

Summary of Planning and Zoning Commission Votes
Regular Meeting of the Aurora Colorado Planning Commission
August 25, 2021

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5a.	7-ELEVEN AT VALLEY PLAZA – CONDITIONAL USE (Ward VI) CASE MANAGER: Dan Osoba APPLICANT: Twin Star Energy Development Application: DA-2202-00 Case Number: 1986-6044-03 General Location: South side of E Quincy Avenue between S Buckley Road and S Pitkin Street	Approve	Approved For Approval: 7 For Denial: 0 Abstentions: 0 Absent: 0	Call-up Deadline Sept 27, 2021
5b.	7-ELEVEN AT VALLEY PLAZA – SITE PLAN AMENDMENT (Ward VI) CASE MANAGER: Dan Osoba APPLICANT: Twin Star Energy Development Application: DA-2202-00 Case Number: 1986-6044-02 General Location: South side of E Quincy Avenue between S Buckley Road and S Pitkin Street 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	Approved w/a condition For Approval: 7 For Denial: 0 Abstentions: 0 Absent: 0	Call-up Deadline Sept 27, 2021
5c.	INTERNATIONAL HOOKAH LOUNGE – CONDITIONAL USE (Ward III) CASE MANAGER: Todd Hager APPLICANT: International Hookah Lounge Development Application: DA-2277-00 Case Number: 2021-6029-00 General Location: Northwest Corner of E Mississippi Avenue and S Kingston Street Conditions: 1 The applicant shall be responsible for monitoring and reducing music sound system volume levels to meet noise level code requirements. 2. Hours of operation may not extend past 12:00 a.m. Monday through Thursday and 2:00 a.m. Friday through Sunday.	Approve w/ conditions	Approved w/conditions For Approval: 7 For Denial: 0 Abstentions: 0 Absent: 0	Call-up Deadline Sept 27, 2021
5d.	MASTER TRANSPORTATION AT PARK DIA – CONDITIONAL USE (Ward II) CASE MANAGER: Antonnio Benton APPLICANT: Masters Transportation Development Application: DA-1903-28 Case Number: 2013-6034-05 General Location: Southeast Corner of 68 th Avenue and Jackson Gap Street	Approve	Approved For Approval: 7 For Denial: 0 Abstentions: 0 Absent: 0	Call-up Deadline Sept 27, 2021

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 VALLEY PLAZA

Planning Commission Hearing Date: August 25, 2021
Deadline for City Council Call Up: September 27, 2021
Ward: VI

Project Type: Conditional Use and Site Plan Amendment
DA Number: DA-2202-00
Case Number(s): 1984-6044-02; 1984-6044-03
Location: QS:18L – South side of E Quincy Avenue between S Buckley Road and S Pitkin Street
Case Manager: Dan Osoba

Description:

The applicant, Twin Star Energy, is requesting approval of a Site Plan Amendment for a convenience store, accessory attached car wash, and fueling station, and a Conditional Use for a motor vehicle fueling station in the MU-C zone district. The proposed site is approximately 0.95 acres in size and is zoned MU-C Mixed-Use Corridor in Subarea B. The property is located south of E Quincy Avenue between S Buckley Road and S Pitkin Street. The existing Valley Plaza Planned Building Group (Site Plan) is proposed to be amended to remove the existing fueling station and rebuild a 7-Eleven convenience store, accessory car wash and fueling station.

The proposed site will include a 3,236 square-foot single-story convenience store, a 1,583 square-foot attached car wash, a 10-pump fueling station with canopies, associated parking, landscaping, and vacuum bays located to the rear of the site. The site will be accessed via an existing private drive from E. Quincy Ave. The contemporary building design of both the convenience store and car wash building exhibits four-sided design that conforms to UDO requirements.

