

Summary of Planning and Zoning Commission Votes
 Regular Meeting of the Aurora Colorado Planning Commission
 September 8, 2021

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5a.	CITADEL ON COLFAX TOWNHOMES – MASTER PLAN AMENDMENT (Ward II) CASE MANAGER: Sarah Wile APPLICAN: DR Horton Development Application: DA-1422-16 Case Manager: 2017-6017-08 General Location: South of 14 th Avenue between Eagle Street and Fairplay Street Condition: 1. Resolution of outstanding technical issues prior to submittal of the amended Master Plan Amendment mylars.	Approve w/ a condition	Approved w/a condition For Approval: 6 For Denial: 0 Abstentions: 0 Absent: Hogan	Call-up Deadline Sept 27, 2021
5b.	CITADEL ON COLFAX TOWNHOMES – SITE PLAN W/ADJUSTMENTS (Ward II) CASE MANAGER: Sarah Wile APPLICAN: DR Horton Development Application: DA-1422-16 Case Manager: 2021-4004-00 General Location: South of 14 th Avenue between Eagle Street and Fairplay Street Condition: 1. Resolution outstanding technical issues prior to recordation of Site Plan mylars and issuance of any building permits.	Approve w/ a condition	Approved w/a condition For Approval: 6 For Denial: 0 Abstentions: 0 Absent: Hogan	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: CITADEL ON COLFAX TOWNHOMES

Planning Commission Hearing Date: September 8, 2021

Deadline for City Council Call Up: September 27, 2021

Ward: II

Project Type: Master Plan Amendment and Site Plan with Adjustments

DA Number: DA-1422-16

Case Number(s): 2017-6017-08; 2021-4004-00

Location: QS:05H – South of 14th Avenue between Eagle Street and Fairplay Street

Case Manager: Sarah Wile

Description:

The applicant, DR Horton, is requesting approval of a Master Plan Amendment to the Citadel on Colfax Master Plan and a Site Plan for 141 single-family attached townhomes on 10.5 acres. The project is situated along the western and southern boundaries of the Citadel on Colfax development, which is located south of Colfax Avenue between Sable Boulevard and Chambers Road. The subject site is currently vacant, but some of the streets and infrastructure surrounding it have been constructed and there are retail pad sites to the north under construction. The property is within the Mixed-Use Corridor (MU-C) District in Subarea A and single-family attached townhomes are a permitted use within this zone district. The site is bordered by single-family homes to the south, a car dealership to the west, future retail development within Citadel on Colfax to the north, and retail to the east.

A total of twenty-six townhome buildings with 4, 5 or 6 units each are proposed and each of the 141 dwelling units will be platted on a separate lot (fee simple). The lot sizes range from 1,277 square feet up to 2,019 square feet. The townhomes are rear-loaded and front on internal streets that feature on-street parking, sidewalks, and curbside landscaping as required by the UDO. Each unit has a direct connection to the adjacent sidewalk and vehicular access to each unit is provided via alleys behind the buildings. Access to the overall development will be from two existing right-in / right-out access points on Colfax Avenue, a future signalized full-movement access from Colfax Avenue, or a full-movement access from Sable Boulevard. Some of the internal streets are shifting slightly due to this project, which is why an amendment to the Citadel on Colfax Master Plan is requested alongside this Site Plan. In addition to the townhomes, a dog park is proposed at the southeast corner of the site and an east-west open space tract / pedestrian corridor is proposed through the middle of the site as amenities for residents. Four architectural styles are proposed for the townhome buildings, each with two color palettes, to ensure variation.

Six adjustments are being requested as part of this Site Plan related to front setbacks, lot sizes, building perimeter landscaping, curbside landscaping, tract landscaping, and landscape buffers. Many of these adjustments only apply to certain areas within the development as opposed to the entire Site Plan. The applicant's justification for these requests is that there are existing streets and other infrastructure improvements already constructed surrounding the site, so these constraints pose challenges to meeting certain aspects of the UDO. Given these existing conditions and the mitigation measures proposed, staff is supportive of the adjustment requests. Twenty-five adjacent property owners and seven registered neighborhood organizations were notified of the application. No comments were received, and a neighborhood meeting was not held.

Testimony Given at the Hearing:

Sarah Wile, case manager, gave a presentation of the item, including the staff recommendations.

Chair Lyon asked what the requirements are for landscaping. Ms. Wile responded that there is not a percentage requirement for townhome developments.

Commissioner Jetchick asked if there is connectivity between the proposal and the property to the south. Ms. Wile responded that there is not a plan for the street to connect and that the neighborhood had not wanted this during the review of the Master Plan. Commissioner Jetchick asked about access points. Ms. Wile explained ingress and egress points and signalization for the site.

Carl Harline, Public Works Traffic Engineering, confirmed the information Ms. Wile provided.

Jeffrey Weeder, Galloway and Company, 6162 S Willow Drive, Suite 320, Greenwood Village, CO, representing the applicant, gave a presentation of the item.

Commissioner Jetchick asked whether any of the units will be workforce or affordable housing because the applicant is requesting six adjustments.

Derrick Hoffman, DR Horton, 9555 S Kingston Court, Englewood, CO, representing the applicant, responded that affordable housing has not been contemplated, but appreciated the question.

Commissioner Jetchick noted that there are many workers at the medical campus that would appreciate housing that is affordable located close by. Mr. Hoffman stated he can also appreciate that but with the costs of building materials it makes it difficult.

Chair Lyon asked if the units will be for sale or for rent. Mr. Hoffman explained that decision has not been made yet, it may be both.

Planning Commission Results

Agenda Item 5a – Master Plan Amendment

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

Approve, with one condition, the Master Plan Amendment because the proposal complies with the requirements of Section 146-5.4.1(E) for the following reasons:

1. It is consistent with the Comprehensive Plan;
2. It allows for development within the Master Plan to comply with the applicable standards in the UDO;
3. It results in a well-designed system of streets, sidewalks, open spaces, and other infrastructure; and
4. It improves overall connectivity within the development and to adjacent sites.

Approval to be subject to the following condition:

1. Resolution of outstanding technical issues prior to submittal of the amended Master Plan Amendment mylars.

Further Discussion:

No further discussion occurred.

Action Taken: Approved with a Condition

Votes for the Master Plan Amendment: 6

Votes against the Master Plan Amendment: 0

Absent: Hogan

Abstaining: None

Agenda Item 5b – Site Plan with Adjustments

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

Approve, with one condition, the Site Plan with six adjustments for front setbacks, lot sizes, building perimeter landscaping, curbside landscaping, tract landscaping, and landscape buffers because the proposal complies with the requirements of Section 146-5.4.3.2.B for the following reasons:

1. It is consistent with the Master Plan that governs the site and the applicable UDO standards.
2. It enhances the existing city infrastructure.
3. It improves multi-modal connectivity within the development and to adjacent sites.
4. It is compatible with surrounding land uses and fits within the context of this mixed-use development.
5. It mitigates any adverse impacts to the surrounding area.

Approval to be subject to the following condition:

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

Further Discussion:

Chair Lyon commented that he is pleased to see this development, it looks like a needed and worthwhile infill project.

Action Taken: Approved with a Condition and Six Adjustments

Votes for the Site Plan with Adjustments: 6

Votes against the Master Plan Amendment: 0

Absent: Hogan

Abstaining: None

Filed: K:\\$DA\1422-16sps.rtf