

Summary of Planning and Zoning Commission Votes
 Regular Meeting of the Aurora Colorado Planning Commission
 May 26, 2021

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5a.	<p>570 POTOMAC STREET RETAIL – SITE PLAN W/ADJUSTMENTS (Ward III) CASE MANAGER: Dan Osoba APPLICANT: Premier Investment Properties LLC Development Application: DA-2219-00 Case Number: 2021-6001-00 General Location: Southwest Corner of N Potomac Street and E 6th Avenue Condition: 1. All outstanding technical issues will be resolved prior to recordation of the Site Plan and issuance of any building permits.</p>	Approve w/a condition	<p>Approved w/a condition For Approval: 6 For Denial: 0 Abstentions: 0 Absent: 1 (Turcios)</p>	Call-up Deadline June 28, 2021
5b.	<p>BUBBLES CAFÉ – CONDITIONAL USE FOR A HOOKAH BAR WITHIN 300 FEET OF RESIDENTIAL (Ward V) CASE MANAGER: Rachid Rabbaa APPLICANT: Barmada LLC Development Application: DA-2266-00 Case Number: 1978-6011-10 General Location: Southwest Corner of E Iliff Avenue and S Buckley Road Conditions: 1. The applicant shall be responsible for monitoring and reducing music sound system volumes levels to not disturb adjacent neighbors. 2. Hours of operation will be limited to 12 pm to 12 am Sunday through Thursday and 12 pm to 2 am on Friday and Saturday.</p>	Approve w/two condition	<p>Approved w/two conditions For Approval: 6 For Denial: 0 Abstentions: 0 Absent: 1 (Turcios)</p>	Call-up Deadline June 28, 2021
5c.	<p>METRO CENTER MASTER PLAN – MASTER PLAN W/ADJUSTMENTS (Ward III) CASE MANAGER: Heather Lamboy APPLICANT: Parkhill Development Development Application: DA-1489-16 Case Number: 2020-7006-00 General Location: Between Sable Boulevard and S Chambers Road, south of Alameda Parkway and north of E Exposition Avenue Conditions: 1. The \$234,300 contribution to the City’s trail project is due prior to the recordation of the first plat. 2. Resolution of outstanding technical issues prior to recordation of the Master Plan and issuance of any building permits.</p>	Approve w/two condition	<p>Approved w/two conditions For Approval: 6 For Denial: 0 Abstentions: 0 Absent: 1 (Turcios)</p>	Call-up Deadline June 28, 2021

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5d.	<p>AURORA CROSSROADS – MASTER PLAN AMENDMENT W/ADJUSTMENTS (Ward II) CASE MANAGER: Heather Lamboy APPLICANT: Westside Investment Partners Development Application: DA-2231-02 Case Number: 2018-6047-02 General Location: Southeast corner of E Colfax Avenue and Gun Club Road Condition: 1. Resolution of outstanding technical issues prior to recordation of the Master Plan Amendment and issuance of any building permits.</p>	Approve w/a condition	<p>Approved w/a condition For Approval: 6 For Denial: 0 Abstentions: 0 Absent: 1 (Turcios)</p>	<p>Call-up Deadline June 28, 2021</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 ACHIEVE 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

Site Plan Name: 570 Potomac Street Retail

Planning Commission Hearing Date: May 26, 2021
Deadline for City Council Call Up: June 28, 2021
Ward: III

Project Type: Site Plan with Adjustments
DA Number: DA-2219-00
Case Number(s): 2021-6001-00
Location: QS:07G – Southwest Corner of N Potomac Street and E 6th Avenue
Case Manager: Dan Osoba

Description:

The applicant, Premier Investment Properties, LLC, is requesting approval of a Site Plan for a 6,000 square-foot multi-tenant retail building on 0.53-acres with major adjustments for required landscape buffers and landscape plantings along the north and south property lines. A minor adjustment is also requested for the number of signs on-site, which is being reviewed administratively and does not require Planning and Zoning Commission approval. The property is located approximately 200-feet south of the southeast corner of E 6th Avenue and Potomac Street and is zoned MU-C Mixed Use-Corridor District. The surrounding properties include commercial service and retail and multi-family residential.

The proposed Site Plan includes right-in/right-out access from Potomac Street connecting to a fire lane and access easement along the northern property line. This fire lane and access easement connects to the existing ingress/egress for the gas station to the north and continues north to provide internal access to the right-in/right-out access on E 6th Avenue. The proposed retail building is shown to the south of this drive aisle with on-site parking to the north and east.

