

Summary of Planning and Zoning Commission Votes  
 Regular Meeting of the Aurora Colorado Planning Commission  
 August 11, 2021

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5a.	<b>SUN EMPIRE – COMPREHENSIVE PLAN AMENDMENT (Ward II)</b> CASE MANAGER: Todd Hager      APPLICANT: McVey Family Trust LLC Development Application: DA-1805-01      Case Number: 2021-1001-00 General Location: Northwest Corner of the alignment of Harvest Road and E 48 <sup>th</sup> Avenue	Recommend approval	<b>Recommended approval</b> For Approval: 6 For Denial: 0 Abstentions: 0 Absent: 1 (Turcios)	City Council Meeting Date Sept 13, 2021
5b.	<b>GATEWAY PARK COMPREHENSIVE PLAN AMENDMENT (Ward II)</b> CASE MANAGER: Deborah Bickmire      APPLICANT: City of Aurora Planning & Dev Serv Development Application: DA-2149-01      Case Number: 2021-1002-00 General Location: Within the boundaries of the city	Recommend approval	<b>Recommended approval</b> For Approval: 6 For Denial: 0 Abstentions: 0 Absent: 1 (Turcios)	City Council Meeting Date Sept 13, 2021
5c.	<b>FLATS ON THE A AT GATEWAY PARK – ZONING MAP AMENDMENT (Ward II)</b> CASE MANAGER: Deborah Bickmire      APPLICANT: PaulsCorp Development Application: DA-1174-77      Case Number: 1981-2065-02 General Location: Southeast Corner of 40 <sup>th</sup> Avenue and Salida Street	Recommend approval	<b>Recommended approval</b> For Approval: 6 For Denial: 0 Abstentions: 0 Absent: 1 (Turcios)	City Council Meeting Date Sept 13, 2021
5d.	<b>FLATS ON THE A AT GATEWAY PARK – SITE PLAN W/ADJUSTMENTS (Ward II)</b> CASE MANAGER: Deborah Bickmire      APPLICANT: PaulsCorp Development Application: DA-1174-77      Case Number: 2021-4003-00 General Location: Southeast Corner of 40 <sup>th</sup> Avenue and Salida Street Conditions: <ol style="list-style-type: none"> <li>1. Approval of zoning map amendment to Mixed Use-Transit Orient Development (MU-TOD).</li> <li>2. Resolution of outstanding technical issues prior to recordation of the Site Plan and issuance of any building permits.</li> </ol>	Approve w/adjustments and conditions	<b>Approved w/adjustments and conditions</b> For Approval: 6 For Denial: 0 Abstentions: 0 Absent: 1 (Turcios)	Call-up Deadline Sept 13, 2021

