

Summary of Planning and Zoning Commission Votes  
 Regular Meeting of the Aurora Colorado Planning Commission  
 April 14, 2021

| Agenda Item # | Item Description  | Plg Dept Recom        | Plg Comm Action*   | Est. City Council Schedule**     |
|---------------|---|-----------------------|--|----------------------------------|
| 5a.           | <b>ELEVEN8 APARTMENTS – SITE PLAN W/ADJUSTMENTS (Ward I)</b><br>CASE MANAGER: Claire Dalby      APPLICANT: 11800 E Colfax OZB LLC<br>Development Application: DA-2244-00      Case Number: 1994-6059-02<br>General Location: E Colfax Avenue west of Oswego Street<br>Condition:<br>1. Resolution of outstanding technical issues prior to recordation of the site plan and issuance of any building permits. | Approve w/a condition | <b>Approved w/a condition</b><br>For Approval: 5<br>For Denial: 1 (Turcios)<br>Abstentions: 0<br>Absent: 0<br>Vacancies: 1 | Call-up deadline<br>May 10, 2021 |
| 5b.           | <b>FITZSIMONS VILLAGE OFFICE BUILDING – SITE PLAN W/ADJUSTMENT (Ward I)</b><br>CASE MANAGER: Stephen Rodriguez      APPLICANT: Corporex Colorado<br>Development Application: DA-1279-49      Case Number: 2020-6034-00<br>General Location: Approximately 1,094 feet west of the intersection of N Fitzsimons Parkway and E Colfax Avenue   | N/A                   | <b>Continued to April 28, 2021</b>   | N/A                              |
| 5c.           | <b>FITZSIMONS VILLAGE MIXED-USE (EAST) – SITE PLAN W/ADJUSTMENT (Ward I)</b><br>CASE MANAGER: Stephen Rodriguez      APPLICANT: Wynne Yaster Real Estate<br>Development Application: DA-1279-51      Case Number: 2007-6067-03<br>General Location: Southwest Corner of E 14h Avenue and N Uvalda Street  | N/A                   | <b>Continued to April 28, 2021</b>   | N/A                              |

**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: ELEVEN8 APARTMENTS**

Planning Commission Hearing Date: April 14, 2021  
Deadline for City Council Call Up: May 10, 2021  
Ward: I

Project Type: Site Plan with Adjustments  
DA Number: DA-2244-00  
Case Number(s): 1994-6059-02  
Location: QS:05D - E Colfax Avenue West of Oswego Street  
Case Manager: Claire Dalby

**Description:**

The applicant, 11800 E Colfax OZB LLC, is requesting approval of a Site Plan (Redevelopment Plan) for the conversion of an existing motel, the Summit View Inn, into multi-family housing on a 1.66-acre parcel. The Summit View Inn (previously King's Inn) was constructed in 1960. The two buildings on site, one 4-stories and the other 3-stories, will be renovated and will consist of 35 micro-studios and 60 one-bedroom units. The site is located on the south side of Colfax Avenue just west of Oswego Street and is zoned Original Aurora General (MU-OA-G) where multi-family is a permitted use. The proposal includes four adjustment requests that relate to existing site constraints associated with this infill/redevelopment project. The requested adjustments are for landscape buffer width, parking requirements, stairwell and corridor requirements, and open space requirements.

The proposed redevelopment is one block away from the Fitzsimons campus and will add housing to this growing area. The proposal will reinvigorate both the streetscape along Colfax and the existing building with new landscaping along the street and within the site and new material finishes on the existing buildings. New outdoor amenity areas with seating and gathering space will be provided for residents within the development and include a proposed rooftop patio. Parking locations will remain generally the same and access will remain unchanged from Colfax Avenue.

A total of seven (7) neighborhood associations and five (5) adjacent property owners were notified of this project. No public comments were received and therefore a neighborhood meeting was not held for this project.

