

Summary of Planning and Zoning Commission Votes
Regular Meeting of the Aurora Colorado Planning Commission
November 24, 2020

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5a.	LIVING WATER CAR WASH AT SMOKY HILL CROSSING – CONDITIONAL USE (Ward VI) CASE MANAGER: Deborah Bickmire APPLICANT: Cornerstone Capital Development Application: DA-2184-07 Case Number: 2020-6040-01 General Location: South of Smoky Hill Road approximately ½ m ile west of E-470	Approve	Approved For Approval: 7 For Denial: 0 Abstentions: 0 Absent: 0	Call-up deadline Dec 21, 2020
5b.	LIVING WATER CAR WASH AT SMOKY HILL CROSSING – SITE PLAN (Ward VI) CASE MANAGER: Deborah Bickmire APPLICANT: Cornerstone Capital Development Application: DA-2184-07 Case Number: 2020-6040-00 General Location: South of Smoky Hill Road approximately ½ m ile west of E-470 Condition: 1. Resolution of outstanding technical issues prior to issuance of any bulding permits.	Approve w/a condition	Approved w/a condition For Approval: 7 For Denial: 0 Abstentions: 0 Absent: 0	Call-up deadline Dec 21, 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: LIVING WATER CAR WASH AT SMOKY HILL CROSSING

Planning Commission Hearing Date: November 24, 2020

Deadline for City Council Call Up: December 21, 2020

Ward: Ward VI

Project Type: Conditional Use and Site Plan
DA Number: DA-2184-07
Case Number(s): 2020-6040-00; 2020-6040-01
Location: South of Smoky Hill Road approximately ½ mile west of E-470
Case Manager: Deborah Bickmire

Description:

The applicant, Cornerstone Capital, proposes a Site Plan and Conditional Use for a drive-through car wash with 17 vacuum stations. The site is a 1.24-acre parcel, zoned Mixed Use – Corridor (MU-C) and is included in the Smoky Hill Crossing Master Plan. A Conditional Use Approval is required for automotive uses in the MU-C District. The vacant site is located on the south side of Smoky Hill Road, ¼ mile west of the E-470 interchange. The site will be accessed from Smoky Hill Road via an internal private road.

The single-story building will consist of 3,832 square feet and include a drive-through tunnel, as well as, an ancillary walk-in dog wash. The parking and vacuum stations are located along the south side of the building, with queuing on the east side of the site and the exit lane of the drive-through located on the west side of the building. The applicant has indicated that the hours of operation will be 7 AM to 8 PM. Landscape buffering will be utilized to buffer the residential property to the south and to soften the appearance of the building from Smoky Hill. Pedestrians can circulate to other buildings in the development by sidewalk connections to Smoky Hill Road and the internal private road. The contemporary building design will include a stone veneer base, brick veneer walls with “wood look” earth-tone metal panels, stucco cornice accents and blue metal trim.

The Smoky Hill Crossing Master Plan establishes an internal street network, along with architecture and landscape design standards, and provides for a transition from the commercial area to the existing residential area improving compatibility. There is approximately 35 feet from the internal street to the nearest residential property. This serves as a buffer which includes a 6-foot tall decorative fence and twelve evergreen trees.

Testimony Given at the Hearing:

Deborah Bickmire, case manager, gave a presentation of the items, including staff recommendations.

Commissioner Hogan asked if the conditional use was for the drive-thru. Ms. Bickmire explained the conditional use approval was required for an automotive use in the MU-C zone district, and not for the drive-thru.

Commissioner Gaiser asked if the entrance to the dog wash was on the exterior of the building. Ms. Bickmire confirmed it is located on the southwest end of the building.

Commissioner Lyon asked why the conditional use was attached to the Site Plan, which could be approved administratively. Ms. Bickmire explained the Site Plan is the mechanism includes measures intended to mitigate any negative impacts created by the conditional use.

Chad Roach, Cornerstone Capital, 6635 S Dayton St #250, Greenwood Village. CO, representing the applicant, gave a brief presentation about the proposed business and their general operations. He informed the Commission that this will be the applicant's second location in Aurora, and that they have a total of seven locations in the metro area.

Commissioner Hogan asked why a dog wash was being included with the car wash. Mr. Roach explained that a dog wash is included in all but one of their locations and stated customers find it convenient.

Chairman Lyon asked how the noise from the vacuums will be mitigated. Mr. Roach explained that a central vacuum system will be used that requires only two motors. One system will be located within the building, the second will be within a masonry enclosure next to the parking lot.

Planning Commission Results

Agenda Item 5a – Conditional Use

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

Further Discussion:

Chairman Lyon asked staff to include additional information in staff reports to explain the purpose of a conditional use requests.

There was no public comment.

Action Taken: Approved

Votes for the Conditional Use: 7

Votes against the Conditional Use: None

Absent: None

Abstaining: None

Agenda Item 5b – Site Plan

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

Further Discussion:

There was no further discussion and no public comment.

Action Taken: Approved with Condition

Votes for the Site Plan: 7

Votes against the Site Plan: None

Absent: None

Abstaining: None

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