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5e.	<p><b>THE ENCLAVE AT MONTVIEW – SITE PLAN (Ward II)</b>  CASE MANAGER: Dan Osoba                      APPLICANT: Corporate Properties  Development Application: 2190-00              Case Number: 1986-4014-02  General Location: Southeast Corner of E Montview Boulevard and Fraser Court  Condition:  1. Resolution of all 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: 6  For Denial: 0  Abstentions: 0  Absent: 1 (Turcios)</p>	Call-up Deadline Sept 13, 2021
5f.	<p><b>7-ELEVEN AT VALLEY PLAZA – CONDITIONAL USE (Ward VI)</b>  CASE MANAGER: Dan Osoba                      APPLICANT: Twin Star Energy  Development Application: 2202-00              Case Number: 1986-6044-03  General Location: South side of E Quincy Avenue between S Buckley Road and S Pitkin Street</p>	N/A	<b>Continued to August 25, 2021</b>	N/A
5g.	<p><b>7-ELEVEN AT VALLEY PLAZA – SITE PLAN AMENDMENT (Ward VI)</b>  CASE MANAGER: Dan Osoba                      APPLICANT: Twin Star Energy  Development Application: 2202-00              Case Number: 1986-6044-02  General Location: South side of E Quincy Avenue between S Buckley Road and S Pitkin Street</p>	N/A	<b>Continued to August 25, 2021</b>	N/A
5h.	<p><b>CHICK-FIL-A – SITE PLAN AMENDMENT (Ward III)</b>  CASE MANAGER: Ariana Muca                      APPLICANT: Chick-fil-A Inc  Development Application: DA-1847-03              Case Number: 2008-6046-04  General Location: Southeast Corner of E Alameda Avenue and S Crystal 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: 6  For Denial: 0  Abstentions: 0  Absent: 1 (Turcios)</p>	Call-up Deadline Sept 13, 2021
5i.	<p><b>APPLE VALLEY DENTAL – SITE PLAN W/ADJUSTMENT (Ward IV)</b>  CASE MANAGER: Aja Tibbs                      APPLICANT: Apple Valley Dental  Development Application: DA-2176-01              Case Number: 2020-6047-00  General Location: Northeast Corner of E Iliff Avenue and Oswego Street  Condition:  1. Resolution of outstanding technical issues prior to recordation of the Site Plan and issuance of any building permits.</p>	Approve w/ an adjustment and a condition	<p><b>Approved w/ an adjustment and a condition</b>  For Approval: 6  For Denial: 0  Abstentions: 0  Absent: 1 (Turcios)</p>	Call-up Deadline August 9, 2021

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5j.	<p><b>BUCKEYE CAR WASH – SITE PLAN AMENDMENT (Ward V)</b>  CASE MANAGER: Antonnio Benton      APPLICANT: Comtec Wash Systems Inc  Development Application: 265-00      Case Number: 1983-6048-05  General Location: Southwest Corner of S Buckley Road and E Iliff 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: 6  For Denial: 0  Abstentions: 0  Absent: 1 (Turcios)</p>	<p>Call-up  Deadline  Sept 13, 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: SUN EMPIRE**

Planning Commission Hearing Date: August 11, 2021  
City Council Meeting Date: September 13, 2021  
Ward: II

Project Type: Comprehensive Plan Amendment  
DA Number: DA-1805-01  
Case Number(s): 2021-1001-00  
Location: Northwest Corner of the alignment of Harvest Road and E 48<sup>th</sup> Avenue  
Case Manager: Todd Hager

**Description:**

The City of Aurora Planning and Development Services is requesting a staff initiated Comprehensive Plan Amendment to change a 315-acre parcel of land from Emerging Neighborhood and Commercial Hub to Industry Hub which supports the current zoning of the parcel of Airport District (AD). The property of land is located north of the future alignment of 48<sup>th</sup> Avenue between the future alignment of Harvest Rd and Powhaton Road and the site is currently vacant.

The current Comprehensive Plan placetype designation is "Emerging Neighborhood", which envisions a largely residential neighborhood with supporting retail and services. Industrial Development would not be compatible with this placetype designation. The proposed "Industry Hub" placetype designation would support a variety of industrial and commercial development, which would be consistent with the current AD zoning district designation and clarify expectations for development in this area. This amendment would be a logical extension of existing Industry Hub designations to the north and east. The current landowner is supportive of this placetype change and no comments were received from surrounding property owners.

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 item including the staff recommendation.

There was no public comment and the Commission did not have any questions.

**Planning Commission Results**

Agenda Item 5a – Comprehensive Plan Amendment

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

Move to recommend approval to City Council the Comprehensive Plan Amendment because the proposal complies with the requirements of Code Section 5.4.1A(3) of the Unified Development Ordinance, for the following reason:

1. The Industry Hub Placetypes are centers of activity supporting the city's employment base and economy and the proposed change is supported by the existing Airport District zone district. Supporting lands uses include light industrial, heavy industrial, and urban agriculture.

