

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

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5a.	<b>7-ELEVEN AT CROSS CREEK – CONDITIONAL USE FOR A FUELING STATION IN A R-2 ZONE DISTRICT (Ward II)</b> CASE MANAGER: Claire Dalby      APPLICANT: 7-Eleven Inc Development Application: DA-1594-08      Case Number: 2021-6009-01 General Location: Northeast Corner of E 6 <sup>th</sup> Parkway and Gun Club Road	Approve	<b>Approved</b> For Approval: 7 For Denial: 0 Abstentions: 0 Absent: 0	Call-up Deadline August 9, 2021
5b.	<b>7-ELEVEN AT CROSS CREEK – CONDITIONAL USE FOR A CAR WASH IN A R-2 ZONE DISTRICT (Ward II)</b> CASE MANAGER: Claire Dalby      APPLICANT: 7-Eleven Inc Development Application: DA-1594-08      Case Number: 2021-6009-02 General Location: Northeast Corner of E 6 <sup>th</sup> Parkway and Gun Club Road	Approve	<b>Approved</b> For Approval: 7 For Denial: 0 Abstentions: 0 Absent: 0	Call-up Deadline August 9, 2021
5c.	<b>7-ELEVEN AT CROSS CREEK – CONDITIONAL USE FOR 24- HOUR OPERATIONS ADJACENT TO RESIDENTIAL (Ward II)</b> CASE MANAGER: Claire Dalby      APPLICANT: 7-Eleven Inc Development Application: DA-1594-08      Case Number: 2021-6009-03 General Location: Northeast Corner of E 6 <sup>th</sup> Parkway and Gun Club Road	Approve	<b>Approved</b> For Approval: 7 For Denial: 0 Abstentions: 0 Absent: 0	Call-up Deadline August 9, 2021
5d.	<b>7-ELEVEN AT CROSS CREEK – SITE PLAN (Ward II)</b> CASE MANAGER: Claire Dalby      APPLICANT: 7-Eleven Inc Development Application: DA-1594-08      Case Number: 2021-6009-00 General Location: Northeast Corner of E 6 <sup>th</sup> Parkway and Gun Club Road Condition: 1. Resolution of all 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> For Approval: 7 For Denial: 0 Abstentions: 0 Absent: 0	Call-up Deadline August 9, 2021
5e.	<b>FLITE BANKING ATM AT WALMART AT GATEWAY – CONDITIONAL USE FOR A DRIVE-UP ATM IN A MU-C ZONE DISTRICT (Ward II)</b> CASE MANAGER: Ariana Muca      APPLICANT: Flite Banking Centers LLC Development Application: 1174-79      Case Number: 2006-6014-08 General Location: Southeast Corner of Salida Street and Walden Street	Approve	<b>Approved</b> For Approval: 7 For Denial: 0 Abstentions: 0 Absent: 0	Call-up Deadline August 9, 2021

