

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

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5a.	<p><b>GATEWAY PARK IV EAST TIC 2 – PRELIMINARY PLAT (Ward II)</b>            CASE MANAGER: Deborah Bickmire      APPLICANT: Sand Creek Metropolitan District            Development Application: DA-1174-76      Case Number: 2020-6026-00            General Location: Northeast Corner of Airport Boulevard and I-70            Condition:            1. Resolution of outstanding technical issues prior to issuance of any bulding permits.</p>	Approve w/a condition	<p><b>Approved w/a condition</b>            For Approval: 7            For Denial: 0            Abstentions: 0            Absent: 0</p>	Call-up deadline Dec 7, 2020
5b.	<p><b>BLUE TEC CONTRACTING AT PIONEER BUSINESS PARK – CONDITIONAL USE (Ward II)</b>            CASE MANAGER: Dan Osoba      APPLICANT: Blue Tech Contracting Inc            Development Application: DA-1810-03      Case Number: 2020-6036-01            General Location: Approximately 2,500 feet south of the intersection of S Rome Way and E Jewell Avenue</p>	Approve	<p><b>Approved</b>            For Approval: 7            For Denial: 0            Abstentions: 0            Absent: 0</p>	Call-up deadline Dec 7, 2020
5c.	<p><b>BLUE TEC CONTRACTING AT PIONEER BUSINESS PARK – SITE PLAN (Ward II)</b>            CASE MANAGER: Dan Osoba      APPLICANT: Blue Tech Contracting Inc            Development Application: DA-1810-03      Case Number: 2020-6036-01            General Location: Approximately 2,500 feet south of the intersection of S Rome Way and E Jewell Avenue            Condition:            1. The resolution of outstanding technical issues prior to recordation of the Site Plan and issuance of any building permits.</p>	Approve w/a condition	<p><b>Approved w/a condition</b>            For Approval: 7            For Denial: 0            Abstentions: 0            Absent: 0</p>	Call-up deadline Dec 7, 2020
5d.	<p><b>VISTA CREEK INITIAL ZONING – INITIAL ZONING (Ward II)</b>            CASE MANAGER: Heather Lamboy      APPLICANT: Vista Creek Investments LP            Development Application: DA-2248-00      Case Number: 2020-2005-00            General Location: Southwest Corner of Gun Club Roa dnad 6<sup>th</sup> Avenue</p>	Approve	<p><b>Recommended Approval</b>            For Approval: 7            For Denial: 0            Abstentions: 0            Absent: 0</p>	City Coucil Meeting Date Dec 7, 2020
5e.	<p><b>POPEYE’S AT SMOKY HILL CROSSING – CONDITIONAL USE (Ward VI)</b>            CASE MANAGER: Heather Lamboy      APPLICANT: Z&amp;H Food Inc            Development Application: DA-2184-05      Case Number: 2020-6025-01            General Location: Southwest of the intersection of Yosemite Avenue and Smoky Hill Road</p>	Approve	<p><b>Approved</b>            For Approval: 7            For Denial: 0            Abstentions: 0            Absent: 0</p>	Call-up deadline Dec 7, 2020

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5f.	<p><b>POPEYE’S AT SMOKY HILL CROSSING – SITE PLAN W/ADJUSTMENT (Ward VI)</b>  CASE MANAGER: Heather Lamboy      APPLICANT: Z&amp;H Food Inc  Development Application: DA-2184-05      Case Number: 2020-6025-00  General Location: Southwest of the intersection of Yosemite Avenue and Smoky Hill Road  Conditions:  1. The required plaza for this tract will be consolidated and constructed on Lot 5, Block 1;  2. The remainder of the required landscape buffer on the western property line at the southern portion of the site will be provided on Lot 3, Block 1;  3. Stucco shall be used instead of EFAS where noted on the elevations; and  4. Resolution of outstanding technical issues prior to recordation and issuance of any building permits.</p>	Approve w/ conditions	<p><b>Approved w/ conditions</b>  For Approval: 7  For Denial: 0  Abstentions: 0  Absent: 0</p>	Call-up deadline Dec 7, 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 ACHIEV 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: GATEWAY PARK IV EAST TIC 2**