**Further Discussion:**

Commissioner Hogan asked who he property owner was. Planning Supervisor Heather Lamboy said McVey Family Trust LLC is the current owner, Sun Empire has ties to Izzy. Commissioner Hogan mentioned that Izzy is a person who has contributed to her campaign but will not sway her decision/vote.

**Action Taken:** Recommended Approval

Votes for the Comprehensive Plan Amendment: 6  
Votes against the Comprehensive Plan Amendment: 0  
Absent: Turcios  
Abstaining: None

Planning Department  
City of Aurora, Colorado

## SUMMARY OF PLANNING COMMISSION ACTIONS

**Project Name: AURORA PLACES**

Planning Commission Hearing Date: August 11, 2021  
City Council Meeting Date: September 13, 2021  
Ward: II

Project Type: Comprehensive Plan Amendment  
DA Number: DA-2149-01  
Case Number(s): 2021-1002-00  
Location: Located within the City boundaries  
Case Manager: Deborah Bickmire

**Description:**

The City of Aurora Planning and Development Services Department is requesting a Comprehensive Plan Amendment to change the Placetype designation from Industrial Hub to Commercial Hub for approximately 165 acres centered on the light rail station at 40<sup>th</sup> Avenue. The subject area is located between I-70 and 40<sup>th</sup> Avenue, is bounded by development on Airport Circle to the west and extends to approximately 1,000 feet east of Salida Street. The amendment area includes land adjacent to Pena Boulevard, which is owned by Denver International Airport (DEN). This proposed change to Commercial Hub supports mixed used development around the light rail station and the Industrial Hub designation does not. This conversion is supported by the existing station area plan and the Transit Oriented Development (TOD) section of Aurora Places.

The current Comprehensive Plan placetype designation is “Industrial Hub” which supports a variety of industrial and commercial development and is consistent with the current Industrial District (I-2) zoning designation. The primary uses in the proposed Commercial Hub placetype include shopping centers, retail, restaurants, and commercial services; with supporting land uses including multi-family residential and office.

The underlying zoning is primarily Industrial District (I-2) with a small area within the Pena Boulevard right-of-way zoned Mixed Use Corridor (MU-C).

The eastern half of the amendment area is included in the Gateway Park East Station Area Plan, which presents the long-term vision for transportation-oriented development around the 40<sup>th</sup> Ave & Airport Blvd-Gateway Park (Light Rail) Station. The western half of the amendment areas is adjacent to existing Commercial Hub Place Types.

**Testimony Given at the Hearing:**

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

There was no public comment and the Commission did not have any questions.

**Planning Commission Results**

Agenda Item 5b – Comprehensive Plan Amendment

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

Move to recommend to City Council the approval of the Comprehensive Plan Amendment because the proposal complies with the requirements of Code Section 5.4.1A(3) of the Unified Development Ordinance for the following reasons:

1. It is consistent with the Gateway Park East Station Area Plan;
2. It is consistent with the Aurora Places Comprehensive Plan; and
3. It supports transportation-oriented development and furthers the Comprehensive Plan recommended practices for “Easy Mobility and Active Transportation”

**Action Taken:** Approved  
Votes for the Comprehensive Plan Amendment: 6  
Votes against the Comprehensive Plan Amendment: 0  
Absent: Turcios  
Abstaining: None

Filed: K:\\$DA\2149-01sps.rtf

Planning Department  
City of Aurora, Colorado

## SUMMARY OF PLANNING COMMISSION ACTIONS

**Project Name: FLATS ON THE A AT GATEWAY PARK**

Planning Commission Hearing Date: August 11, 2021  
City Council Meeting Date: September 13, 2021  
Ward: II

Project Type: Zoning Map Amendment and Site Plan with Adjustments  
DA Number: DA-1174-77  
Case Number(s): 1981-2065-02; 2021-4003-00  
Location: Southeast Corner of 40<sup>th</sup> Avenue and Salida Street  
Case Manager: Deborah Bickmire