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5f.	<p><b>FLITE BANKING ATM AT WALMART AT GATEWAY – SITE PLAN AMENDMENT (Ward II)</b>  CASE MANAGER: Ariana Muca                      APPLICANT: Flite Banking Centers LLC  Development Application: 1174-79              Case Number: 2006-6014-09  General Location: Southeast Corner of Salida Street and Walden Street  Condition:  1. 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>	<p>Call-up  Deadline  August 9, 2021</p>
5g.	<p><b>AMMAN HOOKAH LOUNGE AND CAFÉ – CONDITIONAL USE (Ward V)</b>  CASE MANAGER: Kim Kreimeyer                      APPLICANT: Amman Hookah Café  Development Application: DA-2275-00              Case Number: 1974-6012-03  General Location: Southwest Corner of E Dartmouth Avenue and S Laredo Street  Condition:  1. The applicant shall be responsible to comply with all Building Code requirements for a hookah bar use.</p>	Approve w/ a condition	<p><b>Approved w/ a condition</b>  For Approval: 7  For Denial: 0  Abstentions: 0  Absent: 0</p>	<p>Call-up  Deadline  August 9, 2021</p>
5h.	<p><b>CITADEL ON COLFAX SELF-STORAGE – CONDITIONAL USE FOR SELF-STORAGE IN THE MU-C ZONE DISTRICT (Ward I)</b>  CASE MANAGER: Dan Osoba                      APPLICANT: Strategic Storage Partners  Development Application: DA-1422-14              Case Number: 2017-6017-06  General Location: Northeast Corner of E 14<sup>th</sup> Avenue and Altura Boulevard</p>	Approve	<p><b>Approved</b>  For Approval: 7  For Denial: 0  Abstentions: 0  Absent: 0</p>	<p>Call-up  Deadline  August 9, 2021</p>
5i.	<p><b>CITADEL ON COLFAX SELF-STORAGE – SITE PLAN W/ADJUSTMENT (Ward I)</b>  CASE MANAGER: Dan Osoba                      APPLICANT: Strategic Storage Partners  Development Application: DA-1422-14              Case Number: 2017-6017-05  General Location: Northeast Corner of E 14<sup>th</sup> Avenue and Altura Boulevard  Condition:  1. 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>	<p>Call-up  Deadline  August 9, 2021</p>
5j.	<p><b>ENT CREDIT UNION AT SEVEN HILLS PLAZA – CONDITIONAL USE FOR A DRIVE-THROUGH IN A MU-C (Ward V)</b>  CASE MANAGER: Todd Hager                      APPLICANT: Ent Credit Union  Development Application: 1097-13              Case Number: 1983-6087-37  General Location: Northeast Corner of E Hampden Avenue and Tower Road</p>	Approve	<p><b>Approved</b>  For Approval: 7  For Denial: 0  Abstentions: 0  Absent: 0</p>	<p>Call-up  Deadline  August 9, 2021</p>

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5k.	<p><b>ENT CREDIT UNION AT SEVEN HILLS PLAZA – SITE PLAN W/ADJUSTMENT (Ward V)</b>  CASE MANAGER: Todd Hager                      APPLICANT: Ent Credit Union  Development Application: 1097-13              Case Number: 1983-6087-36  General Location: Northeast Corner of E Hampden Avenue and Tower Road  Condition:  1. 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>	<p>Call-up  Deadline  August 9, 2021</p>
5l.	<p><b>NINE MILE APARTMENTS AT THE POINT – SITE PLAN W/ADJUSTMENT (Ward IV)</b>  CASE MANAGER: Heather Lamboy              APPLICANT: Koebel and Company  Development Application: 2061-05              Case Number: 2020-6027-00  General Location: Southeast Corner of S Peoria Street and E Dartmouth Avenue  Condition:  1. 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>	<p>Call-up  Deadline  August 9, 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

**Project Name: 7-ELEVEN AT CROSS CREEK**

Planning Commission Hearing Date: July 14, 2021  
Deadline for City Council Call Up: August 9, 2021  
Ward: II

Project Type: Three Conditional Uses and Site Plan  
DA Number: DA-1594-08  
Case Number(s): 2021-6009-00; 2021-6009-01; 2021-6009-02 2021-6009-03  
Location: QS:07U – Northeast Corner of E 6<sup>th</sup> Parkway and Gun Club Road  
Case Manager: Claire Dalby

**Description:**

The applicant, Sunrise Partners LP, represented by 7-Eleven Inc, is requesting approval of a Site Plan for a convenience store, fueling station, car wash, and three Conditional Use Permits for a fueling station and car wash in the R-2 zone district and for 24-hour operations within 300 feet of residential zoning. The proposed site is approximately 1.28 acres in size, zoned R-2 (Medium-Density Residential) in Subarea C and is included in the Cross Creek Framework Development Plan (FDP) area which serves as the Master Plan for the site. The site is vacant and is located at the northeast corner of North Gun Club Road and 6<sup>th</sup> Parkway. While zoned R-2, the site area is within a tract of land that was designated as a Commercial Activity Center (CAC) in the Framework Development, which translates as an Administrative Activity Center in the Unified Development Ordinance (UDO). Commercial uses such as the proposed 7-Eleven are permitted by the R-2 zoning. The purpose of the Commercial Activity Center/Administrative Activity Center is to serve “image-making” areas in Aurora such as gateways, major arterial street and highway intersections, and regional activity centers.