Planning Commission Hearing Date: November 10, 2020

Deadline for City Council Call Up: December 7, 2020

Ward and Council Member: Ward II

Project Type: Preliminary Plat  
DA Number: DA-1174-76  
Case Number(s): 2020-6028-00  
Location: QS:01L, 01M – Northeast Corner of Airport Boulevard and I-70  
Case Manager: Deborah Bickmire

**Description:**

The applicant, Sand Creek Metropolitan District, proposes a Preliminary Plat for infrastructure and two lots for future industrial development. The 58.6-acre site, located on the west side of Salida Street approximately one-half mile west of Tower Road, is zoned I-2 (Industrial) District, Subarea B. The only development on the site is an existing regional detention pond along the southern boundary, adjacent to I-70. The site is also adjacent to the RTD/40th Ave & Airport Blvd - Gateway Park Station to the north; and an elevated light rail track, as well as the Pena Boulevard right-of-way border the site to the west. Telluride Street established the site's southeastern boundary. The infrastructure improvements will enable future development for industrial uses including, but not limited to, warehouse/distribution in close proximity to I-70 and Denver International Airport (DEN).

This Preliminary Plat provides infrastructure improvements including an internal street network that provides vehicular and pedestrian access to two proposed lots, access to the RTD station to the north and future access to the west; and, utilities and modification of the regional detention pond. The applicant is also coordinating with DEN, the owner of the property to the west (within the Pena Boulevard right-of-way), to facilitate development of their site. This project proposes to construct 37<sup>th</sup> Avenue from Salida Street to the west property boundary and to construct 35<sup>th</sup> Avenue from Telluride Street to the west property boundary. The primary developable area will be between 37<sup>th</sup> and 35<sup>th</sup> Avenues.

**Testimony Given at the Hearing:**

Deborah Bickmire, Case Manager, gave a presentation of the item, including the staff recommendation.

Commissioner Hogan asked if the Commission will see the final plat. Ms. Bickmire replied no, final plats are approved administratively. She also stated Site Plans will be required when specific users are identified, and depending on the proposed use, the Site Plans may be subject to approval by the Planning and Zoning Commission.

Mike Serra, 100 St. Paul Street, Suite 300, Denver, CO 80206, representing as the applicant, gave a brief explanation of the proposed project.

Commissioner Hogan asked Mr. Serra if the private streets would be open to the public. Mr. Serra confirmed the streets will be open to the public, and that the reference of private streets merely indicated the streets will be maintained by the Sand Creek Metropolitan District.

Commissioner Hogan asked whether the proposed streets meet city standards. Mr. Serra said the streets are substantially consistent with city standards, however, their design was altered slightly to support the findings of the traffic study.

There was no public comment.

### **Planning Commission Results**

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

Approve the Preliminary Plat, with a condition, because the proposal complies with the requirements of 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 Places "Industry Hub" Placetype to develop Industrial Hubs near major highways;
2. The Preliminary Plat is consistent with the intent of the I-2 (Industrial) District to provide facilities that are needed to serve this district and nearby development; and,
3. Supports the Strong Economy practice to "Continue to support the growth of primary employment to bolster the local economy."

Approval to be subject to the following condition:

1. Resolution of outstanding technical issues prior to recordation of the Preliminary 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: None

Absent: None

Abstaining: None

Planning Department  
City of Aurora, Colorado

## **SUMMARY OF PLANNING COMMISSION ACTIONS**

**Project Name: BLUE TEC CONTRACTING AT PIONEER BUSINESS PARK**

Planning Commission Hearing Date: November 10, 2020

Deadline for City Council Call Up: December 7, 2020

Ward and Council Member: Ward II

Project Type: Conditional Use and Site Plan  
DA Number: DA-1810-03  
Case Number(s): 2020-6036-00; 2020-6036-01  
Location: QS:14S,14T – Approximately 2,500 feet south of the intersection of S Rome Way and E Jewell Avenue  
Case Manager: Dan Osoba