**Description:**

The applicant, PaulsCorp, is requesting a Zoning Map Amendment (Rezone) for 17.75 acres from I-2 (Industrial District) to MU-TOD, Edge Subdistrict (Mixed Use-Transportation Oriented Development) and a Site Plan with Adjustments for 374 multi-family units. The subject property is located in the southeast quadrant of 40<sup>th</sup> Avenue and Salida Street, between Pena Boulevard and Tower Road. The site is bounded by industrial development to the south and east, the 40<sup>th</sup> Ave & Airport Blvd-Gateway Park (Light Rail) Station and vacant land to the west; and vacant land in the City of Denver to the north zoned for a mix of uses. The site is within Subarea B and is currently undeveloped.

The site is directly across the street from the existing 40th Ave & Airport Blvd-Gateway Park light rail station and is the first development proposed to implement the transportation-oriented vision of the Gateway Park East Station Area Plan. The proposed site plan consists of 3 four-story multi-family buildings and a clubhouse on 12.5 acres. A 12,000 square-foot clubhouse will be located adjacent to Salida Street and will provide amenities including a pool, spa, exercise deck, restroom facilities, an outdoor kitchen and cabanas. Primary access to the site will be from Salida Street and a secondary drive to 40<sup>th</sup> Avenue. Each entrance will be gated. A total of 527 parking spaces will be provided in garages, carports and surface parking areas. North of the proposed multi-family, along 40<sup>th</sup> Avenue, is a future phase for commercial development and will require site plans at time of development.

Adjustments are requested to exceed the maximum building length for a residential structure; to allow a six-foot metal picket fence along Salida Street; a reduction in the fence setback from the back of sidewalk; and, to permit a wall on the outside of the landscape buffer along the northern and eastern property line.

The site is located within Gateway Park and subject to the Gateway Park Design Standards and approval of the Gateway Park Design Review Committee prior to final recordation of the Site Plan.

Seven abutting property owners and two registered associations within one mile of the site received a referral for the proposed application. No comments were received, and no neighborhood meeting was held.

**Testimony Given at the Hearing:**

Deborah Bickmire, Case Manager, gave a presentation of the items, including the staff recommendations.

Commissioner Gaiser asked about the height of the masonry wall. Ms. Bickmire responded the wall will be 6' tall.

Chair Lyon asked if the fence location behind the sidewalk would make pedestrians feel like they were too close to the street. Ms. Bickmire told him there will be an 8' landscape area between the street and the sidewalk. He then asked whether the detention pond to the south would be included in the open space calculations and was told that it was off-site and is not included in the open space calculations.

Samantha Crowder with Norris Design, 1101Bannock St., Denver, CO 80204, gave a presentation of the item.

Commissioner Hogan asked Ms. Crowder if the apartments would be offered at market rate. She responded yes.

Joe Wilson, PaulsCorp LLC, 100 Saint Paul Street, Suite 300, Denver, CO, representing the applicant, gave a presentation of the item.

There was no public comment.

### **Planning Commission Results**

#### Agenda Item 5c – Zoning Map Amendment

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

Move to recommend to the City Council approval to the of the Zoning Map Amendment from I-2 (Industrial District) to (MU-TOD) Mixed Use-Transit Oriented Development because the proposal complies with the criteria in Section 146-5.4.1.C for the following reasons:

1. The proposed zoning is consistent with the spirit and intent of the Gateway Park East Station Area Plan;
2. The applicant has demonstrated that the size, scale, height, density, and impacts of the change in zoning are compatible with surrounding development; and,
3. The change in zoning will not result in the displacement of tenants or occupants.

#### **Further Discussion:**

No further discussion occurred.

