

Summary of Planning and Zoning Commission Votes
Regular Meeting of the Aurora Colorado Planning Commission

October 27, 2021

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5a.	TRIPLE CREEK TRAIL CORRIDOR – ZONING MAP AMEND - INITIAL ZONING (Ward II) CASE MANAGER: Heather Lamboy APPLICANT: City of Aurora PROS Department Development Application: DA-2280-00 Case Number: 2021-2006-00 General Location: West of E-470 to State Highway 30	Recommend Approval	Recommended Approval For Approval: 6 For Denial: 0 Abstentions: 0 Absent: 1 (Turcios)	City Council Meeting Date November 22, 2021
5b.	E-470 REMNANT PARCEL – ZONING MAP AMEND - INITIAL ZONING (Ward II) CASE MANAGER: Heather Lamboy APPLICANT: City of Aurora PROS Department Development Application: DA-2281-00 Case Number: 2021-2005-00 General Location: East of E-470 and south of Bayaud Avenue	Recommend Approval	Recommended Approval For Approval: 6 For Denial: 0 Abstentions: 0 Absent: 1 (Turcios)	City Council Meeting Date November 22, 2021
5c.	THE ENCLAVE AT SADDLE ROCK GOLF NORTH – SITE PLAN (Ward VI) CASE MANAGER: Heather Lamboy APPLICANT: GB Capital LLC Development Application: DA-1074-15 Case Number: 2019-4016-00 General Location: Northeast Corner of S Wenatchee Street and Ponderosa Trail South	N/A	Continued to November 10, 2021	N/A
5d.	SOUTHLANDS II AT POMEROY – SITE PLAN WITH ADJUSTMENTS (Ward VI) CASE MANAGER: Ariana Muca APPLICANT: The Garrett Companies Development Application: DA-1670-07 Case Number: 2021-4014-00 General Location: Southwest Corner of S Aurora Parkway and S Elk Way Conditions: 1. Resolution of outstanding technical issues prior to recordation of the site plan and issuance of any building permits.	Approve w/ adjustments and a condition	Approved w/ adjustments and a condition For Approval: 6 For Denial: 0 Abstentions: 0 Absent: 1 (Turcios)	Call-up Deadline December 6, 2021

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5e.	<p>GREEN VALLEY RANCH EAST PRELIMINARY PLAT, AMENDMENT NO 1 WITH ADJUSTMENT (Ward II) Case Manager: Deborah Bickmire APPLICANT: Oakwood Homes Development Application: DA-1662-22 Case Number: 2019-4022-01 General Location: Southeast quadrant of Picadilly Road and 52nd Avenue Conditions: 1. A minimum 20-foot buffer shall be provided along the north side of the residential lots, south of 52nd Avenue. 2. Resolution of outstanding technical issues prior to recordation of the Preliminary Plat and issuance of any building permits.</p>	Approve w/ an adjustment and two conditions	<p>Approved w/ an adjustment and two conditions For Approval: 7 For Denial: 0 Abstentions: 0 Absent: 0</p>	<p>Call-up Deadline December 6, 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.

SUMMARY OF PLANNING COMMISSION ACTIONS

Project Name: TRIPLE CREEK TRAIL CORRIDOR

Planning Commission Hearing Date: October 27, 2021
City Council Meeting Date: November 22, 2021
Ward: II

Project Type: Zoning Map Amendment -Initial Zoning
DA Number: DA-2280-00
Case Number(s): 2021-2006-00
Location: Generally located west of E-470 to State Highway 30
Case Manager: Heather Lamboy

Description:

The City of Aurora's Parks, Recreation, and Open Space (PROS) Department is requesting an initial zoning for approximately 129 acres of undeveloped land located west of E-470 on both sides of Picadilly Road to State Highway 30 (aka E 6th Ave). The parcel is currently vacant. This initial zoning request is being requested in association with an annexation for the same area and represents a critical connection for the Triple Creek trail corridor. Surrounding properties are currently zoned Mixed-Use Regional (MU-R), Mixed Use Corridor (MU-C) and Airport District (AD) on the north, and Airport District (AD) and Parks and Open Space (POS) on the west and south of the site. Residential and mixed-use development is planned on the north side of the project, and the rest of the surrounding properties are vacant with the exception of residential development to the south which is located in unincorporated Arapahoe County.

