

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

December 8, 2021

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5a.	<p>MONTIVEW PLACE – SITE PLAN WITH ADJUSTMENTS (Ward I) CASE MANAGER: Sarah Wile APPLICANT: Trammell Crow Residential Development Application: DA-2268-00 Case Number: 2021-6022-00 General Location: Northwest Corner of Montview Boulevard and Clinton Street Conditions: 1. Resolution of outstanding technical issues prior to recordation of the Site Plan and issuance of any building permits.</p>	Approve with 5 adjustments and a condition	<p>Approved w/5 adjustments and a condition For Approval: 7 For Denial: 0 Abstentions: 0 Absent: 0</p>	Call-up Deadline January 31, 2022
5b.	<p>POPEYE’S AT CITADEL – CONDITIONAL USE (Ward I) CASE MANAGER: Aja Tibbs APPLICANT: Zubha Pop Food, LLC Development Application: DA-1422-17 Case Number: 2017-6017-10 General Location: Southeast of Colfax Avenue and Altura Boulevard</p>	Approve	<p>Approved For Approval: 7 For Denial: 0 Abstentions: 0 Absent: 0</p>	Call-up Deadline January 31, 2022
5c.	<p>POPEYE’S AT CITADEL – SITE PLAN (Ward I) CASE MANAGER: Aja Tibbs APPLICANT: Zubha Pop Food, LLC Development Application: DA-1422-17 Case Number: 2017-6017-09 General Location: Southeast of Colfax Avenue and Altura Boulevard Conditions: 1. Resolution of outstanding technical issues prior to recordation of the Site Plan and issuance of any building permits.</p>	Approve with a condition	<p>Approved with a condition For Approval: 7 For Denial: 0 Abstentions: 0 Absent: 0</p>	Call-up Deadline January 31, 2022
5d.	<p>MCRE APARTMENTS – SITE PLAN AMENDMENT WITH ADJUSTMENTS (Ward III) CASE MANAGER: Ariana Muca APPLICANT: MCRE Development Application: DA-2270-00 Case Number: 1982-6017-06 General Location: Southwest Corner of E 6th Avenue and N Villings Street Conditions: 1. Resolution of outstanding technical issues prior to recordation of the Site Plan and issuance of any building permits.</p>	Approve with 4 adjustments and a condition	<p>Approved w/4 adjustments and a condition For Approval: 7 For Denial: 0 Abstentions: 0 Absent: 0</p>	Call-up Deadline January 31, 2022
5e.	<p>MURPHY CREEK PA 13, 14 AND 9C – GDP AMENDMENT (Ward II) CASE MANAGER: Ariana Muca APPLICANT: Meritage Homes Development Application: DA-1250-51 Case Nuber: 1995-2002-10 General Location: Northwest Corner of Harvest Road and E Jewell Avenue</p>	Recommend Approval	<p>Recommended Approval For Approval: 7 For Denial: 0 Abstentions: 0 Absent: 0</p>	City Council Meeting Date January 10, 2022

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5f.	<p>MURPHY CREEK PA 13, 14 AND 9C – SITE PLAN WITH ADJUSTMENT (Ward II) CASE MANAGER: Ariana Muca APPLICANT: Meritage Homes Development Application: DA-1250-51 Case Nuber: 2021-4019-00 General Location: Northwest Corner of Harvest Road and E Jewell Avenue Conditions: 1. The Site Plan approval is contingent upon GDP Amendment approval by the City Council. 2. The Site Plan cannot be recorded until receipt of the Murphy Creek Architectural Review Committee approval letter. 3. Resolution of outstanding technical issues prior to recordation of the site plan and issuance of any building permits.</p>	Approve with an adjustment and conditions	<p>Approved with an adjustment and conditions For Approval: 7 For Denial: 0 Abstentions: 0 Absent: 0</p>	Call-up Deadline January 31, 2022
5g.	<p>NINE MILE STATION PEDESTRIAN BRIDGE – SITE PLAN (Ward V) CASE MANAGER: Heather Lamboy APPLICANT: City of Aurora Public Works Dept Development Application: DA-2061-08 Case Number: 2021-6047-00 General Location: Northeast and Southeast Corner of S Parker Road, spans S Parker Road Conditions: 1. Resolution of outstanding technical issues prior to recordation of the Site Plan and issuance of any building permits.</p>	Approve with a condition	<p>Approved with a condition For Approval: 7 For Denial: 0 Abstentions: 0 Absent: 0</p>	Call-up Deadline January 31, 2022