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

Votes for the Zoning Map Amendment: 6

Votes against the Zoning Map Amendment: 0

Absent: Turcios

Abstaining: None

#### Agenda Item 5d – Site Plan with Adjustments

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

Move to approve, with conditions, the Site Plan with Adjustments to Code Section 146-4.8.4.D for maximum building length and Code Section 146-4.7.9, Table 4.7-5 for fence/wall height and location, because the proposal complies with the requirements of Code Section 146-5.4.3.B.2 of the Unified Development Ordinance for the following reasons:

1. The proposal meets the intent of Code standards, Gateway Park East Station Area Plan and adopted plans;
2. The Site Plan is consistent with the intent of the MU-TOD district to foster sustainable and urban places near transit stations;
3. Furthers the Aurora Places Housing for All goal to increase high-quality housing options throughout the city;
4. The proposal will have little impact on existing city infrastructure while providing public improvements to surrounding streets;
5. The Site Plan established a high quality of urban design and architecture, and is compatible with surrounding uses; and,
6. The streetscape character is maintained and establishes pedestrian connections.

Approval to be subject to the following conditions:

1. Approval of zoning map amendment to Mixed Use-Transit Orient Development (MU-TOD)
2. Resolution of outstanding technical issues prior to recordation of the Site Plan and issuance of any building permits.

#### **Further Discussion:**

Commissioner Hogan disclosed that members of the development team have contributed to her campaign, but that will not sway her decision regarding the request.

Commissioner Lyon stated TOD development is critical to the City's future development and complimented the applicant.



**Action Taken:** Approved with Conditions  
Votes for the Site Plan w/Adjustments: 6  
Votes against the Site Plan w/ Adjustments: None  
Absent: Turcios  
Abstaining: None

Filed: K:\\$DA\1174-77sps.rtf

Planning Department  
City of Aurora, Colorado

## SUMMARY OF PLANNING COMMISSION ACTIONS

**Project Name: THE ENCLAVE AT MONTVIEW**

Planning Commission Hearing Date: August 11, 2021  
Deadline for City Council Call Up: September 13, 2021  
Ward: II

Project Type: Site Plan  
DA Number: DA-2190-00  
Case Number: 1986-4014-02  
Location: Southeast Corner of E Montview Boulevard and Fraser Court  
Case Manager: Dan Osoba

**Description:**

The applicant, Corporate Properties, Inc, is requesting approval of a Site Plan for eight townhome units and six duplex units on an infill property of 1.27-acres. The property is located at the Southeast corner of Fraser Court and E Montview Boulevard and is the last vacant parcel within the Granby Commons Subdivision. The property is zoned Planned Development within the Granby Commons General Development Plan (GDP). Please note that this application was received in July 2019 prior to the adoption of the Unified Development Ordinance (UDO). Review of this application listed in this report are based on the previous Chapter 146 Zoning Ordinance; however, the Criteria for Approval are based on the current UDO.

The proposed 14 fee simple lots are all alley-loaded with frontage onto E Montview Boulevard or a common open space tract. Each unit is proposed with an attached garaged and an additional 14 guest parking spaces are included along the private alley. Sidewalks have been provided along the interior alleyways with crosswalk locations to connect to the required improvements on E Montview Boulevard. The applicant is proposing right-of-way improvements including street, curb, gutter, tree lawn, and detached sidewalk along the northern property frontage. Two (2) curb cuts are proposed from E Montview Boulevard into the private alley to provide internal site access.

The proposed building material of the townhomes and duplex units includes asphalt roofs, stucco and cementitious siding and a stone skirt for the sides and some front facades. Each home is proposed with a veranda in the front to provide private open space on their property.

Nine (9) adjacent property owners and six (6) registered neighborhood organizations were notified of the application. During development review, comments and questions were received from neighbors regarding traffic concerns, parking, compatibility of the proposed townhomes and duplexes. A neighborhood meeting was held on November 20, 2019 at the Aurora Municipal Center. Eleven neighbors, two (2) City staff, and the development team were in attendance. The discussion included proposed density, street improvements on E Montview Boulevard and parking concerns. No agreements were discussed or made at this meeting; however, in order to mitigate concerns regarding density and consistency with the existing neighborhood, the applicant redesigned their proposal from twelve (12) townhome units and four (4) duplex units to eight (8) townhome units and (2) duplex units.