The proposed site will include a 4,088 square-foot single-story convenience store, a 6-pump fueling station with canopies, a 980 square-foot car wash, associated parking, landscaping, and an outdoor patio area directly adjacent to North Gun Club Road. The site will be accessed directly from the future E. 2<sup>nd</sup> Place. The contemporary building design of both the convenience store and car wash building exhibits four-sided design that conforms to both the UDO and Master Plan requirements.

Sixty-six (66) adjacent property owners and four (4) registered neighborhood organizations were notified of the application. No neighborhood comments were received and therefore no neighborhood meeting was held.

**Testimony Given at the Hearing:**

Claire Dalby, Case Manager, gave a presentation of the proposal, including the staff recommendations.

Krysta Houtchens, Entitlement & Engineering Services (EES), 501 S Cherry Street, Glendale, CO, representing the application gave a presentation on the proposal.

Commissioner Lyon asked about the car wash and how the noise from the vacuums would be mitigated. Ms. Houtchens responded that there will not be a vacuuming station and also that the property separation from surrounding residential by a detention pond will serve as further noise mitigation.

Richard Radar, a neighbor residing at 71 Algonquian Street, Aurora, CO, asked how many gas stations are needed in this area. He stated that he did receive HOA notification and that the proposal is not in a good location and that gas stations should be located around Colfax or E-470. He stated that it will not maintain the character of the neighborhood, that there is concern over traffic generation, and that he is opposed to the 24-hour use which will encourage crime. He stated that the gas station will cause pollution to surrounding properties that are on well water systems. He emphasized the need for a grocery store in the area and that surrounding neighborhoods have existing commercial sites where the proposal should be sited instead.

Ms. Houtchens responded that she appreciates the comments and that technology and new regulations have greatly improved monitoring for fuel leaks, making them very uncommon. She stated that a full traffic study was completed and that off-site improvements exist to mitigate traffic concerns. She described that 7-Eleven stores now have many more fresh options similar to grocery stores but at a smaller scale.

### **Planning Commission Results**

#### **Agenda Item 5a – Conditional Use for a Fueling Station in a R-2 (Medium Density Residential) Zone District**

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

Approve 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. The application complies with applicable standards in the Unified Development Ordinance and the Cross Creek Master Plan;
2. The application is consistent with the Comprehensive Plan “Commercial Hub” Placetype and will help further city goals of developing new commercial uses within this placetype;
3. The size, scale, height, density, traffic impacts and hours of operation are compatible with existing uses in the area and will not change the predominant character of the area;
4. There is adequate capacity with City infrastructure to serve the proposed development; and,
5. Adverse impacts to the surrounding area have been mitigated.

#### **Further Discussion:**

Commissioner Hogan disclosed that she has received funds from EES for her campaign for City Council but that it will not sway her decision.

#### **Action Taken:** Approved

Votes for the Conditional Use: 7

Votes against the Conditional Use: 0

Absent: None

Abstaining: None

#### **Agenda Item 5b – Conditional Use for a Car Wash in a R-2 (Medium Density Residential) Zone District**

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

Approve 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. The application complies with applicable standards in the Unified Development Ordinance and the Cross Creek Master Plan;
2. The application is consistent with the Comprehensive Plan “Commercial Hub” Placetype and will help further city goals of developing new commercial uses within this placetype;
3. The size, scale, height, density, traffic impacts and hours of operation are compatible with existing uses in the area and will not change the predominant character of the area;
4. There is adequate capacity with City infrastructure to serve the proposed development; and,
5. Adverse impacts to the surrounding area have been mitigated.