**Testimony Given at the Hearing:**

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

Commissioner Jetchik discussed the previous issue of displacement of families and single residents with the King's Inn and asked what the situation with displacement is with this project. Ms. Dalby replied that while she was unable to get an answer about this from the applicant, she did determine that there are up to 50 rooms currently being used by Aurora Warms the Night at the motel. She deferred to the applicant about what their plan was to deal with this.

Commissioner Turcios asked how applications like these, where people could potentially be displaced, are usually handled. Is it the applicant's responsibility to cover this in their application? Ms. Dalby responded that it should be a point of discussion but there is nothing in the UDO to require a review of it. Lana Dalton from Homelessness Services is present at the meeting to answer questions.

Lana Dalton, Homelessness Program Manager, replied that her understanding is that the executive director of Aurora Warms the Night had not spoken to the applicant about their plans for the transition and that there isn't a plan currently in place. She had been told that a contract that goes until the end of the year is in place.

Terrance Doyle, representative of the applicant, gave a presentation of the item. He noted that work was done with the previous homelessness coordinator and that their contract with Aurora Warms the Night expired April 1<sup>st</sup> of this year, not at the end of 2021. He represented that his team had in fact been in contact with the nonprofit about the transition of the motel to multifamily.

Commissioner Jetchik asked if the units will be priced \$500 to \$800 less than other rents in the area which run about \$1400. Mr. Doyle replied that average rents will be around \$995 plus utilities and that leases will not start until summer 2022.

Commissioner Gaiser asked if the units will be furnished. Mr. Doyle replied that they may start with 10 furnished units to test the market.

Commissioner Turcios asked if there are any vouchers since there is no contract in place. Mr. Doyle responded that everyone pays a nightly or weekly rate.

Ms. Dalton represented that she is new in her position and therefore has not been a part of the conversation with this site specifically. All of the current residents are voucher recipients and these are provided by the county.

On the issue of the conflicting versions of the Aurora Warms the Night contract, Mr. Doyle stated that he would like to see the contract to the end of 2021 that is being talked about and would be happy to speak to the Executive Director now. He stated that the contract that was in place expired April 1, 2021.

Commissioner Hogan asked how long the renovation would take. Mr. Doyle replied between 10 to 14 months.

Commissioner Gaiser stated that he had been in a police ride-along and had stopped at this motel in the past. He hopes it will be upgraded.

### **Planning Commission Results**

Agenda Item 5a: Site Plan with Adjustments

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

#### **Further Discussion:**

Commissioner Jetchik stated that the previous Homelessness Programs Manager's dream was to have this motel renovated and that it is a good project.

Commissioner Bush stated that it has been an eyesore for a long time and is welcoming of the project and looks forward to the improvement to the neighborhood.

Commissioner Turcios stated that she knows the area very well and that she interned at an agency years back and that many of the people they helped at this agency were living at this motel. Motels like this one often serve as a life-line for many suffering from homelessness. Something like this requires a bigger conversation regarding redevelopment project particularly housing projects that can address affordable housing issues. These issues need to be covered in the staff presentation.

Commissioner Hogan agreed with Commissioner Turcios and stated that it's important to be mindful of the optics for those who have lived at the motel.

Approve, with one condition, the Site Plan with Adjustments to Sections 146-4.7.5.G, 146-4.6.5.B.4, 146-2.4.4.H.3.a.i, and 146-2.4.4.G.8.b because it complies with the requirements of Code Section 146-5.4.3.B.3 of the Unified Development Ordinance for the following reasons:

1. The proposal complies with the standards of the UDO, the Aurora Places Comprehensive Plan, and all other adopted City regulations.

2. Adequate infrastructure has been provided and impacts are mitigated.
3. The proposed development is compatible with the surrounding development.

Approval to be subject to the following condition:

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

**Action Taken:** Approved with a Condition

Votes for the Site Plan: 5

Votes against the Site Plan: 1, Commissioner Turcios

Absent: None

Abstaining: None

Filed: K:\\$DA\2244-00sps.rtf