This project was continued at the August 11, 2021 meeting due to the notification requirements were not met. Six (6) adjacent property owners and fifteen (15) 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:

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

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

Planning Commission Results

Agenda Item 5a – Conditional Use

A motion was made by Commissioner Hogan and seconded by Commissioner 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 application complies with all applicable standards in the Unified Development Ordinance;
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 that will serve nearby neighborhoods;
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 employees of Entitlement and Engineering Solutions Inc have contributed to her campaign, but that it would 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 – Site Plan Amendment

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

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 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:

There was no further discussion.

Action Taken: Approved with a Condition

Votes for the Site Plan Amendment: 7

Votes against the Site Plan Amendment: 0

Absent: None

Abstaining: None

Planning Department
City of Aurora, Colorado

SUMMARY OF PLANNING COMMISSION ACTIONS

Project Name: INTERNATIONAL HOOKAH LOUNGE

Planning Commission Hearing Date: August 25, 2021
Deadline for City Council Call Up: September 27, 2021
Ward: III

Project Type: Conditional Use
DA Number: DA-2277-00
Case Number(s): 2021-6029-00
Location: Northwest Corner of E Mississippi Avenue and S Kingston Street
Case Manager: Todd Hager

Description:

The applicant, Dejen Hagos, is requesting approval of a Conditional Use Permit to allow a hookah lounge at 11087 E Mississippi Avenue in an existing vacant tenant space. No changes to the site are proposed. The subject property is located approximately 250 feet west of the intersection of S Kingston Street and E Mississippi Avenue and occupies approximately 1,750 square feet of a multi-tenant building. Adjacent to the west of the multi-tenant center is the Westerly Creek trail corridor. The property is zoned Mixed-Use Neighborhood (MU-N) district in Subarea A and is within the *City Corridor Placetype* in the *Aurora Places Comprehensive Plan*. A Conditional Use is required for any Hookah Bar located in a MU-N district. The use of Hookah Bar is included in the definition of "Bar and Tavern" in the Unified Development Ordinance (UDO). For context, the distance to the residential development to the north is approximately 360 feet.

Hookah is a 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. The proposed Hookah business will focus providing leisure space, and quality made hookahs with sales of the following:

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

The proposed hours of operation are from 4:00 p.m. to 12:00 a.m. Monday through Wednesday, and 4:00 p.m. to 2:00 a.m. Thursday through Sunday. The applicant will have security on weekends and special events and will be present until the parking lot has been cleared each night.

The required referrals were made to registered HOA's and two (2) abutting property owners. No comments were received during the processing of this request for a conditional use. 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.

Commissioner Banka asked if there would be any odor that would affect surrounding businesses and inquired about the change in the hours of operation from what was stated in the staff report.

Mr. Hager deferred to the applicant regarding the potential odor and hours. He stated that the neighbors in the vicinity were notified via mail and the sign had been posted for at least 10 days prior to the hearing, so the surrounding businesses should be aware of what will be in the tenant space.

Deo Rubanni with Total Tax and Accounting Services who is the representative for the applicant answered Commissioner Banka by stating that the hours of operation are set for the demand in the area and that to keep the business open the same hours throughout the week would be costly due to staffing costs.

Commissioner Hogan asked if there is an age restriction for individuals entering the establishment.

Mr. Rubanni answered that the operations plan states that patrons must be 21 years or older and there will be no outside food or beverages permitted.

Chair Lyon and the applicant verified the requested hours and they were adjusted accordingly within the conditions read into the record.

Planning Commission Results

Agenda Item 5c – Conditional Use

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

Move to approve, with two conditions, 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 subject to the following conditions:

1. The applicant shall be responsible for monitoring and reducing music sound system volumes levels to meet noise level code requirements.
2. Hours of operation may not extend past 12:00 a.m. Monday through Thursday and 2:00 a.m. Friday through Sunday.

Further Discussion:

There was no further discussion.