This proposed initial zoning and related annexation would result in the protection of the Triple Creek Corridor as open space. This is the area where Coal Creek and Murphy Creek come together and move west into Sand Creek. The Triple Creek Greenway Corridor is planned to connect from the existing Sand Creek Trail Regional Greenway to the public lands surrounding Aurora Reservoir

The proposed POS zone district is compatible with the surrounding zoning and the open space and trail corridor is consistent with the goals outlined for the Urban Green Space Placetype in the Aurora Places Comprehensive Plan.

Thirteen (13) adjacent property owners and four (4) registered neighborhood organizations were notified of the application. No comments were received throughout the review process and no neighborhood meeting was held.

Testimony Given at the Hearing:

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

Commissioner Hogan asked who will maintain the corridor once it is developed. Ms. Lamboy responded it will be maintained by the Parks, Recreation and Open Space Department. She further explained that the city and Mile High Flood District will be responsible for maintaining the channel.

Commissioner Hogan asked if the residents in the surrounding developments would contact the city if any issues arise. Ms. Lamboy stated they would contact the city and the city would work with other agencies associated with the concerns, if there were any.

Kristin Fields, 21255 Highway 30, Aurora, CO, a concerned citizen, asked if there will be any opportunities for future buildings to be built on this property. Ms. Lamboy answered no it will be maintained by the city as Open Space for perpetuity

Jimmie Compton, 159 Picadilly Road, Aurora, CO, an abutting property owner, stated that his neighborhood was destroyed with the development of the Stephen B Hogan Parkway. He further stated that Picadilly Road is littered with trash and no one is maintaining it. He inquired if it would remain that way. Ms. Lamboy stated that she will reach out to Public Works regarding the trash along the road, there are also maintenance obligations for abutting property owners in addition to the City of Aurora within the right-of-way. Ms. Lamboy stated that she would be reaching out to Mr. Compton to make sure any additional concerns he has are addressed.

Planning Commission Results

Agenda Item 5a – Zoning Map Amendment – Initial Zoning

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

Move to recommend approval to the City Council for the Triple Creek Initial Zoning to the POS District in accordance with Section 146-5.4.1.C of the Unified Development Ordinance for the following reasons:

1. The initial zoning and related annexation are needed to facilitate the construction of a regional trail corridor as well as preserve open space within the City of Aurora.
2. The proposed zoning district is supported by Aurora Places as part of the “Urban Green District” Placetype and helps meet the goals of providing open space and trail connections to the rest of the City and the metro area.
3. The proposed zone district will reduce potential development impacts as the land will be retained as open space.
4. The initial zoning will be a benefit to the surrounding neighborhoods and represents progress toward a thriving environment and easy mobility as outlined in the Comprehensive Plan.

Further Discussion:

Commissioner Hogan asked how the Parks, Recreation, and Open Space Department acquired the property.

Brian Green, Open Space and Natural Resources Superintendent, responded that PROS purchased the property in 2014 and dedicated to Open Space; the annexation of the property is complete.

Wesley Hardin, 2231 E Bayaud Avenue, Aurora, CO, asked for the definition of innovation district. Ms. Lamboy responded that the city’s Comprehensive Plan takes into account areas that have potential for development. That particular district is associated with the Airport District. There is a desire of the city as well as Buckley Air Force Base to keep densities lower around the base. The designation is limited to more industrial uses. It is also impacted by the noise corridor associated with the base. Generally non-residential uses, outside of what currently exists, are discouraged.

Action Taken: Recommended Approval

Votes for the Initial Zoning: 6

Votes against the Initial Zoning: 0

Absent: Tucios

Abstaining: None

Planning Department
City of Aurora, Colorado
SUMMARY OF PLANNING COMMISSION ACTIONS

Project Name: E-470 REMNANT PARCEL

Planning Commission Hearing Date: October 27, 2021
City Council Meeting Date: November 22, 2021
Ward: II

Project Type: Zoning Map Amendment – Initial Zoning
DA Number: DA-2281-00
Case Number(s): 2021-2005-00
Location: Generally located east of E-470 and north of Bayaud Avenue
Case Manager: Heather Lamboy

Description:

The City of Aurora's Parks, Recreation, and Open Space (PROS) Department is requesting an initial zoning for approximately 12.66 acres of undeveloped land located east of E-470 generally south E Bayaud Ave and north of the E Alameda Ave alignment. The parcel is currently vacant. This initial zoning request is being requested in association with an annexation for the same area and represents a critical connection for the Triple Creek trail corridor. Surrounding properties are currently zoned Mixed-Use Regional (MU-R) on the north, Airport District (AD) to the west and south. Unincorporated Arapahoe County is located to the east of the property. Residential and mixed-use development is planned on the north side of the project, and the rest of the surrounding properties are vacant with the exception of residential development to the east which is located in unincorporated Arapahoe County.