The proposed retail building design includes stone wainscot, stucco, metal and canvas awnings, and a standing seam metal roof. The color palette is gray and blue with an orange accent wrapping the building. Large storefront windows are provided for each proposed tenant space along with individual wall signage. One development monument sign is also proposed facing Potomac Street. The applicant is also proposing to replace the existing 6-foot wooden fence along the southern property line with an 8-foot stone fence to provide additional screening between the commercial and residential uses.

Ten (10) registered neighborhood organizations and seven (7) adjacent property owners were notified of the application. One (1) comment was received from the fueling station property owner to the north (Suncor Energy Sales, Inc) regarding the cross access between the two properties. The northern property owner indicated that a future closure of the access between the two properties may occur to reduce cut-through traffic and provide safe vehicle and pedestrian travel for the fueling station site. Staff indicated that any modifications to the fueling station property would require an amendment to the approved Site Plan and would be reviewed separately at time of application. Please see Exhibit C for details. Staff also asked the applicant to correspond with the adjacent multi-family apartment property owner (Aspenwood Partner LLC) to the south regarding the replacement fence on the shared property line. The applicant sent notice with Certificates of Mailing (see Exhibit C) to the adjacent property owner that included the proposed fence detail and a description of the proposed changes. No response was received and no objection to the proposed replacement fence was made. No neighborhood meeting was held during development review.

Testimony Given at the Hearing:

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

Chair Lyon asked for clarification on the required parking.

Lucy Van Dusen, 14 Inverness Drive E, Suite 136, Englewood, CO, representing the applicant, indicated that there are 15 total parking spaces including the one handicap accessible parking space.

Planning Commission Results

Agenda Item 5a – Site Plan with Adjustments

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

Move to approve, with one condition, the 570 Potomac Street Site Plan with Adjustments to reduce two landscape buffers because the proposal 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 and other adopted City regulations;
2. Adequate site infrastructure has been provided for ingress, egress, utilities and drainage;
3. Existing landscaping is being preserved by providing tree protection during construction;
4. The requested major adjustments comply with the criteria for approval found in Section 146-5.4.4.D; and,
5. The proposed development mitigates adverse impacts to surrounding properties by providing additional site screening and architectural enhancements and is compatible with the surrounding and planned development.

Approval to be subject to the following condition:

1. All outstanding technical issues will be resolved prior to recordation of the Site Plan and issuance of any building permits.

Further Discussion:

No further discussion occurred.

Action Taken: Approved with One Condition

Votes for the Site Plan: 6

Votes against the Site Plan: 0

Absent: 1(Turcios)

Abstaining: None

Planning Department
City of Aurora, Colorado

SUMMARY OF PLANNING COMMISSION ACTIONS

Project Name: BUBBLES CAFE

Planning Commission Hearing Date: May 26, 2021
Deadline for City Council Call Up: June 28, 2021
Ward: V

Project Type: Conditional Use
DA Number: DA-2266-00
Case Number(s): 1978-6011-11
Location: QS:14K – Southwest Corner of E Iliff Avenue and S Buckley Road
Case Manager: Rachid Rabbaa

Description:

The applicant, Hamzeh Alfoqah, is requesting approval of a Conditional Use Permit to allow a hookah cafe at 16860 E Iliff Avenue in an existing vacant tenant space at the East Iliff Plaza shopping center. No changes to the site are proposed. The subject property is located approximately 450' south of the intersection of Iliff Avenue and Buckley Road and occupies 3,600 square feet. The property is zoned Mixed-Use Corridor (MU-C) district in Subarea B and is within the *Commercial Hub Placetype in Aurora Places, the Comprehensive Plan*. A Conditional Use is required for the proposed Hookah Cafe within 300 feet of residential development, located directly to the south of the proposal. The use is defined under "Bar and Tavern" in the Unified Development Ordinance (UDO).

Hookah is a unique device for smoking and involves a flask of water through which the smoke of burning tobacco passes. Hookah devices include a base (vase), hose, stem, tray, and tobacco burner. See Exhibit D. The proposed Hookah business will focus providing leisure space, and quality made hookahs while providing sales of the following:

- Hookah and related accessories
- Soft drinks and Teas (**Non-Alcoholic**)
- Snacks

The proposed hours of operation are from 12 pm to 2 am Sunday through Thursday, and 12 pm to 4 am on Friday and Saturday. The peak number of patrons at one time is anticipated to be approximately 50 people. Staff is recommending hours of operation be limited to 12 pm to 12 am Sunday through Thursday, and 12 pm to 2 am on Friday and Saturday, because the reduced hours of operation would be more compatible with the predominant character of the area and surrounding businesses.

