

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

November 23, 2021

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5a.	<p>ADRIAN READY MIX – SITE PLAN WITH ADJUSTMENTS (Ward II) CASE MANAGER: Aja Tibbs APPLICANT: Adrian Ready Mix Development Application: DA-2256-00 Case Number: 2021-6011-00 General Location: Southeast of Tower Road and Smith Road Conditions: 1. Resolution of outstanding technical issues prior to recordation of the Site Plan and issuance of any building permits. 2. Resolution of public improvement requirements and phasing acceptance by Public Works Department.</p>	Approve w/ aconditions	<p>Approved w/ conditions For Approval: 7 For Denial: 0 Abstentions: 0 Absent: 0</p>	Call-up Deadline December 20, 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: ADRIAN READY MIX

Planning Commission Hearing Date: November 23, 2021
Deadline for City Council Call Up: December 20, 2021
Ward: II

Project Type: Site Plan with Adjustments
DA Number: DA-2256-00
Case Number(s): 2021-6011-00
Location: QS:03N – Southeast of Tower Road and Smith Road
Case Manager: Aja Tibbs

Description:

The applicant, Adrian De La Toree, is requesting a phased Site Plan with Adjustments for outdoor storage and vehicle parking. This case is being heard due to code enforcement action on the property. The site contains three lots which are approximately 3 acres in total. The applicant is proposing the first phase of improvements on one lot which is approximately .88 acres. The property is zoned I-1 (Business/Tech District) near the northeast corner of Tower Rd. and Andes Way. Vehicular access to the site from Tower Road will be included as part of the first phase. Adjustments are being requested relating to required buffer landscaping for Phase I and encroachment of the detention pond within the required curbside landscaping buffer along the Tower Road street frontage. Staff is in support of both requested landscaping buffer adjustments.

There are no structures proposed within Phase I of the site plan. The site plan includes landscaping and a detention pond along the west one-third side of the property fronting Tower Road and primary access to the site. The middle third of the site contains 20 vehicle/truck paved-parking spaces and the eastern/back third of the property will be used for outdoor material storage. The proposed plan also identifies future phases to develop the adjacent lots (Phase II to the north and Phase III to the south), which will include additional landscaping, drainage, parking, outdoor storage, and public improvements to Andes Way along the east and south sides of the property. These phases have not been fully designed and will require additional review prior to development.

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

Testimony Given at the Hearing:

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

Commissioner Gaiser asked if the code violations are the reason the project had to come to Planning Commission.

Ms. Tibbs responded that she would let the applicant answer that question; but did note that the applicant is under Code Enforcement review and the courts.

Chad Anderson, Engineering Services Company, 14190 E Evans Avenue, Aurora, CO, representing the applicant, responded that there were code violations and that this hearing will resolve them.

Commissioner Gaiser asked when phase two and three will be completed. Mr. Anderson explained the phasing of the project.

There was no public to speak.

Planning Commission Results

Agenda Item 5a – Site Plan with Adjustments

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

Approve, with two conditions, the Site Plan with Adjustments to the landscaping buffer and setback standards because it 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 regulations except as outlined in the adjustment requests;
2. The installation of landscaping buffers and organized site layout will work to clean-up existing code enforcement complaints and illegal use of the property;
3. Adequate private and public infrastructure is planned and will be provided for in each phase of site development; and,
4. The addition of paved surfaces and installation of a stormwater system will help protect Aurora's natural water systems and mitigate any negative environmental impacts.

Approval to be subject to the following conditions:

1. Resolution of outstanding technical issues prior to recordation and issuance of any building permits.
2. Resolution of public improvement requirements and phasing acceptance by the Public Works Department.

Action Taken: Approved with Conditions

Votes for the Site Plan with Adjustments: 7

Votes against the Site Plan: with Adjustments

Absent: None

Abstaining: None