#### **Further Discussion:**

None

#### **Action Taken:** Approved

Votes for the Conditional Use: 7

Votes against the Conditional Use: 0

Absent: None

Abstaining: None

### **Agenda Item 5c – Conditional Use for 24-Hour Operations Adjacent to Residential**

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

Approve 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. The application complies with applicable standards in the Unified Development Ordinance and the Cross Creek Master Plan;
2. The application is consistent with the Comprehensive Plan “Commercial Hub” Placetype and will help further city goals of developing new commercial uses within this placetype;
3. The size, scale, height, density, traffic impacts and hours of operation are compatible with existing uses in the area and will not change the predominant character of the area;
4. There is adequate capacity with City infrastructure to serve the proposed development; and,
5. Adverse impacts to the surrounding area have been mitigated.

#### **Further Discussion:**

None

**Action Taken:** Approved

Votes for the Conditional Use: 7

Votes against the Conditional Use: 0

Absent: None

Abstaining: None

### **Agenda Item 5d: Site Plan for Convenience Store, Fueling Station, and Car Wash**

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

Approve, with one condition, the Site Plan for a convenience store, fueling station and car wash 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, the Cross Creek Master Plan, and other adopted City regulations;
2. Adequate infrastructure has been provided and impacts are mitigated; and,
3. The proposed development is compatible with the surrounding development.

Approval to be subject to the following condition:

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

#### **Further Discussion:**

Commissioner Jetchick asked what can be done to resolve the issue of neighbors not receiving HOA notification. Ms. Dalby responded that the HOA had been notified but it is up to them to disperse notification to neighbors within the group.

**Action Taken:** Approved with a Condition

Votes for the Site Plan: 7

Votes against the Conditional Use: 0

Absent: None

Abstaining: None

Planning Department  
City of Aurora, Colorado

## **SUMMARY OF PLANNING COMMISSION ACTIONS**

**Project Name: FLITE BANKING ATM AT WALMART AT GATEWAY**

Planning Commission Hearing Date: July 14, 2021  
Deadline for City Council Call Up: August 9, 2021  
Ward: II

Project Type: Conditional Use and Site Plan Amendment  
DA Number: DA-1174-79  
Case Number(s): 2003-6014-09; 2003-6014-08  
Location: QS:01M – Southeast Corner of Salida Street and Walden Street  
Case Manager: Ariana Muca

**Description:**

The applicant, Flite Banking Centers LLC, is requesting approval for a site plan amendment and for a Conditional Use Permit to install a drive-through ATM northwest of the Walmart Shopping Center within the Gateway Park Complex. The subject site is located on the southeast corner of Salida Street and Walden Street. It is within the Mixed-Use Corridor (MU-C) zone district in Subarea B and within the Commercial Hub Placetype of the Aurora Places Comprehensive Plan. The site is accessed from Tower Road, Salida Street and Walden Street via internal access drives.

The proposed development involves the removal of 8 parking spaces for the installation of the ATM structure and associated queuing lane. This lane will queue a total of 3 cars. The proposed reduction in parking still provides for sufficient parking and will exceed the minimum parking required. No changes are proposed to the existing landscape areas. The proposed hours of operation are 24 hours per day, 7 days per week; expected number of customers per day is 46. The ATM will have 24-hour video surveillance and an alarm system.

Three (3) registered neighborhood organizations and twelve (12) adjacent property owners were notified of the Site Plan Amendment and Conditional Use application. No comments were received, and a neighborhood meeting was not held.

**Testimony Given at the Hearing:**

Ariana Muca, Case Manager, gave a presentation of the proposal, including the staff recommendations.

Commissioner Jetchick inquired if Flite Banking LLC had any connection to the new space port in the area. Ms. Muca responded that she was unsure and assured the Commission that she would find out and relay the information.

There was no public comment.

## **Planning Commission Results**

### **Agenda Item 5e: Conditional Use for a Drive-up ATM in a MU-C (Mixed Use-Corridor) Zone District**

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

Move to approve 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. 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; and
5. It demonstrates adequate mitigation of any negative impacts.