The required referrals were made to registered HOA's and nineteen (19) abutting property owners. One comment was received: Hanna Shakhtur - *We do not agree with the new Bubble Cafe being open in our neighborhood because we sleep early and go to school and work early, so we like to stay living in a quiet neighborhood.* The applicant reached out to Ms. Shakhtur to address her concerns without resolution. A neighborhood meeting was not held.

Testimony Given at the Hearing:

Rachid Rabbaa, Case Manager, gave a presentation of the item, including the staff recommendation.

Chair Lyon asked if this was a bar would the hours of the bar be as those proposed in the conditions? Mr. Rabbaa responded affirmatively.

Commissioner Gaiser asked if tobacco and marijuana would be allowed. Mr. Rabbaa explained neither marijuana or alcohol will be allowed.

Trevor Vaughn, Manager of Tax and Licensing, commented that hookahs are considered retail tobacco and cannot obtain a liquor license.

Commissioner Hogan stated that the memo provided by Tax and Licensing in the packet gave the impression that Tax and Licensing is not supportive; and it is hard to meld that with the code since it is a permitted use.

Mr. Vaughn stated that there are concerns with the request because hookah business models have been problematic in the past. He further explained issues with these businesses being open until 4:00 a.m. He also noted that if this approval is granted it will continue even if the applicant is not one of quality or if they sell the business to someone else.

Commissioner Jetchick asked if this operator is going to provide security in the parking lot and are people allowed to bring in their own liquor? Mr. Rabbaa answered he would defer to the applicant regarding security but did confirm that customer would not be allowed to bring in their own liquor.

Commissioner Hogan asked who monitors the cleanliness of the establishment if they are making smoothies and non-alcoholic drinks.

Trevor Vaughn, Manager of Tax and Licensing, 15151 E Alameda Parkway, Aurora, CO Clean Air is under the state, Tri-County Health has issued food licensing for another Hookah. It is unclear where the responsibility lies.

Hamzeh Afukaha, Barmada LLC, 10220 W 26th Avenue, Lakewood, CO, representing the applicant, gave a presentation of the item. He stated that he understands that there are concerns regarding this business because of other Hookahs in the city. Security will be hired to ensure no one brings alcohol into the business, four security staff will be on site during the weekends and will be patrolling the parking lot. He further stated that he will continue to work with the city and the neighbors. He explained that this will be a Hookah Café and not a bar, no liquor, no loud music etc. He stated that the hookah on Havana is where he spends time and it is a well run establishment, it is his desire that his business be the same.

Chair Lyon asked about the hours of operation in the conditions and if they were acceptable?

Mr. Afukaha stated that it is the customers who want to stay late so they would like to stay open until 4:00 a.m. on the weekends. He asked if they would be allowed a trial of a few months to see how it works out.

Chair Lyon asked if the proposal received complies with code? Mr. Rabbaa responded it does comply with the code.

Commissioner Gaiser asked what happens if they are allowed to stay open until 4:00 a.m. and it doesn't work out.

Daniel Money, Assistant City Attorney explained they would be cited by Tax and Licensing and would have a violation hearing and the business could be shut down. He noted that the Planning Commission can set the hours of operation.

Planning Commission Results

Agenda Item 5b – Conditional Use

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

Approve, with two conditions, the Conditional Use request 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. It is consistent with all applicable standards, regulations, and plans including the Comprehensive Plan;
2. The size, scale, height, density, multi-modal traffic impacts, and hours of operation of the proposed use are compatible with existing and planned uses in the surrounding area;
3. Will not change the predominant character of the area;
4. City's infrastructure has adequate capacity to serve the development;
5. Will not create significant displacement of tenants or occupants of the property.
6. The application mitigates any adverse impacts on the surrounding area to the degree practicable.

If approved, the approval to be subject to the following conditions:

1. The applicant shall be responsible for monitoring and reducing music sound system volumes levels and do not disturb adjacent neighbors.
2. Hours of operation will be limited to 12 pm to 12 am Sunday through Thursday and 12 pm to 2 am on Friday and Saturday.

Further Discussion:

No further discussion occurred.

