2020
Deadline for City Council Call Up: September 14, 2020
Ward: Ward IV

Project Type: Master Plan Amendment with Major Adjustment
DA Number: DA-2061-04
Case Number(s): 2016-7004-01
Location: Northeast Corner of S Peoria Street and S Parker Road
Case Manager: Heather Lamboy

Description:

The Nine Mile Station Area Plan, which was drafted in 2012, provides a vision to promote mixed-use high-density development close to the Nine Mile station, create a vibrant village-like atmosphere, and promote high quality development that improves the character and land values in the area. Compatibility and scale relative to the adjacent neighborhoods is an important element that informed the adopted Nine Mile Station Area policy recommendations.

In May 2017 The Point at Nine Mile Master Plan was approved after the Aurora Urban Renewal Authority (AURA) completed a Master Development Agreement with the applicant in August of 2016. The approved Master Plan outlines land uses, pedestrian, bicycle, and vehicular circulation, and a design vision for the site. As stated in the Plan, "The Point is intended to become a vibrant hub of urbanity, which is defined by eco-friendly design, high-quality architecture, interesting and comfortable active streetscapes where walking and biking are prioritized. The design vision embraces standards for urban development within the suburban area."

Since the adoption of the Master Plan, Site Plans have been approved for King Soopers as well as the North Retail, which encompasses all development north of E Dartmouth Ave on the site. Attention has shifted to redevelopment of the area south of E Dartmouth Avenue now that the old King Soopers store has been demolished and the new King Soopers is open on the northern portion of the master-planned area. Last year the City applied for and won a Transportation Improvement Program (TIP) grant for the construction of a grade-separated pedestrian bridge that will connect the RTD Nine Mile Light Rail Station and parking garage with The Point. The design of the bridge will commence in the fall.

The applicant is proposing to amend the Master Plan to rearrange the street network south of E Dartmouth Ave in response to further refinement of development proposals. Additionally, the applicant is requesting an adjustment to permit a multi-tenant sign along the I-225 frontage road that is larger than that permitted by the TOD signage standards. Signs located along S Peoria Street will comply with TOD sign standards, and a sign located at the intersection of S Quari St and S Parker Rd will comply with the Parker Road Overlay sign standards.

Adjacent to the site there are several condominium communities and large neighborhoods; therefore, 305 abutting property owners and 29 registered homeowner associations received a referral.

One comment was received regarding the proposed size of signs; therefore, the applicant amended the size of two (E Dartmouth Ave and Quari/Parker) of the multi-tenant signs on the site and is only requesting a size adjustment for the sign on the frontage road of I-225. No neighborhood meeting was held.

Testimony Given at the Hearing:

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

Luke Cannon, Koelbel & Company, 5291 E Yale Avenue, Denver, CO, representing the applicant, gave presentation of the item. Mr. Cannon highlighted the proposed revisions to the street network, road sections and a sign height adjustment for the proposed sign located at the intersection of the I-225 frontage road and S Parker Road.

Carl Koelbel, Koelbel & Company, 5291 E Yale Avenue, Denver, CO, representing the applicant, gave presentation of the item and gave an overview of the process of redeveloping the site, and how the changes help in attracting potential tenants.

Commissioner Hogan asked whether the applicant felt that the 20-foot sign height was sufficient at the I-225 frontage road and S Parker Road intersection. Mr. Koelbel responded that it was sufficient because the placement is after the sound wall.

Planning Commission Results

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

Move to approve the Master Plan Amendment with five adjustment and a condition, because the proposal complies with Section 146-5.4.1.E.3.a-e of the Unified Development Ordinance for the following reasons:

1. The proposed Master Plan generally complies with the Aurora Places Comprehensive Plan, the Nine Mile Station Area Plan, and The Plaza 1-4 Urban Renewal Plans;
2. The site design contemplates future development that will comply with the code as well as the Nine Mile Master Pan;
3. A coordinated system of streets, a designated park and connections to the regional trail system will be made to the site to mitigate impact on existing city infrastructure; and,
4. Improves multi-modal connections, including the planned pedestrian bridge to the Nine Mile Station.

Approval to be subject to the following condition:

1. Resolution of outstanding technical issues prior to recordation of the amended Master Site Plan and issuance of any building permits south of E Dartmouth Ave.

Further Discussion

Commissioners provided comments regarding the progress of the redevelopment of the site and expressed that they were pleased with the progress. Commissioner Bush said that this project would bring additional revenue to the City, which is needed during this challenging time.

Action Taken: Approved with a Condition

Votes for the Master Plan Amendment with Adjustment: 7

Votes against the Master Plan Amendment with Adjustment: 0

Absent: None

Abstaining: None