

Summary of Planning and Zoning Commission Votes  
 Regular Meeting of the Aurora Colorado Planning Commission  
 June 10, 2020

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5a.	<b>GOLDFISH SWIM SCHOOL AT ARAPAHOE CROSSINGS – CONDITIONAL USE (Ward V)</b> CASE MANAGER: Claire Dalby      APPLICANT: Wolverine Operating Partners LLC Development Application: DA-1024-24      Case Number: 2000-6021-04 General Location: Northeast Corner of S Parker Road and E Arapahoe Road (6340 S Parker Road Unit 105) Condition: 1. Resolution of outstanding technical issues prior to issuance of any building permits.	Approve w/a condition	<b>Approved w/a condition</b> For Approval: 7 For Denial: 0 Abstentions: 0 Absent: 0	Call-up deadline July 6, 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 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 COMMISSION ACTIONS**

**Project Name: GOLDFISH SWIM SCHOOL AT ARAPAHOE CROSSINGS**

Planning Commission Hearing Date: June 10, 2020  
Deadline for City Council Call Up: July 6, 2020  
Ward: Ward V

Project Type: Conditional Use  
DA Number: DA-1024-24  
Case Number(s): 2000-6021-04  
Location: Northeast Corner of S Parker Road and E Arapahoe Road  
(6340 S Parker Road Unit 105)  
Case Manager: Claire Dalby

**Description:**

The applicant, Wolverine Operating Partners LLC, is requesting approval of a Conditional Use for an indoor swim school, "Goldfish Swim School", in a Mixed Use – Corridor (MU-C) zone district in Subarea C. The subject site is located on an 18.28-acre parcel within the Arapahoe Crossings Shopping Center. Access will be provided from an existing internal road within the shopping center that is accessed from S. Parker Road and S. Lewiston Way. The swim school is proposed to be located within an existing building in the shopping center just south-east of the intersection of S. Parker Road and S. Lewiston Way and north-west of King Soopers. The site is within the Arapahoe Crossings Buildings D, E, and F Site Plan. The proposed use of "Indoor Recreation and Entertainment" requires a Conditional Use approval in the Mixed-Use Corridor zone district (MU-C).

The applicant's proposal is a 10,109 square-foot indoor swim school providing swim lessons to children as early as four months to 12 years of age. The facility will operate seven days a week with varying daytime hours of operation extending to 8 p.m. at the latest. During peak lesson/shift times, a total of 100 students and 32 employees will be onsite at one time. Separate private events such as birthday parties will occur onsite during weekends. During swim lessons, parents will be required to remain present inside the facility for the duration of lessons therefore there will be no drop off/pick up area outside the school.

Only a tenant finish permit is required for the on-site improvements; nothing on the site in terms of the building form, parking, or access will be modified. There is sufficient shared parking in the shopping center to serve the business. Public Works will require curb ramps at access points utilized by the development to be updated to current standards.

Five (5) registered neighborhood organizations and twelve (12) 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:**

Claire Dalby, Case Manager, gave a presentation of the item including the staff recommendation.

Commissioner Gaiser asked if a pool was already installed. Staff did not believe so but deferred to applicant on final answer. Applicant later confirmed that pool has not yet been installed; installation will be part of the construction phase of the project. Plan is to open doors in January/February 2021.

Commissioner Hogan asked if existing tenants had been notified of potential parking issues associated with the school. Applicant confirmed later that tenants have been contacted about the swim school and that there is ample space for parking in the shopping center. Expect 70 customers at peak hours.

John Lloyd and Mike Talaga, Wolverine Operating Partners, 6340 S Parker Road, Unit 105, Aurora, CO, the applicant, gave a presentation of the item.

Commissioner Bengen asked what will be done about social distancing if COVID-19 is still an issue. Applicant stated that it is still fluid and that current locations in metro area are not open. State regulations will dictate how students are brought in, the size of the classes, and how the sessions are taught. Seating can be spread out where parents will watch lessons.

Commissioner Gaiser asked how, during the construction of the pool, everything be extracted and what kind of construction plan will be followed. Applicant stated that extracted material would probably be taken out the back and that they will get a pool permit. A final plan is still being worked on.

Commissioner Gaiser requested that bathrooms should be labelled "family restrooms" so as not to exclude transgender customers. The applicant replied that this could be done.

### **Planning Commission Results**

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

Move to approve, with one condition, the Conditional Use because the proposal complies with the requirements of Code Section 146-5.4.3.A.3 of the Unified Development Ordinance for the following reasons:

1. The proposal is consistent with the Comprehensive Plan Placetype goals;
2. It is consistent with all applicable standards, regulations, and plans
3. It is consistent with the size, scale, and intensity of the surrounding area;
4. It will have no negative impact on city infrastructure;
5. It will not dislocate any tenants; and,
6. It demonstrates adequate mitigation of negative impacts.

Approval to be subject to the following condition:

1. The resolution of outstanding technical issues prior to issuance of any building permits.

#### **Further Discussion:**

No further discussion occurred.

**Action Taken:** Approved with a Condition

Votes for the Conditional Use: 7

Votes against the Conditional Use: None

Absent: None

Abstaining: None