This proposed initial zoning and related annexation would result in the protection of the Triple Creek Corridor, which in this area is known as Coal Creek, as open space. This land is planned for a trail head for the Triple Creek Trail corridor providing access from Gun Club Road. The Triple Creek Greenway Corridor is planned to connect from the existing Sand Creek Trail Regional Greenway to the public lands surrounding Aurora Reservoir.

The proposed POS zone district is compatible with the surrounding zoning and the open space and trail corridor is consistent with the goals outlined for the Urban Green Space Placetype. Although the northern portion of the site is within the Innovation Hub Placetype, it is not anticipated that any development will happen in the property as the parcel will be owned by the City of Aurora for the sole purpose as open space.

Five (5) adjacent property owners and four (4) registered neighborhood organizations were notified of the application. No comments were received throughout the review process and no neighborhood meeting was held.

Testimony Given at the Hearing:

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

Commissioner Gaiser asked how the trail on the east side of E-470 connect to the corridor west of E-470, and Ms. Lamboy pointed to the connection on a map. Commissioner asked whether the road on the west side of the property is E-470, and Ms. Lamboy responded yes.

Brian Green, the Open Space and Natural Resources Supervisor with the Parks, Recreation, and Open Space (PROS) department, stated that the trail currently has a connection to Coal Creek to the north and the south via the E-470 High Plains trail. He stated that an improved soft surface pedestrian, bike, and horse trail is budgeted for construction in 2022.

Jerry Cunningham, 24200 E Alameda Ave, stated that he has lived in this area for over 32 years. He stated that the traffic on Alameda and Gun Club has increased dramatically. He commented that there is no sidewalk along these roads, and a lot of wildlife is killed as well. Commissioner Gaiser asked whether Mr. Cunningham lived in unincorporated Arapahoe County and Mr. Cunningham responded yes.

Commissioner Gaiser then pointed out that one of the problems with living in unincorporated Arapahoe County is that there is not a lot of infrastructure, and if the land were annexed to Aurora, infrastructure would likely be built. He added that there are planned improvements for Gun Club Road.

Steven Gomez, a Traffic Engineer with the City of Aurora, state that Arapahoe County will be doing a study for improvements to Gun Club but they might not extend into Aurora. He added that as development occurs along Gun Club it would be anticipated that improvements would occur.

Commissioner Lyon commented that Gun Club from Mississippi Ave to Cross Creek is regulated by Arapahoe County. He stated that the City is working with the County on the infrastructure issues.

Brian Green commented that this piece of property is proposed to be a trail head and park. Over time this will be a midpoint of the trail that will eventually go all the way to the Aurora Reservoir.

Planning Commission Results

Agenda Item 5b – Zoning Map Amendment – Initial Zoning

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

Move to recommend approval to the City Council for the E-470 Remnant Parcel Initial Zoning to the POS District in accordance with Section 146-5.4.1.C of the Unified Development Ordinance for the following reasons:

1. The initial zoning and related annexation are needed to facilitate the construction of a regional trail corridor as well as preserve open space within the City of Aurora.
2. The proposed zoning district is supported by Aurora Places as part of the “Urban Green District” and “Innovation Hub” Placetypes and helps meet the goals of providing open space and trail connections to the rest of the City and the metro area.
3. The proposed zone district will reduce potential development impacts as the land will be retained as open space.
4. The initial zoning will be a benefit to the surrounding neighborhoods and represents progress toward a thriving environment and easy mobility as outlined in the Aurora Places Plan.

Further Discussion:

No further discussion occurred.