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: MONTVIEW PLAZA

Planning Commission Hearing Date: December 8, 2021
Deadline for City Council Call Up: January 31, 2022
Ward: I

Project Type: Site Plan with Adjustments
DA Number: DA-2268-00
Case Number(s): 2021-6022-00
Location: QS:03A – Northwest Corner of Montview Boulevard and Clinton Street
Case Manager: Sarah Wile

Description:

The applicant, Trammell Crow Residential, is requesting approval of a Site Plan for the redevelopment of Montview Plaza. 395 multi-family apartments, 5,000 square feet of ground floor flex office space, and 14,000 square feet of retail are proposed with the project. The 7.6-acre property is located at the northwest corner of Montview Boulevard and Clinton Street and is currently a vacant shopping center. It is within the Mixed-Use Original Aurora – General (MU-OA-G) zone district. The property is bordered by a mixed-use development to the north that is under construction, Montview Park and retail to the south, Westerly Creek to the west, and church, retail and automotive uses to the east. The site is identified as a “catalytic parcel” within the Westerly Creek Village Urban Renewal Plan, but no city incentives are proposed for the redevelopment.

Five buildings plus a parking garage are proposed on the site. The northern portion of the site will feature two five-story multi-family buildings, one on either side of Chester Street. The southwest corner will have a five-story mixed-use building with ground floor office and multi-family above. The southeast corner will have two one-story retail buildings that front on Montview Boulevard and Clinton Street. A public plaza is proposed between these buildings at the intersection of these streets. A parking garage is proposed just north of the retail parcel between Clinton Street and Chester Street and will contain 356 parking spaces. Additional parking is proposed in surface parking lots just south of the multi-family buildings (134 spaces) and on streets (44 spaces) for a total of 534 parking spaces. A pedestrian bridge is proposed across Chester Street from the parking garage to the western multi-family building. Chester Street will be constructed as a privately-maintained street with public access and will align with the development to the north.

Existing sidewalks will be widened to 14’ along Clinton Street and to 16’ along Montview Boulevard and new sidewalks between 12’-16’ wide will be constructed along 22nd Avenue and Chester Street to improve walkability and pedestrian safety in the area. Two 10’ wide trail connections are proposed to Westerly Creek at the southwest and northwest corners of the site to improve connectivity to this open space.

Five Site Plan adjustments are being requested as part of the application for exceeding the maximum building length for multi-family buildings in Subarea A, deficiencies in street trees, reductions in the length of parking spaces and drive aisles in the retail parking lot, open space fencing type, and not providing screening for five parking spaces adjacent to Chester Street. More detailed information about the adjustment requests are discussed later in the report. The Site Plan is consistent with the approval criteria in the UDO.

Eleven adjacent property owners and eight registered neighborhood organizations were notified of the application. Five comments were received from three individuals / organizations during the review process. However, a neighborhood meeting was not requested by these community members. Some of the concerns identified include the proposed uses at the southeast corner of the site (the third submittal had a gas station and drive-thru in lieu of the retail buildings currently shown), the limited access to Westerly Creek, the utilization of the 25’ special landscape buffer on the western property boundary for private uses, and the lack of compliance with the major adjustment criteria in the UDO. The applicant has responded to these comments in writing as part of the review process, but there are still concerns from some community members.

Testimony Given at the Hearing:

Sarah Wile, Case Manager, gave a presentation of the item, including the staff recommendation.

Commissioner Jetchick asked whether Chester Street will be private and who will maintain it. Ms. Wile stated that it would be private street but is dedicated as a public access easement so everyone can utilize it. The developer will be responsible for the maintenance of the street.

Commission Gaiser asked for clarification on whether the public art is on the outside or inside of the parking garage. Ms. Wile stated that the art walls will be on the outside on the ground floor of the parking garage. The art walls will be made by a local Aurora artist.