#### **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 5f: Site Plan Amendment**

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

Move to approve, with one condition, the Site Plan Amendment, because it complies with the requirements of Code Section 146-5.4.3.B.2.c of the Unified Development Ordinance for the following reasons:

1. There is capacity with the existing City infrastructure coupled with on-site improvements to accommodate the development, such as sidewalk connections, and public improvements;
2. The proposal is compatible with the existing Walmart Supercenter as well as comparable with similar commercial development in the area; and,
3. The proposal has no negative effects on pedestrian and vehicular movements.

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.

#### **Further Discussion:**

No further discussion occurred.

#### **Action Taken:** Approved with 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: AMMAN HOOKAH LOUNGE AND CAFE**

Planning Commission Hearing Date: July 14, 2021  
Deadline for City Council Call Up: August 9, 2021  
Ward: V

Project Type: Conditional Use  
DA Number: DA-2275-00  
Case Number(s): 1974-6012-03  
Location: QS:16K – Southwest Corner of E Dartmouth Avenue and S Laredo Street  
Case Manager: Kim Kreimeyer

**Description:**

The applicant, Bridget Leahy, is requesting approval of a Conditional Use permit to allow a hookah cafe at 16050 E Dartmouth Avenue, Unit 2, in an existing vacant tenant space at the Meadowood Shoppette shopping center. No changes to the site are proposed. The subject property is located at the southwest corner of the intersection of S Laredo Street and E Dartmouth Avenue and occupies approximately 1,000 square feet of a multi-tenant building. The property is zoned Mixed-Use Neighborhood (MU-N) district in Subarea B and is within the *Established Neighborhood Placetype* in the *Aurora Places* Comprehensive Plan. A Conditional Use is required for the proposed Hookah Bar located in the MU-N district. The use is defined under “Bar and Tavern” in the Unified Development Ordinance (UDO).

Per the applicant’s operations plan, the proposed hookah business will focus on providing a neighborhood-friendly, relaxing space, to smoke hookah and enjoy light refreshments while spending time playing tabletop games and listening to music. There will be no alcohol sales, live entertainment, or dancing and music will be kept to a “conversational” volume. The proposed hours of operation are from 12:00PM to 12:00AM, seven days a week and the peak number of patrons at one time is anticipated to be approximately 40 people. The applicant will have a security guard present to ensure the safety of patrons, inside and outside of the lounge.

The required referrals were made to nine (9) registered HOA’s and seven (7) abutting property owners. No comments were received. A neighborhood meeting was not held.

**Testimony Given at the Hearing:**

Kim Kreimeyer, Case Manager, gave a presentation of the proposal, including the staff recommendation.

Bridget Leahy, Amman Hookah Lounge and Café, 6225 Flintwood Road, Parker, CO, the applicant, gave a presentation.

Commissioner Hogan asked for the applicant to confirm the hours of operation. Ms. Leahy confirmed the proposed hours of operation are 12:00 pm to 12:00 a.m.

Chair Lyon asked the applicant for clarification regarding the café portion of business. Ms. Leahy stated there will be soda and instant hot beverages served, no food.

There was no public comment

## **Planning Commission Results**

Agenda Item 5g: Conditional Use for a Hookah Bar Within a MU-N (Mixed-Use Neighborhood) Zone District

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

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

1. 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; and
6. The application mitigates any adverse impacts on the surrounding area to the degree practicable.

Approval to be subject to the following condition:

1. The applicant shall be responsible to comply with all Building Code requirements for a hookah bar use.

### **Further Discussion:**

No further discussion occurred.