Action Taken: Recommended Approval

Votes for the Initial Zoning: 6

Votes against the Initial Zoning: 0

Absent: 1 (Turcios)

Abstaining: None

Planning Department
City of Aurora, Colorado

SUMMARY OF PLANNING COMMISSION ACTIONS

Project Name: SOUTHLANDS II AT POMEROY

Planning Commission Hearing Date: October 27, 2021
Deadline for City Council Call Up: November 22, 2021
Ward: VI

Project Type: Site Plan with Adjustments
DA Number: DA-1670-07
Case Number(s): 2021-4014-00
Location: QS:22U – Southwest Corner of S Aurora Parkway and S Elk Way
Case Manager: Ariana Muca

Description:

The applicant, The Garrett Companies, is requesting approval of a Site Plan with Adjustments for a new multi-family development with 146 apartment units in three 4-story buildings on a 5.32-acre site. Building 1 is located on the north portion of the property and includes 34 apartment units and associated resident amenities. Building 2 is located on the central portion of the property and will house 54 apartment units. Building 3 is located on the southern portion of the property and will house 58 apartment units. The site is located on the southwest corner of South Aurora Parkway and South Elk Way. The site is zoned MU-R (Mixed Use – Regional District), where multi-family is a permitted use. The site plan proposal includes three adjustment requests for maximum building length, height, and landscape buffer requirements.

This project is governed by the Pomeroy Master Plan and is located directly east of the Caliber at Southlands (approved in 2018). The Caliber at Southlands is a multi-family residential complex. This current site plan, Southlands at Pomeroy II, is 146 units proposed for market-rate housing.

The development includes 3 buildings, a clubhouse internal to the northern building, a pool deck, outdoor amenities, and an outdoor trail system to connect to the Caliber at Southlands site to the west of the development. The multi-family residential buildings will have access off of South Elk Way. South Elk Way is not constructed, and this development will provide new curbside landscaping, street trees, and pedestrian amenities such as bike racks and benches. The buildings are all designed and placed to face the perimeter streets or the internal private drive. Materials include different colors of brick, fiber cement panels, vertical metal cladding, and accent metal panels utilizing design elements found in the Pomeroy Master Plan. The design elements are continued on all sides of the buildings per the zoning code.

Testimony Given at the Hearing:

Ariana Muca, Case Manager, gave a presentation of the item, including the staff recommendation.

Ashely Bedell, Garrett Companies, 1051 Greenwood Springs Blvd, Greenwood, IN, representing the applicant gave a presentation of the item.

Commissioner Jetchick asked if the balconies will be juliet or full and if the building will be elevator serviced; she also commented that the height did not pose as problem in comparison to the surrounding neighborhood.

Ms. Bedell responded that the patios will be the size that can be stepped out on and that the size would vary based on the floor level and the buildings will elevator serviced. Ms. Agent Ashley Bedell thanked Commissioner Jetchick for her comment regarding building height.

Commissioner Hogan asked what the square footage of the apartments will be and the rental rates. Ms. Bedell responded that they will be market rate with prices to be decided post construction. The one-bedroom units will be approximately 1,300 to 1,400 square feet; the two-bedroom will be approximately 1,800 square feet and the three-bedroom units will be approximately 2,400 square feet.

Planning Commission Results

Agenda Item 5d – Site Plan with Adjustments

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

Move to approve, with one condition, the Site Plan with Adjustments to Building Length, Building Height and Landscape Buffer 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. The proposal is consistent with all applicable standards, regulations, and plans;
2. The proposal is consistent with the Aurora Places Plan;
3. The project will improve City infrastructure and public improvements;
4. The proposal will improve and expand multi-modal transportation connections;
5. The project is compatible with surrounding residential and mixed-use developments; and
6. The proposal mitigates adverse impacts.

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: 6

Votes against the Site Plan: 0

Absent: 1 (Turcios)

Abstaining: None

Planning Department
City of Aurora, Colorado

SUMMARY OF PLANNING COMMISSION ACTIONS

Project Name: GREEN VALLEY RANCH EAST PRELIMINARY PLAT NO 5

Planning Commission Hearing Date: October 27, 2021
Deadline for City Council Call Up: November 22, 2021
Ward: II

Project Type: Preliminary Plat with Adjustment
DA Number: DA-1662-22
Case Number(s): 2019-4022-01
Location: QS:97S – Southeast quadrant of Picadilly Road and 52nd Avenue
Case Manager: Deborah Bickmire

Description:

The applicant, Oakwood Homes, proposes an amendment to the Green Valley Ranch East Preliminary Plat No. 5 to add eight motor-court lots. The amendment also includes an adjustment request to Section 146-4.3.10.C for double frontage lots adjacent to a collector street. The site is generally located east of Picadilly Road, between 50th Avenue and 52nd Avenue. The site is zoned R-2 (Medium Density Residential) District and is within Planning Area 1 of the Green Valley Ranch East Master Plan.