Action Taken: Approved with Two Conditions

Votes for the Conditional Use: 7

Votes against the Conditional Use: 0

Absent: None

Abstaining: None

Planning Department
City of Aurora, Colorado

SUMMARY OF PLANNING COMMISSION ACTIONS

Project Name: MASTERS TRANSPORTATION AT PARK DIA

Planning Commission Hearing Date: August 25, 2021

Deadline for City Council Call Up: September 27, 2021

Ward: II

Project Type: Conditional Use
DA Number: DA-1903-28
Case Number(s): 2013-6034-05
Location: Southeast Corner of 68th Avenue and Jackson Gap Street
Case Manager: Antonnio Benton

Description:

The applicant, Amy Monroe with Masters Transportation, is requesting a Conditional Use approval to allow a commercial shuttle bus dealership at the southeast corner of 68th Avenue and Jackson Gap Street in the Porteos master planned development. The proposed dealership will utilize a portion of the existing Park DIA surface parking south of the main facility. There will be no physical changes to the site. The subject property is zoned Airport District (AD) in Subarea C and is within the *Industry Hub Placetype* in the *Aurora Places Comprehensive Plan*. A Conditional Use is required for the proposed commercial shuttle bus dealership within the Airport District. The use is categorized under “*Other Motor Vehicle Sales or Rental*” in Table 3.2-1 of the Unified Development Ordinance (UDO).

The current occupant, Park DIA, operates a large-scale parking facility that shuttles passengers to the airport. The applicant intends to rent office space from Park DIA to facilitate the sales and leasing of shuttle buses and mobility vans in a designated parking area located in the southwest portion of the property. The applicant will utilize 50 parking spaces and the wash bay already operating within the main Park DIA facility.

The proposed hours of operation for sales and rental are from 8:00 a.m. to 5:00 p.m. Monday through Friday, and the proposed hours of operation for shuttle maintenance services are 6:30 a.m. to 9:00 p.m. Monday through Friday. The peak number of shuttle buses on-site will be 50. However, it is anticipated that there will rarely be more than 20 based on the constant turnover and use.

The required referrals were made to the two (2) abutting property owners. There are no registered HOA’s within a mile of the site. No community comments were received, and 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.

Commissioner Hogan asked if the company will be using existing access points and that there will be no new ones along Jackson Gap Street. Mr. Benton responded that the existing access points will be used and no new ones will be constructed.

John Hatman, Masters Transportation, 800 Quik Trip Way, Belton, MO, representing the applicant, gave a presentation of the item.

Commissioner Jetchick asked about the City Council-approved Hospitality Marijuana and if the company has any expectation to see rentals for tours of that sort. Mr. Hatman, replied no requests have been made for that so far and they did not expect in the near future.

Commissioner Lyon asked what size vehicles Masters Transportation will sell. Mr. Hatman, replied E450 Ford or E550, which can accommodate 45 to 50 passengers and are similar to what Denver International Airport operates.

Kyle Geitzenauer, Colorado West Equipment, Inc, 7320 E 88th Avenue, Henderson, CO, spoke in regard to the agenda item. He stated that previously when he pursued a use similar to that of Masters Transportation that his proposal was not permitted.

Mr. Benton asked Mr. Geitzenauer when he pursued this use in this area. Mr. Geitzenauer replied three years ago. Mr. Benton replied that because his project would have been reviewed under the previous zoning code and that the use may have not been allowed in the existing zone district. He indicated that this proposal does comply with the updated Unified Development Ordinance.

Chair Lyon advised Mr. Geitzenauer to contact Mr. Benton if he had any other questions.

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

Planning Commission Results

Agenda Item 5d – Conditional Use

A motion was made by Commissioner Gaiser and seconded by Commissioner 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 complies with all applicable standards, regulations, and plans that affect the property;
2. The proposal is consistent with the Comprehensive Plan and Master Plan;
3. The proposal is consistent and compatible with the size and scale of uses, in the surrounding area; and
4. The proposal will not change the predominant character of the area.

Further Discussion:

Commissioner Hogan commented that she is pleased to see this use come to Aurora and believes that it will be a good service for the area.

Action Taken: Approved

Votes for the Conditional Use: 7

Votes against the Conditional Use: 0

Absent: None

Abstaining: None