

Summary of Planning and Zoning Commission Votes  
 Regular Meeting of the Aurora Colorado Planning Commission  
 March 11, 2020

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5a.	<p><b>COLORADO CHRISTIAN FELLOWSHIP VILLAGE – INITIAL ZONING (Ward II)</b>            CASE MANAGER: Brandon Cammarata      APPLICANT: Colorado Christian Fellowship            Development Application: 2204-00      Case Number: 2019-2008-00            General Location: Southwest Corner of Picadilly Rd and SB Hogan Pkwy (455 N Picadilly Rd)</p>	Recommend approval	<p><b>Recommended approval</b>            For Approval: 5            For Denial: 0            Abstentions: 0            Absent: 0            Vacancies: 2</p>	<p>City Council meeting date            March 16, 2020             NOTE: This meeting was cancelled</p>
5b.	<p><b>MOBILITY WORKS AT REASEARCH PLAZA – CONDITIONAL USE (Ward IV)</b>            CASE MANAGER: Dan Osoba      APPLICANT: CESO Inc            Development Application: DA-1686-05      Case Number: 1984-6018-05            General Location: Approximately 700 feet south of the intersection of E Florida Avenue and S Abilene Street (1640 S Abilene Street)            Conditions:            1. Automobile sales shall be limited to the sale of wheelchair accessible vehicles only.            2. Work performed on the vehicles shall be conduted within the interior service area.            3. Inventory vehicles stored outside must be located within the designated parking spaces shown on the site plan.</p>	Approve with three conditions	<p><b>Approved with three conditions</b>            For Approval: 5            For Denial: 0            Abstentions: 0            Absent: 0            Vacancies: 2</p>	<p>Call-up deadline            April 6, 2020</p>

**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**

**Project Name: COLORADO CHRISTIAN FELLOWSHIP VILLAGE - INITIAL ZONING**

Planning and Zoning Commission Hearing Date: December 11, 2019

City Council Meeting Date: March 16, 2020 – Note this meeting was cancelled

Ward: Ward II

Project Type: Initial Zoning to MU-C (Mixed Use – Corridor)

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.

Commissioner Bengen asked if a mix of uses is required in the Mixed-Use Corridor zone district. Mr. Cammarata answered that this district does not require a mix of uses but does permit some residential uses with commercial uses.

Mindy Parnes, Planning Manager, added that this is an enclave annexation and typically an enclave annexation is supported as infill and does not require an outward expansion of services.

## **Planning Commission Results**

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

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:** Recommended Approval

Votes for the Initial Zoning: 5

Votes against the Initial Zoning: 0

Absent: None

Abstaining: None

Vacancies: 2

Planning Department  
City of Aurora, Colorado

## SUMMARY OF PLANNING AND ZONING COMMISSION ACTIONS

**Project Name: MOBILITY WORKS AT RESEARCH PLAZA**

Planning Commission Hearing Date: March 11, 2020  
Deadline for City Council Call Up: April 6, 2020  
Ward: Ward IV

Project Type: Conditional Use  
DA Number: DA-1686-05  
Case Number(s): 1984-6018-05  
Location: QS:12G – Approximately 700 feet south of the intersection of E Florida Avenue and S Abilene Street (1640 S Abilene Street)  
Case Manager: Dan Osoba

**Description:**

The applicant, Mobility Works, is requesting approval of a Conditional Use to allow motor vehicle sales in a Mixed Use – Corridor (MU-C) zone district. The subject site is located within an existing building at 1640 S. Abilene Street in the I-225 Business Center, approximately 750 feet south of the intersection of E. Florida Avenue and S. Abilene Street. The proposed development involves interior improvements to an existing tenant space and minor exterior site improvements including parking lot restriping, sidewalk modifications in front of the building, and two new garage bay doors in the rear of the building.

The subject site is regulated by the Research Plaza General Development Plan (GDP), a master planned business park located at the southwest corner of E. Florida Ave and S. Abilene St. This master plan lists “New or Used Car Sales” as a land use which requires a public hearing, which is consistent with the requirements of the Unified Development Ordinance (UDO) found in Section 146-3.2 Permitted Use Table. The applicant’s business proposal involves installing specialized equipment onto vehicles (typically vans) to then be sold as wheelchair accessible vehicles. All modification, customization, and installation will occur within the building. The proposed tenant space will also include offices, customer support areas, storage, and showroom areas where customers can view and purchase modified vehicles. New vehicles waiting to be modified will be stored in existing parking lot spaces designated on the Site Plan by the property owner. Mobility Works proposes to utilize 62 parking spaces for customers, storage vehicles, and employees, which leaves ample remaining parking for the remainder of the shopping center. The proposed business operational hours are from 8:00 am – 5:00 pm Monday through Friday, and 9:00 am – 12:00 pm on Saturdays.

Thirty-one (31) registered neighborhood organizations and seven (7) adjacent property owners were notified of the Conditional Use application. No comments were received, and a neighborhood meeting was not held.

**Testimony Given at the Hearing:**

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

Mindy Parnes, Planning Manager, asked if the applicant had previously agreed to the conditions stated in the staff recommendation given the fact the applicant was not in attendance. Mr. Osoba stated the applicant had previously seen and agreed to the conditions in the first review.

Commissioner Jetchick asked if the applicant was proposing to occupy the full building at 1640 South Abilene. Mr. Osoba indicated that the applicant is proposing a tenant finish in one of the four tenant spaces within the building.

## **Planning Commission Results**

Agenda Item 5b – Conditional Use

**Action Taken:** Approved with Conditions

Votes for the Conditional Use: 5

Votes against the Conditional Use: 0

Absent: None

Abstaining: None

Vacancies: 2

Approval to be subject to the following conditions:

1. Automobile sales shall be limited to the sale of wheelchair accessible vehicles only.
2. Work performed on the vehicles shall be conducted within the interior service area.
3. Inventory vehicles stored outside must be located within the designated parking spaces shown on the Site Plan.

Filed: K:\\$DA\1686-05sps.rtf