**Action Taken:** Approved with Condition

Votes for the Conditional Use: 7

Votes against the Conditional Use: 0

Absent: None

Abstaining: None

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Planning Department  
City of Aurora, Colorado

## **SUMMARY OF PLANNING COMMISSION ACTIONS**

**Project Name: CITADEL ON COLFAX SELF-STORAGE**

Planning Commission Hearing Date: July 14, 2021  
Deadline for City Council Call Up: August 9, 2021  
Ward: I

Project Type: Conditional Use and Site Plan with Adjustment  
DA Number: DA-1422-14  
Case Numbers: 2017-6017-05; 2017-6017-06  
Location: QS:05H – Northeast Corner of E 14<sup>th</sup> Avenue and Altura Boulevard  
Case Manager: Dan Osoba

**Description:**

The applicant, Strategic Storage Partners, LLC, is requesting approval of a Site Plan with one (1) adjustment and Conditional use for a self-storage facility. The Site Plan proposal includes a 3-story, 727-unit self-storage building located within the Citadel on Colfax Master Plan at the northeast corner of Altura Blvd and E 14<sup>th</sup> Ave. The property is currently zoned MU-C Mixed-Use Corridor in Subarea A. The one (1) adjustment requested by the applicant is to waive the ground floor transparency percentage requirement per the Citadel on Colfax Master Plan. Further analysis of this adjustment request is provided in this report. A Conditional Use application is also requested for a self-storage land use within the MU-C Mixed-Use Corridor District.

The Granby Ditch is immediately adjacent to this property to the north. In compliance with the Citadel on Colfax Master Plan, the applicant has provided a trail along the northern property line to connect to Altura Blvd and Tract D, which is identified as an open space area in the Master Plan. Altura Blvd is identified as a “main street” in the Master Plan with a central park in the median, angled parking, and reduced setback requirements to create an urban streetscape. The self-storage facility is proposed to front both rights-of-way with no intervening drive aisles or parking as illustrated in the Citadel on Colfax Master Plan. All parking, drive aisle, and loading areas are proposed behind the facility with accesses from E. 14<sup>th</sup> Ave and Altura Blvd. The applicant is also providing street improvements on both rights-of-way, but specifically providing decorative concrete pavers, benches, enhanced landscaping, and decorative crosswalk markings on Altura Blvd in compliance with the Master Plan. Altura Blvd.

Thirteen (13) adjacent property owners and seven (7) neighborhood associations were notified of the application. No comments were received during development review and no neighborhood meeting was held.

**Testimony Given at the Hearing:**

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

David Westfall, Strategic Storage Partners, LLC, gave a brief overview of the project, proposed building design and business operations.

Chair Lyon asked the applicant if there was any RV storage included in their proposal.

Mr. Westfall indicated that there is no RV storage included in the proposal.

**Planning Commission Results**

**Agenda Item 5h: Conditional Use**

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

Move to approve, with one condition, the Conditional Use request for self-storage in the MU-C Mixed-Use – Corridor 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 Citadel on Colfax Master Plan;
2. It is consistent with the Aurora Places Comprehensive Plan "City Corridor Placetype" and the principles and recommended practices in the "Strong Economy" goal;
3. It is made compatible with the surrounding existing and future urban development and mitigates adverse impacts by providing enhanced architectural, urban, and landscaping design;
4. It does not negatively impact city infrastructure; and,
5. It does not impact housing or dislocate tenants.

**Further Discussion:**

Commissioner Hogan disclosed that individuals at Galloway have contributed to her campaign for City Council, but that those contributions would not impact her decision on these applications.

**Action Taken:** Approved

Votes for the Conditional Use: 7

Votes against the Conditional Use: 0

Absent: None

Abstaining: None

**Agenda Item 5i: Site Plan**

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

Approve, with one condition, the Citadel on Colfax Self-Storage Site Plan with Adjustment 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, use-specific standards for self-storage structures in the MU-C District, and all other applicable standards found in the UDO;
2. It includes the public improvements on E 14<sup>th</sup> Ave and Altura Blvd in compliance with the Citadel on Colfax Master Plan;
3. It preserves previously identified open space and natural areas by providing a trail along the Granby Ditch; and,
4. It is made compatible with the surrounding existing and future development and mitigates adverse impacts by providing enhanced architectural, landscape, and urban design.

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:**

Chair Lyon indicated that he has seen many self-storage buildings over the years on the Commission and praised the applicant for designing a very good-looking building.