**Testimony Given at the Hearing:**

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

John Woodruff Stone, Corporate Properties Inc, 99 Inverness Drive, Englewood, CO, gave a presentation on the proposed application and history of the Granby Commons General Development Plan. The presentation included an illustration of the proposed Site Plan and clarification of the density allocation of the Granby Commons GDP.

Chair Lyon asked about the status of the pond variance, which is not an adjustment or variance from the Unified Development Ordinance, but from Public Works directly.

Mr. Stone indicated that the pond variance was originally requested during Pre-Application meetings during which it was indicated that a pond variance would be reviewed based on the drainage report findings but may be considered for this location. The Highline Canal Conservancy conducted a regional drainage study in 2019-2020 which required the applicant to re-evaluate drainage based on this new study and thus re-evaluate the pond variance request. At this point, after working extensively with the City of Aurora Public Works Department, the pond variance has been reviewed and approved; however, the overall drainage report is still awaiting final signatures. This will need to be completed prior to recordation of the Site Plan and issuance of any building permits.

Marianne Larchick, a resident at 15221 E Montview Blvd, Aurora, CO 80011, asked the applicant if they could indicate the intended sale price of these units and where children will be going to school. The surrounding schools are very full, and Ms. Larchick had concerns regarding overcrowding.

Chair Lyon indicated that staff and the City coordinate with the school districts to ensure new students are accommodated in the surrounding schools. He asked the applicant to answer the question regarding unit pricing.

Mr. Stone answered that the unit pricing has not been fully decided and is going to be based on floorplan layout, number of bedrooms, and interior amenities. He indicated that they are predicting the range to be in the high \$300s or low \$400s.

### **Planning Commission Results**

#### Agenda Item 5e – Site Plan

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

Approve, with one condition, the Enclave at Montview Site Plan because the proposal complies with the requirements of Section 146-5.4.3.B.2.c of the UDO for the following reasons:

1. The proposal complies with the standards of the UDO and other adopted City regulations;
2. Adequate infrastructure has been provided and further improvements to adjacent rights-of-way are proposed;
3. The proposal provides internal efficiency of design by including private alley access to all residential lots; and,
4. The proposal has mitigated concerns regarding density and compatibility with adjacent residential uses and complies with density restrictions in the Granby Commons General Development Plan;

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.

Approval is 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:**

No further discussion occurred.

#### **Action Taken:** Approved with a Condition

Votes for the Site Plan: 6

Votes against the Site Plan: 0

Absent: Turcios

Abstaining: None

Planning Department  
City of Aurora, Colorado

## SUMMARY OF PLANNING COMMISSION ACTIONS

**Project Name: CHICK-FIL-A REMODEL**

Planning Commission Hearing Date: August 11, 2021

Deadline for City Council Call Up: September 13, 2021

Ward: II

Project Type: Site Plan Amendment  
DA Number: DA-1847-03  
Case Number(s): 2008-6046-04  
Location: Southeast Corner of E Alameda Avenue and S Crystal Street  
Case Manager: Ariana Muca

**Description:**

The applicant, Chick-Fil-A Inc., is requesting approval for a site plan amendment to include a 170 square-foot addition for the relocation of restrooms, a kitchen expansion, an 83 square-foot addition to accommodate the drive-through “cockpit”, a by-pass lane at the pick-up window, and canopies over the order point and pick up window. In addition, the trash enclosure will be decreased in size to accommodate the by-pass lane. The subject site is located on the southeast corner of East Alameda Avenue and South Crystal Street. The site is within the Mixed-Use Regional District (MU-R) zone district in Subarea A and within the Urban District of the Aurora Places Comprehensive Plan. The site is accessed from East Alameda Avenue, South Sable Boulevard via internal access drives.