Action Taken: Approved with Conditions

Votes for the Conditional Use: 6

Votes against the Conditional Use: 0

Absent: 1 (Turcios)

Abstaining: None

Filed: K:\\$DA\2266-00sps.rtf

Planning Department
City of Aurora, Colorado

SUMMARY OF PLANNING COMMISSION ACTIONS

Project Name: METRO CENTER MASTER PLAN

Planning Commission Hearing Date: May 26, 2021
Deadline for City Council Call Up: June 28, 2021
Ward: III

Project Type: Master Plan with Adjustment
DA Number: DA-1489-16
Case Number(s): 2020-7006-00
Location: QS:09H – Between Sable Boulevard and S Chambers Road, south of
E Alameda Parkway and north of E Exposition Avenue
Case Manager: Heather Lamboy

Description:

The applicant, Parkhill Development, is requesting approval for a Master Plan on a 60.56-acre transit-oriented development site known as Metro Center. The Master Plan utilizes the Transit-Oriented development standards, but also incorporates minimum residential densities, dedication of park land on the site, and design standards for both residential and non-residential development. The site is located generally between South Sable Boulevard and South Chambers Road between E Alameda Parkway and East Center Avenue.

The majority of this development is zoned Transit-Oriented Development - Core, with a transition to Transit-Oriented Development – General along the eastern boundary. The Master Plan proposes more intense development along the western portion of the site, adjacent to the Metro Center transit facility and provides for a transition to adjacent development to the east. The Master Plan includes typical street sections, which are all urban in character that promote walkability across the site. The project has also incorporated unique street sections which include an elevated two-way bike lane both on S Dawson Street as well as East Centrepont Avenue. An approximately 2.7-acre park space extending from the light rail station to the pedestrian crossing under Alameda Pkwy is a key component of the open space network. This park represents a partnership with the master developer and the City, as the City sought and obtained Transportation Improvement Project (TIP) funding for the connection and the master developer will provide landscape design and the installation of landscaping for the corridor.

The master planned area surrounds the RTD R-Line light rail and bus transit Metro Center Station. The vision of the Master Plan is to create a mixed-use neighborhood that combines mixed-income residential, office, dining and retail in a walkable new urban neighborhood.

Planned improvements include parks and gathering spaces throughout the project, a plaza corridor adjacent to the mixed-use building in Planning Area A for outdoor dining opportunities, food truck rodeos, and gathering spaces.

Design guidelines provide the framework for the look and feel of future development. Metro Center will develop a mixed-use project to stitch together the neighborhood by combining elements of each of these adjacent land use types into a mixed-use master plan.

The Master Plan is being reviewed on the basis of the 2015 City Center Station Area Plan as well as the Unified Development Ordinance (UDO). In addition, the developer has been a part of the steering committee with the City Center visioning process, which as of the date of this report has not been adopted.

No neighborhood comments were received throughout the development review process. Twenty-five (25) registered homeowner associations and 41 abutting property owners received notice of the application. A neighborhood meeting was held on February 18, 2021, and the discussion centered primarily on the types of uses as well as the transportation network.

Testimony Given at the Hearing:

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

Commissioner Hogan asked about the required contribution for the construction of the trail corridor. As this was a Denver Regional Council of Governments Transportation Improvement grant, a match is required by the developer. The City of Aurora has already constructed the trail and underpass to City Center Park, and the developer is expected to make a \$234,000 contribution for the construction as well as an in-kind contribution to landscape the corridor. Commissioner Hogan clarified that the grant money had already been spent in the construction, and that the \$234,000 payment represents a refund to the City for the developer's financial obligation. Ms. Lamboy said that was correct. Commissioner Hogan asked whether the applicant has an objection to the requirement. Ms. Lamboy said there was no objection.

Marcus Pachner, The Pachner Company, 130 Rampart Way, Suite 225, Denver, CO, representing the applicant, gave a presentation of the item.

Eva Mather, Norris Design, 1101 Bannock Street, Denver, CO, representing the applicant, gave a presentation of the item.

Commissioner Hogan asked about the anticipated buildout time. Ms. Mather responded that it would be 5-7 years. Commissioner Hogan asked what would be built first. Ms. Mather explained that it would be a multi-family building located at the southeast corner of the Sable Boulevard and Centrepoint Drive intersection (behind the light rail tracks). Mr. Pachner added that applications will soon be submitted for a grocery store as well as senior affordable housing.