**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

## **SITE PLAN SUMMARY OF PLANNING COMMISSION ACTIONS**

**Project Name: ENT CREDIT UNION AT SEVEN HILLS PLAZA**

Planning Commission Hearing Date: July 14, 2021  
Deadline for City Council Call Up: August 9, 2021  
Ward: V

Project Type: Conditional Use and Site Plan with Adjustment  
DA Number: DA-1097-13  
Case Number(s): 1983-6087-36; 1983-6087-37  
Location: QS:16N – Northeast Corner of E Hampden Avenue and Tower Road  
Case Manager: Todd Hager

**Description:**

The applicant, Ent Credit Union, proposes the Ent Credit Union at Seven Hills Plaza Conditional Use and Site Plan with an Adjustment. The site is a 0.849-acre parcel, zoned Mixed Use – Corridor (MU-C) and controlled by the Seven Hills Master Plan, on the northeast corner of Hampden Avenue and Tower Road. The site will be accessed via Hampden Avenue. The subject property currently has an auto service facility that will be demolished to allow for the new credit union. An adjustment is requested for percentage of parking adjacent to the street.

The single-story credit union building will be a 26-foot tall, 4,450 square feet and will have drive-through service available. Parking is located to the side and front of the building, and the three-lane drive-through is at the rear of the building internal to the shopping center. The existing shopping center was constructed in the mid 1990s and has a variety of retail buildings within the commercial area. The building design will include a stacked veneer base, rough-base veneer stone to break up the appearance of mass and provide for visual interest, and a standing seam metal roof, all in earth tones.

The Master Plan does not include additional standards or guidelines in regard to commercial property other than showing the designation in the southwest area where it is permitted.

No community comments were received with this application; therefore, a neighborhood meeting was not held.

**Testimony Given at the Hearing:**

Todd Hager, Case Manager, gave a presentation of the proposal, including the staff recommendations.

Aaron McLean, Galloway, 6162 S Willow Drive, Suite 320, GWV, CO, representing the applicant, introduced the team for the proposal and a gave presentation of the item.

There was no public comment.

**Planning Commission Results**

**Agenda Item 5j: Conditional Use**

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

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

1. The application complies with applicable standards in the UDO and the Seven Hills General Development Plan;
2. 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;
3. 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;

4. There is adequate capacity with City infrastructure to serve the proposed development; and,
5. Adverse impacts to the surrounding area have been mitigated.

**Further Discussion:**

Commissioner Hogan disclosed individuals employed by Galloway have contributed to her campaign for City Council but that it will not sway her decision.

**Action Taken:** Approved

Votes for the Conditional Use: Seven (7)

Votes against the Conditional Use: Zero (0)

Absent: None

Abstaining: None

**Agenda Item 5k: Site Plan with Adjustment**

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

Move to approve, with one condition, the Site Plan 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 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 condition:

1. Resolution of outstanding technical issues prior to recordation 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

## SITE PLAN SUMMARY OF PLANNING COMMISSION ACTIONS

**Project Name: NINE MILE APARTMENTS AT THE POINT**

Planning Commission Hearing Date: July 14, 2021  
Deadline for City Council Call Up: August 9, 2021  
Ward: V

Project Type: Site Plan with Adjustment  
DA Number: DA-2061-05  
Case Number(s): 2020-6027-00  
Location: QS:15E – Southeast Corner of S Peoria Street and E Dartmouth Avenue  
Case Manager: Heather Lamboy

**Description:**

The Nine Mile Station Area Plan, which was drafted in 2012, provides a vision to promote mixed-use high-density development close to the Nine Mile station, create a vibrant village-like atmosphere, and promote high quality development that improves the character and land values in the area. Compatibility and scale relative to the adjacent neighborhoods is an important element that informed the adopted Nine Mile Station Area policy recommendations. The applicant, Koelbel and Co., is proposing is for a 255-unit multifamily development along Peoria Street extending south to Parker Road.