Preliminary Plat No. 5 was approved in October 2020 with a total of 143 single-family detached homes on approximately 30.19 acres within the Green Valley Ranch East Master Plan. It was the second phase of development for a gated, age-restricted, active adult community located between 48th Avenue and 52nd Avenue. The plan includes a mix of residential lot sizes and products, with the majority of lots comprised of groups of motor courts that share a common driveway. The remaining lots will be developed for single-family detached homes with front-facing garages on lots that range in width from 45'-70'. All lots are located on private streets that will have access from Picadilly Road.

The proposed amendment is to add a total of 8 motor court lots to make 6-pack configurations from approved 4-pack motor courts, increasing the total lot count to 151. The amendment area is located between 51st Drive and future 52nd Avenue, a proposed three-lane collector, which is the northern boundary of the Green Valley Ranch East Master Plan, Amendment 1.

The Green Valley Ranch East Master Plan, Amendment 1 (formerly FDP), was administratively approved in March 2018. The master-planned community consists of approximately 588 acres of vacant land located west of E-470 between 52nd Avenue and 38th Avenue. The Master Plan introduced a new variety of housing types and lot sizes for single-family detached residential, as well as Bungalows and Carriage Homes situated on "Motor Courts," allowing for a total of 2,600 lots. The nine neighborhoods proposed within the development will include a mix of housing types that provide housing options by age, design, and price point. The community is designed around a meandering system of parks and open space along its riparian corridor that will connect individual neighborhoods with two clubhouse facilities, two neighborhood parks, and a designated school site.

Testimony Given at the Hearing:

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

Commissioner Hogan asked about the difference between a local street and a collector. Ms. Bickmire explained the collector was 3 lanes; two drive lanes with a center turn lane.

Mike Weiher, Terracina Design, 10200 E. Girard Ave, Suite A-314, Denver, CO 80231, representing the applicant, gave a presentation on the item. He explained the applicant was planning to expand Green Valley Ranch East and their active adult community to the north. He presented a concept plan with lots fronting 52nd Avenue and discussed the applicant's analysis to move the signalized intersection north on Picadilly Road to Maxwell. Due to traffic volumes and intersection spacing, it was determined the signalized intersection needed to remain at 52nd Avenue.

Commissioner Hogan asked how many lanes 52nd Avenue will be. Ms. Bickmire stated it will be three lanes, with two through lanes and a center turn lane, as the intersection proceeds to Picadilly there will be appropriate turn lanes.

Mr. Weiher added the proposed amendment plan that was converting 4-pack motor courts to 6-pack motor courts. He explained 52nd Avenue would be constructed later, however, they were providing for a minimum 20' buffer north of the proposed lots.

The Commission had no further questions.

Planning Commission Results

Agenda Item 5e – Preliminary Plat with an Adjustment

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

Move to approve the Preliminary Plat, with two conditions, because the proposal complies with the requirements of Code Section 146-5.4.2.A.3.b for the following reasons:

The proposal is consistent with the Aurora Places “Emerging Neighborhood” Placetype and provides a “mix of housing types at various densities”.

The Preliminary Plat is consistent with the intent of the R-2 Medium Density Residential District to promote various types of medium density housing with adequate amounts of usable common space and amenities.

The Preliminary Plat complies with the requirements for residential development as established in the Green Valley Ranch East Master Plan by meeting the density, open space, and programming requirements.

Approval to be subject to the following conditions:

1. A minimum 20' buffer shall be provided along the north side of the residential lots, south of 52nd Avenue.
2. Resolution of outstanding technical issues prior to recordation of the Preliminary Plat and issuance of any building permits.

Further Discussion:

No further discussion occurred.

Action Taken: Approved with Adjustment and Conditions

Votes for the Site Plan: 6

Votes against the Site Plan: 0

Absent: Turcios

Abstaining: None