Chair Lyon asked for clarification on the proposed adjustment to permit up to 50% surface parking in Planning Area C. Ms. Mather confirmed that it would be only permitted with the anticipated multi-family development on tracts C2 and C3.

Chair Lyon asked if this master plan meets the goal of the Comprehensive Plan regarding providing housing for all with a diversity of housing types. Mr. Pachner responded that the plan does meet the goal by providing different price points as well as housing that runs from luxury to entry level housing.

Annalynn Vandenhouten, 1018 S Moline St, Aurora, CO, expressed concerns regarding the existing prairie dog community on the site. She requested that the prairie dogs be treated humanely and be relocated. Chair Lyon stated that the developer would be asked to touch base, but further explained that the regulations associated with prairie dogs are managed by the State of Colorado, not the City of Aurora.

Gina Writz, 10203 W Powers Ave, Littleton, CO, expressed concern regarding the wildlife on the site. She commented that she supports and advocates for wildlife and their humane treatment. She stated that she would like the colony to be relocated as well as other wildlife on or near the site. Hawks, snakes, and other wildlife rely on the colony for their subsistence. She further stated that she represents many in the community, and she would like to hold developers accountable on how they treat wildlife living on sites that are being developed.

Deanna Meyer, 1680 N Highway 67, Sedalia, CO, Executive Director of Prairie Protection Colorado, expressed that she had concerns with the prairie dog colony on the site. She stated that Arapahoe County has enacted regulations regarding the protection of colonies and added that developers should be required to relocate colonies. Chair Lyon, in response, clarified that this is the City of Aurora Planning Commission and the Arapahoe County Commission does not make policy in the City of Aurora. He stated that the policy in place is through the Colorado Department of Wildlife.

Cindy Madden, 17306 E Flora Place, Aurora, CO, representing Prairie Dog Rescue, voiced concern regarding the colony's treatment. She stated that she has enjoyed watching all of the wildlife on the site for over 50 years. She requested that developers should have a team ready that will relocate the colony.

Mr. Pachner commented that there is a meeting scheduled with Gina Writz to talk about the issue.

Planning Commission Results

Agenda Item 5c – Master Plan with Adjustment

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

Move to approve, with two conditions, the Metro Center Master Plan with an adjustment to Code Section 146-4.6.5.A.2 to allow surface parking at a higher rate than permitted, because the proposal complies with the requirements of Code Section 146-5.4.1.E.3, for the following reasons:

1. The Master Plan complies with the Aurora Places Plan Easy Mobility, Active Transportation, Strong Economy, and Housing for All goals as well as other adopted plans and policies;
2. The Master Plan complies with the goals of the 2015 City Center Station Area Plan;
3. The developer will construct public improvements to serve the development and the community at large;
4. The Master Plan calls for high density mixed-use development;
5. Landscaping, both in the public realm and along the trail corridor will be provided;
6. Design guidelines require a high-quality architecture and urban design.
7. As a transit-oriented development the development will provide multi-modal accessibility and connectivity to pedestrians and vehicles alike.

Approval to be subject to the following conditions:

1. The \$234,300 contribution to the City's trail project is due prior to the recordation of the first plat.
2. Resolution of outstanding technical issues prior to recordation of the Master Plan and issuance of any building permits.

Further Discussion:

Commissioner Bush commented that he spent twelve years working on the FasTracks Commission and TODs (Transit Oriented Districts) were often discussed; this proposal is a great example of what was expressed during those discussions. This has been 20 years in the making and to see it come to fruition is wonderful.

Action Taken: Approved with Conditions

Votes for the Site Plan: 6

Votes against the Site Plan: 0

Absent: 1 (Turcios)

Abstaining: None

Planning Department
City of Aurora, Colorado

SITE PLAN SUMMARY OF PLANNING COMMISSION ACTIONS

Project Name: AURORA CROSSROADS

Planning Commission Hearing Date: May 26, 2021
Deadline for City Council Call Up: June 28, 2021
Ward: II

Project Type: Master Plan Amendment with Adjustments
DA Number: DA-2231-02
Case Number(s): 2020-7002-01
Location: QS:05U,06U – Southeast Corner of E Colfax Avenue and Gun Club Road
Case Manager: Heather Lamboy

Description:

Westside Investments, on behalf of Aurora Crossroads LLC, is proposing a master plan amendment with an adjustment for sign height and area for a 139-acre tract of land located on the southeast corner of the I-70 and E-470 interchange, south of E Colfax Avenue. The site is zoned Regional Mixed-Use (MU-R) and, consistent with the purpose and intent of the district, will serve as an “image making” area in Aurora which provides for a larger scale of development that presents a recognizable skyline or silhouette with a focal point. The Master Planned area will have a variety of land uses, including commercial retail, lodging, a hospital and medical office uses. The site is adjacent to the First Creek corridor, which crosses the site on the northeast corner.