**Description:**

The applicant, Blue Tec Contracting, is requesting approval of a Site Plan with a Conditional Use for an environmental distribution facility. The Site Plan proposal includes a 12,900 square-foot, two-story enclosed warehouse space, 3,600 square feet of covered outdoor storage space, and 1.6 acres of additional recycled asphalt open outdoor storage space on a 4.05-acre property located approximately 2,500 feet south of the intersection of S. Rome Way and E. Jewell Ave. The RV Vault development surrounds the property to the north and west, vacant land to the east, and the Plains Conservation Center to the south. The Site Plan also includes a Conditional Use request for the outdoor storage land use within the Accident Potential Zone District (APZ I-S).

Blue Tec Contracting provides for the distribution of environmental construction materials for new development, including silt fences, hay bale barriers, drainage filters, and other site related erosion control and stormwater management materials. The warehouse would store more sensitive biodegradable materials, and the open storage would be more robust materials. No manufacturing will occur on-site as all the stored items are shipped in for storage and distribution. The facility will not be open to the public and will be staffed from 6:30 am to 6:30 pm.

The property is within the Pioneer Business Park Master Plan, which includes architectural, urban design, and landscaping standards to be consistent throughout the development. The primarily metal warehouse building as designed is compliant with the Master Plan standards and includes design elements, façade features, and masonry materials to comply with the Unified Development Ordinance (UDO) building design standards.

**Testimony Given at the Hearing:**

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

Commissioner Jetchick asked if a building of this size is required to be sprinklered. Mr. Osoba explained that it will be dependent on the tenant use and that will be part of the technical review process.

Chairman Lyon asked for clarification of the site location. Mr. Osoba detailed the location of the site.

Philip Walz, Hover Architecture, 8920 Barrons Blvd, Ste 102, Highlands Ranch, CO, representing the applicant, gave a presentation of the item.

There were no public comments.

## **Planning Commission Results**

### **Agenda Item 5b: Conditional Use**

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

Approve the Conditional Use request for outdoor storage in an Accident Potential Zone District because the proposal complies with the requirements of the Code Section 146-5.4.3.A, of the Unified Development Ordinance for the following reasons:

1. The proposal is consistent with the Aurora Places Comprehensive Plan "Innovation District Placetype" and the principles and recommended practices in the "Strong Economy" goal;
2. Is compatible with the size, scale, traffic, and hours of operations of the surrounding area, which will not change the predominant industrial character of the development;
3. Does not significantly impact housing or dislocate tenants; and,
4. Does not negatively impact city infrastructure.

#### **Further Discussion:**

No further discussion occurred.

**Action Taken:** Approved

Votes for the Conditional Use: 7

Votes against the Conditional Use: 0

Absent: None

Abstaining: None

### **Agenda Item 5c: Site Plan**

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

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

1. The proposal complies with landscaping, building design standards, Accident Potential Zone lot coverage restrictions, and all other applicable standards found in the UDO;
2. Includes the public improvements on S. Rome Way as required by the Pioneer Business Park Master Plan;
3. Preserves and continues the special landscape buffer and plant material specifications between development and the Plains Conservation Center;
4. Is compatible with the surrounding industrial development and structure design by complying with the Pioneer Business Park Master Plan; and,
5. Mitigates adverse impacts on the surrounding area by providing opaque fencing and landscaping to screen the outdoor storage.