In May 2017, The Point at Nine Mile Master Plan was approved after the Aurora Urban Renewal Authority (AURA) completed a Master Development Agreement with the applicant in August of 2016. The approved Master Plan outlines land uses, pedestrian, bicycle, and vehicular circulation, and a design vision for the site. As stated in the Plan, “The Point is intended to become a vibrant hub of urbanity, which is defined by eco-friendly design, high-quality architecture, interesting and comfortable active streetscapes where walking and biking are prioritized. The design vision embraces standards for urban development within the suburban area.”

Since the adoption of the Master Plan, Site Plans have been approved for King Soopers, an affordable housing multi-family project, and retail along the north side of E Dartmouth Ave, which will serve as the main street for this transit-oriented development. On December 9, 2020 an affordable housing project was approved which will be located at the northeast corner of the S Parker Rd and S Peoria St intersection. This project will be a market-rate multi-family development located north and west of the affordable housing project. Last year the City applied for and won a Transportation Improvement Program (TIP) grant for the construction of a grade-separated pedestrian bridge that will connect the RTD Nine Mile Light Rail Station and parking garage with The Point. The design of the bridge is underway.

The Site Plan is on 2.34 acres and also includes 2,500 square feet of commercial space. A parking garage, which will be wrapped by apartment units, is planned to provide 342 parking spaces for the development. Amenities, including a rooftop deck and a courtyard, will be provided for residents. Ground-level apartments will have entrances from the street that will aid in activating the street.

A *porte cochere* is planned on the north elevation, and the building will help define the western portion of the main street area. A plaza/open space where restaurants and shopping opportunities will serve as an entertainment/recreation space for residents and visitors to The Point. This project has been reviewed and approved by The Point Design Review Committee and complies with the design guidelines for the development.

Six (6) abutting property owners and 20 registered homeowner associations received a referral. No comments were received, and no neighborhood meeting was held.

**Testimony Given at the Hearing:**

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

Commissioner Turcios asked for clarification for the site relative to the affordable housing project that was approved in December 2020. Ms. Lamboy responded by illustrating on the site plan where the two projects are located.

Commissioner Hogan asked whether the planned office buildings will still be built. Ms. Lamboy responded that the office building is still planned and is a requirement of the AURA (Aurora Urban Redevelopment Authority) development agreement. She demonstrated where it will be located on the site.

Luke Cannon, Koelbel and Company, 5291 E Yale Avenue, Denver, CO, representing the applicant, gave a presentation of the item.

Kate Millenson, KTG Group, 820 16th Street, Suite 500, Denver, CO, representing the applicant, gave a presentation on the design of the proposal.

Commissioner Hogan asked whether all the apartment units will have balconies. Ms. Millenson replied that the vast majority would have balconies, and the other apartments would have Juliette balconies.

Commissioner Lyon asked Ms. Millenson about the length of time of construction. She responded that it would be about two years.

Commissioner Turcios asked whether the amenities of this apartment complex would be available to the affordable apartments immediately to the south. Mr. Cannon responded no, and pointed out the amenity spaces of the affordable housing project.

**Planning Commission Results****Agenda Item 5I: Site Plan with Adjustment**

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

Move to approve, with one condition, the Site Plan with an adjustment to maximum building length because the proposal complies with Section 146-5.4.3.B.2 of the Unified Development Ordinance for the following reasons:

1. The proposal complies with the standards of the UDO, The Point Master Plan, and other adopted City regulations;
2. Adequate infrastructure has been provided and impacts are mitigated;
3. Provides multi-modal opportunities for future residents; and,
4. The proposed building is compatible with the surrounding development in terms of size, scale, and building materials.

Approval to be subject to the following condition:

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

**Further Discussion:**

Commissioner Hogan disclosed that the individuals associated with the proposal have contributed to her campaign, but she felt that would not sway her decision.

Commissioner Bush stated that it was a very nice building that will complement the affordable housing project.

**Action Taken:** Approved with a Condition

Votes for the Site Plan: 7

Votes against the Site Plan: 0

Absent: None

Abstaining: None