Development will be governed by the Unified Development Ordinance (UDO) and the proposed Master Plan and Aurora Crossroads Design Guidelines. Aurora Crossroads is proposed to have four distinct districts – the Vibe, Beacon, Venture, and Oasis districts. Each has a unique character and will reflect the attributes associated with the planned uses in each district.

The site is located within the Aurora Places Plan Urban District Placetype, which are critical to the economic and fiscal health of the city because they are centers of employment, culture, and activity. The proposed Aurora Crossroads Master Plan complies with the vision of the Urban District Placetype.

The MU-R district has design standards relating to the layout and design of the master planned area. Required elements include a focal point, outdoor plazas or meeting areas at the intersection of each arterial with another arterial or collector street, a walkable main street, safe multi-modal access, and identified high visibility sites. The Master Plan and the associated Design Guidelines address all the design criteria that are required with the MU-R District. The design standards set forth the vision while all required public improvements, urban design, and circulation are set forth in the Master Plan.

The site will be nestled in the corner of the I-70/E-470 intersection, and a large portion will be set back because of the First Creek corridor. The applicant is requesting an adjustment to the height and permitted monument sign square footage for a multi-tenant sign that will front I-70. The request is to permit a sign height of 60 feet and 1,000 square feet for the I-70 sign, and a height of 30 feet and 800 feet for the Gun Club Road sign.

Four (4) neighborhood associations and six (6) property owners were sent referrals. Only one comment was received from the Thunderbird Estates Association expressing concern regarding the height of the sign and stating opposition. The HOA representative stated that he felt that the 30' height was sufficient. The applicant reached out to him directly, and no neighborhood meeting was held.

Testimony Given at the Hearing:

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

Commissioner Jetchick asked whether if an electronic sign would be added to the top of the proposed sign, would that require additional Planning Commission review. Ms. Lamboy responded yes, especially if there is an increase in height, and then deferred to the applicant to respond as to whether an electronic sign is planned.

Diana Rael, Norris Design, 1101 Bannock Street, Denver, CO, representing the applicant, gave a presentation of the item. The presentation included photo simulations of the proposed signs to provide context. She stated that they will not be doing any message board for these signs.

During public comment, Steven Chyung, 2541 S Monroe St, Denver, CO, representing SCL Health, spoke in support of the proposal.

Commissioner Bush asked staff if the Planning Commission were to approve this item, would it set a precedent for other signs along the I-70 corridor. Ms. Lamboy responded that the adjustment is attached to this specific property, and all criteria of approval would have to be met. Any other proposed sign adjustment along the corridor would require Planning Commission review and approval.

Commissioner Bush asked for additional clarification. Dan Money, Assistant City Attorney, explained how the code provides for adjustments and variances. Mr. Money stated that the Commission should consider whether this proposal meets code criteria and not what may happen in the future with a different project.

Planning Commission Results

Agenda Item 5d – Master Plan Amendment with Adjustments

A motion was made by Commissioner Jetchick and seconded by Commissioner Banka

Move to approve, with one condition, the Master Plan with adjustments to allow two large scale signs one of which will be increased height. (CODE Section) because the proposal complies with Section 146-5.4.1.E.3 of the Unified Development Ordinance for the following reasons:

1. The proposed Master Plan Amendment complies with the Aurora Places Plan, the purpose and intent of the MU-R zone district and all other adopted plans by the City Council.
2. The Master Plan standards and guidelines allows for other development of the property outside of the proposed sign adjustment to comply with the provisions of the UDO.
3. The design complies with the Aurora Crossroads Master Plan.
4. Any visual adverse impacts have been mitigated through design and placement of the sign.

Approval to be subject to the following condition:

1. Resolution of outstanding technical issues prior to recordation of the Master Plan Amendment and issuance of any building permits.

Further Discussion

Chair Lyon commented that adjustments such as this are evaluated on a case by case basis because each situation can be very different from another.

Action Taken: Approved With a Condition
Votes for the Master Plan Amendment: 6
Votes against the Master Plan Amendment: 0
Absent: 1 (Turcios)
Abstaining: None