Approval to be subject to the following condition:

1. The 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 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: VISTA CREEK INITIAL ZONING**

Planning Commission Hearing Date: November 10, 2020  
City Council Meeting Date: December 7, 2020  
Ward and Council Member: Ward II

Project Type: Initial Zoning  
DA Number: DA-2248-00  
Case Number(s): 2020-2005-00  
Location: QS:07T – Southwest Corner of Gun Club Road and 6<sup>th</sup> Avenue  
Case Manager: Heather Lamboy

**Description:**

Vista Creek Investments LP is requesting an initial zoning to Mixed-Use Regional (MU-R) for approximately 9 acres of undeveloped land located west of Gun Club Road between the E 5<sup>th</sup> Avenue and E 6<sup>th</sup> Avenue alignments, which is north of E 6<sup>th</sup> Parkway. The parcel is currently vacant. This initial zoning request is being requested with an annexation for the same area and is an enclave surrounded by properties already within city boundaries. Surrounding properties are currently zoned Mixed-Use Regional (MU-R) on the east, north, and west sides. Residential development is located to the east which is part of the Cross Creek Development.

This proposed initial zoning and related annexation would result in consistent zoning and jurisdiction in this developing area of Aurora. Consistent zoning and jurisdiction help to clarify expectations for development responsibilities, as well as maintenance of public infrastructure and provision of services.

The proposed MU-R zone district is compatible with the surrounding zoning and the intent for future development is consistent with the goals outlined for the Urban District Neighborhood Placetype in Aurora Places.

**Testimony Given at the Hearing:**

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

Commissioner Turcios asked whether this case was only an initial zoning and no development was being proposed. Ms. Lamboy confirmed that, at this time, the request was only for an initial zoning which is related to an annexation application.

Commissioner Lyon asked whether there was anything planned for the site in the near future.

Diana Rael, Norris Design, 1101 Bannock Street, Denver CO, representing the applicant, stated that the applicant is working with a developer and they are currently developing a Master Plan for the site. She stated that it is likely that an application for a Master Plan and Site Plan would be submitted in the next several months.

There was no public comment.

## **Planning Commission Results**

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

Staff recommends that the Planning and Zoning Commission recommend approval to the City Council for the Vista Creek Initial Zoning to the MU-R District in accordance with Section 146-5.4.1.C of the Unified Development Ordinance for the following reasons:

1. The initial zoning and related annexation are needed to integrate the current enclave into the surrounding City of Aurora zoning to result in consistent zoning and jurisdiction in this developing area. Consistent zoning and jurisdiction help to clarify expectations for development responsibilities as well as maintenance of public infrastructure and provision of services.
2. The proposed zoning district is supported by Aurora Places as part of the "Urban District" Placetype and helps meet the goals of providing available and attainable housing as well as opportunities to live close to employment opportunities for the community.
3. The potential size, scale, height, density, and multi-modal traffic impacts of the proposed initial zoning to MU-R are compatible with the current impacts associated with the same surrounding MU-R zoning.
4. The initial zoning will be a benefit to the surrounding neighborhoods and will be progress toward meeting general employment and housing goals outlined in the Comprehensive Plan.

### **Further Discussion:**

No further discussion occurred.

**Action Taken:** Recommended Approval

Votes for the Initial Zoning: 7

Votes against the Initial Zoning: 0

Absent: None

Abstaining: None

Filed: K:\\$DA\2248-00sps.rtf



Planning Department  
City of Aurora, Colorado

## **SUMMARY OF PLANNING COMMISSION ACTIONS**

**Project Name: POPEYES AT SMOKY HILL CROSSING**

Planning Commission Hearing Date: November 10, 2020

Deadline for City Council Call Up: December 7, 2020

Ward and Council Member: Ward VI

Project Type: Conditional Use and Site Plan with Adjustment  
DA Number: DA-2184-05  
Case Number(s): 2020-6025-00; 2020-6025-01  
Location: QS:24T – Southwest of the intersection of Yosemite and Smoky Hill  
Case Manager: Heather Lamboy

**Description:**

The applicant, Z&H Foods, Inc, proposes the Popeye's at Smoky Hill Crossing Conditional Use and Site Plan. The site is a 0.668-acre parcel, zoned Mixed Use - Corridor and controlled by the Smoking Hill Crossings Master Plan, on the south side of Smoky Hill Road near the intersection with E-470. The site will be accessed via South Yellowstone Court.