The purpose of the proposed changes is to increase the efficiency of the drive-thru in order to be able to serve a greater number of customers and provide better service. Site improvements include expanding the building footprint by approximately 250 square feet, adding a by-pass lane in the drive thru, adding a canopy over the drive-thru at the entrance and exit. Two lanes will be exiting from the drive-thru window area; therefore, the trash enclosure size will be reduced. Access to the site will remain from the Town Center at Aurora ring road.

Fifteen (15) registered neighborhood organizations and two (2) adjacent property owners were notified of the Site Plan Amendment 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 item, including the staff recommendation.

Commissioner Hogan inquired about the decrease trash enclosure size and if it affected waste vehicle movements. Commissioner Hogan voiced concern on trash build-up and added congestion if waste vehicles did not have full and easy access to the trash. Ms. Muca responded the City of Aurora Traffic Department has reviewed and approved the traffic impacts and site changes.

Logon Volt, Merrick and Company, 5970 Greenwood Plaza Boulevard, Greenwood Village, CO, representing the applicant, spoke on how the enclosure was smaller, but the trash capacity remained the same.

There was no public comment.

**Planning Commission Results**

Agenda Item 5h – Chick-fil-A - Site Plan Amendment

A motion was made by Commissioner Jetchick 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 Aurora Town Center Mall 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 a Condition

Votes for the Site Plan Amendment: 6

Votes against the Site Plan Amendment: 0

Absent: Turcios

Abstaining: 0

Filed: K:\\$DA\1847-03sps.rtf

Planning Department  
City of Aurora, Colorado

## SUMMARY OF PLANNING COMMISSION ACTIONS

**Project Name:** APPLE VALLEY DENTAL

Planning Commission Hearing Date: August 11, 2021

Deadline for City Council Call Up: September 13, 2021

Ward: II

Project Type: Site Plan with Adjustment  
DA Number: DA-2176-01  
Case Number(s): 2020-6047-00  
Location: Northeast Corner of E Iliff Avenue and Oswego Street  
Case Manager: Aja Tibbs

**Description:**

The applicant, Apple Valley Dental, proposes the Apple Valley Dental Site Plan with Adjustment. The site is a vacant 0.856-acre parcel, zoned Mixed Use - Corridor and is located on the Northeast corner of E. Iliff Avenue and S. Oswego Street.

The single-story dental office building will be 7,392 square feet and will be located at the southeast corner of the site due to a 70-foot Public Service Company easement constraint. Parking is located to the west side of the building, which will be accessed via Oswego Street. The existing attached sidewalk along the southern portion of the site will be detached to provide curbside landscaping to better separate pedestrian and vehicular traffic per requirements. Landscape buffering will be utilized to soften the appearance of the building and detention pond from Iliff Avenue. The contemporary building design will include a brick veneer base and stucco banding with scoring to provide for visual interest. Cantilevered decorative metal sunscreens are planned above the windows. All of the primary colors will be earth tones.

The site plan features exterior plaza spaces with seating for the use by visitors and employees. The applicant is requesting an adjustment to Section 146-4.7.5.D.5, Street Frontage Landscape Buffers to permit encroachments in the buffer of the detention pond and wall and the accessibility ramp. The site has a unique constraint with the large easement that exists diagonally across the property; therefore, the siting of the building and detention pond were both impacted. The applicant has utilized an alternative landscape design that will result in a development quality that is equal to or better than that which would have been received without the adjustment.

The Village East Neighborhood Association provided comments that stated general support for the project. There were some questions regarding benches and bike racks, which the applicant responded to with the third submission. No neighborhood meeting was held.

**Testimony Given at the Hearing:**

Aja Tibbs, Case Manager, gave a presentation of the item, including the staff recommendation.