The single-story building will be 2,297 square feet and will have drive-through service available. Parking is located to the side and rear of the building, with only the exit lane of the drive-through located adjacent to Smoky Hill Road. The site is approximately 5 feet lower than the grade of Smoky Hill Road. Landscape buffering will be utilized to soften the appearance of the building from Smoky Hill, and pedestrians can circulate to other buildings in the development and a sidewalk connection will be provided to Smoky Hill Road. The contemporary building design will include a cultured stone veneer base, a brick veneer, vintage wood Nichiha panels, and metal accents, all in earth tones.

Components of the Master Plan include standards and guidance which preserve and utilize the views from the site with common space and outdoor patio space for each site. The Master Plan establishes an internal street network, along with architecture and landscape design standards and also provides for a transition from the commercial area to the existing residential area improving compatibility. An adjustment to the requirement that no drive-through lane is permitted between Smoky Hill and the building has been requested (Section 146-3.3.6.E.5). It has been determined that the lane will be sufficiently screened by topography (the site is roughly 5 feet below the sidewalk grade), landscape, and a screen wall.

**Testimony Given at the Hearing:**

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

Commissioner Jetchick asked whether there was a sufficient number of stacking spaces in the drive-through lane. Ms. Lamboy responded that it meets UDO requirements. Commissioner Jetchick also asked how many bike racks were provided.

Todd Martin, Adams Engineering and Development Consultants, 1101 E SE Loop 323 Suite 101, Tyler, TX representing the applicant, responded that there will be two bike racks.

Chairman Lyon asked whether the Popeyes located northwest of this site on Smoky Hill will remain open.

Beau Sisson, Z&H Foods Inc., 4415 Highway 6, Sugarland, TX, the owner's representative, stated that it will be closing.

There was no public comment.

**Planning Commission Results**  
**Agenda Item 5e – Conditional Use**

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

1. Approve the Conditional Use because the proposal complies with the requirements of Code Section 146-5.4.6.A of Unified Development Ordinance, for the following reasons:
2. The application complies with applicable standards in the UDO and the Smoky Hill Crossing Master Plan;
3. The application is consistent with the Comprehensive Plan “Strong Economy” principle in that the proposed business will provide job opportunities and services to the community;
4. The size, scale, height, density, multi-modal traffic impacts and hours of operation are compatible with existing uses in the area and will not change the predominant character of the area;
5. There is adequate capacity with City infrastructure to serve the proposed development; and,
6. Adverse impacts to the surrounding area have been mitigated.

**Further Discussion:**

No further discussion occurred.

**Action Taken:** Approved

Votes for the Conditional Use: 7

Votes against the Site Plan: 0

Absent: None

Abstaining: None

**Agenda Item 5f – Site Plan with Adjustment**

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

Approve, with conditions, the Site Plan with an adjustment to Section 146-3.3.6.E.5 of the Unified Development Ordinance, which requires that drive through lanes be located to the side or the rear of the building, because the proposal complies with the requirements of Code Section 146-5.4.3.B of the Unified Development Services for the following reasons:

1. The proposal complies with the standards of the UDO, the Smoky Hill Crossing Master Plan, and other adopted City regulations;
2. Adequate infrastructure has been provided and impacts are mitigated; and,
3. The proposed building is compatible with the surrounding development and meets all Master Plan standards.

Approval to be subject to the following conditions:

1. The required plaza for this tract will be consolidated and constructed on Lot 5, Block 1;
2. The remainder of the required landscape buffer on the western property line at the southern portion of the site will be provided on Lot 3, Block 1;
3. Stucco shall be used instead of EFAS where noted on the elevations; and
4. Resolution of outstanding technical issues prior to recordation and issuance of any building permits.

**Further Discussion:**

No further discussion occurred.

**Action Taken:** Approved with Conditions

Votes for the Site Plan: 7

Votes against the Site Plan: 0

Absent: None

Abstaining: None