There was no public comment and the Commission did not have any questions.

**Planning Commission Results**

Agenda Item 5i – Apple Valley Dental – Site Plan with Adjustment

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

Approve, with one condition, the Site Plan with an adjustment to Section 146-4.7.5.D.5, Street Frontage Buffers, because the proposal complies with the requirements of Code Section 146-5.4.3.B.2.c.i 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 infrastructure has been provided and impacts are mitigated;
3. The proposed building is compatible with the surrounding development and meets all City design guideline standards; and,
4. Adverse impacts have been mitigated through site design and landscaping.

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 a Condition

Votes for the Site Plan with Adjustment: 6

Votes against the Site Plan with Adjustment: None

Absent: Turcios

Abstaining: None

Filed: K:\\$DA\2176-01sps.rtf

Planning Department  
City of Aurora, Colorado

## SUMMARY OF PLANNING COMMISSION ACTIONS

**Project Plan Name: BUCKEYE CAR WASH**

Planning Commission Hearing Date: August 11, 2021  
Deadline for City Council Call Up: September 13, 2021  
Ward: V

Project Type: Site Plan Amendment  
DA Number: DA-2265-00  
Case Number(s): 1983-6048-05  
Location: Southwest Corner of S Buckley Road and E Iliff Avenue  
Case Manager: Antonnio Benton

**Description:**

The applicant, Comtec Wash Systems Inc, is requesting approval of a Site Plan Amendment for the existing Buckeye *motor vehicle wash* facility at 16720 E Iliff Avenue, on approximately one acre. The subject property is generally located in the southwest area of Buckley Road and E Iliff Avenue, east of the Meadowood Creek Drainage channel, in the East Iliff Shopping Center. The property is zoned Mixed-Use Corridor (MU-C) district in Subarea B and is within the *Commercial Hub* Placetype of the Aurora Places Comprehensive Plan. Primary access to the site is provided from E Iliff Avenue.

Comtec Wash System Inc is looking to renovate the existing car wash from 12 self-service car wash bays to 8 self-serve bays with 3 automatic washes. Additionally, the new and refurbished car wash will feature two dog wash bays for individuals to wash their pets. Exterior building improvements will be made with the proposal. The proposed renovation will increase the building footprint from 5,375 square feet to 6,584 square feet and will include an owner office, restroom and public dog wash area.

Ten (10) registered neighborhood organizations and two (5) adjacent property owners were notified of the application. Comments were received from the Village East Neighborhood Association (VENA - Arnie Schultz) expressing overall opposition to the proposal. The applicant's consultant reached out to Mr. Schultz to address his concerns regarding compatibility and external impacts, without resolution. A neighborhood meeting was not held.

**Testimony Given at the Hearing:**

Antonnio Benton, Case Manager, gave a presentation of the item, including the staff recommendation.

Chip Shaw, Comtec Wash Systems, 5260 Yampa Court, Centennial, CO, representing the applicant, gave a presentation of the item.

There was no public comment and the Commission had no questions.

**Planning Commission Results**

Agenda Item 5j – Buckeye Car Wash – Site Plan Amendment

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

Approve, with one condition, the Site Plan Amendment because the proposal complies with the requirements of Code Section 146-5.4.3.B.2 of the Unified Development Ordinance for the following reasons:

1. The proposal is consistent with the Comprehensive Plan Placetype goals;
2. The proposal is consistent with all applicable standards, regulations, and plans;
3. The proposal is consistent with the size, scale, and intensity of the surrounding area;
4. The proposal will have no adverse impact on city infrastructure; and
5. Adverse or negative impacts have been mitigated to the degree practicable.



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:**

There was no further discussion.

**Action Taken:** Approved with a Condition

Votes for the Site Plan Amendment: 6

Votes against the Site Plan Amendment: 0

Absent: Turcios

Abstaining: None

Filed: K:\\$DA\2265-00sps.rtf