Commissioner Hogan asked for verification that the fueling station is no longer part of the development. Ms. Wile confirmed that the fueling station was removed. Commissioner Hogan also asked whether the drive-thru was still proposed. Ms. Wile stated that the drive-thru was removed and if one was requested in the future, it would have to go through Planning Commission approval because it's a conditional use. Commissioner Hogan inquired about what the canopy was for based on these answers. Ms. Wile stated that it is an architectural feature used to highlight the corner plaza and to provide shelter from inclement weather. Commissioner Hogan also asked whether there is designated residential vs. retail parking. Ms. Wile stated that the parking garage will be for multi-family tenants and the surface parking will be shared by office, retail and residential users. The city has requested a shared parking agreement from the developer to ensure that parking remains shared between the two lots on the property in case one lot is sold off.

Jarvie Worcester, Trammell Crow Residential, 2420 17th Street, Suite 1400, Denver, CO, representing the applicant, gave a presentation of the item.

Commissioner Turcios asked whether any of the almost 400 unit would be affordable housing. Mr. Worcester stated that they will be market rate with a wide range of pricing. Smaller units will be more affordable.

Commissioner Hogan asked Mr. Worcester to provide an estimate of the monthly rents. Mr. Worcester stated that they will likely range from \$1,500 to \$2,700, but this could change based on the market when the buildings open.

Commissioner Hogan asked whether the trees that are being removed on-site are being replaced. Mr. Worcester stated that they would be. Ms. Wile stated that the city's Forestry Division did an inventory of the existing trees and approximately 30" of trees needed to be mitigated based on the condition of them. The applicant is choosing to plant additional trees above and beyond the UDO landscape standards to meet the tree mitigation requirement in lieu of paying into the Community Tree Fund.

Commissioner Jetchick asked where the bicycle racks will be located. Mr. Worcester stated that they will be dispersed throughout the site, both internal and external. Ms. Wile also clarified that about 45 would be located in the parking garage for residents and about 45 would be outside of retail and residential buildings.

John Fernandez, 1720 Xenia Street, Denver, CO, a concerned citizen, stated that he appreciated staff's responsiveness during the review process. He utilizes Westerly Creek frequently for exercise and enjoyment of the outdoors. He shared a PowerPoint presentation that identified special landscape buffer adjacent to Westerly Creek that is not publicly accessible and explained why he objected to the design of that area in particular. He urged the commissioners to require public access here and not privatize this area.

Michelle Teller, Senior Planner in the Parks, Recreation and Open Space Department, responded to this citizen comment and explained that they worked with the applicant throughout the review process on the connectivity to Westerly Creek. Two new trail connections are proposed as part of this project to Westerly Creek and the UDO does not require that the public have access within the 25' special landscape buffer.

Planning Commission Results

Agenda Item 5a – Site Plan with Adjustments

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

Move to approve, with one condition, the Site Plan with five adjustments for maximum building length, street trees, parking space and drive aisle dimensions, parking lot screening, and open space fencing style because the proposal complies with the requirements of Section 146-5.4.3.2.B of the Unified Development Ordinance for the following reasons:

1. It is consistent with 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
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: Commissioner Turcios stated that development and growth is great for the city, but affordability for working-class people in this neighborhood is a priority for her. Commissioner Bush concurred with this sentiment.

Action Taken: Approved with One Condition
Votes for the Site Plan: 6
Votes against the Site Plan: 1 (Turcios)
Absent: None
Abstaining: None

Filed: K:\\$DA\2268-00sps.rtf

Planning Department
City of Aurora, Colorado

SUMMARY OF PLANNING COMMISSION ACTIONS

Project Name: POPEYES AT CITADEL

Planning Commission Hearing Date: December 8, 2021
Deadline for City Council Call Up: January 31, 2022
Ward: I

Project Type: Conditional Use and Site Plan
DA Number: DA-1422-17
Case Number(s): 2017-6017-10; 2017-6017-09
Location: QS:05H – Southwest Corner of E Colfax Avenue and Chambers Road
Case Manager: Aja Tibbs

Description:

Zubha Pop Foods, LLC., is requesting approval of a Site Plan for a 3,003 square-foot fast food restaurant and a Conditional Use Permit for a drive-through. The site is approximately 1.01 acres, zoned Mixed-Use Corridor (MU-C) in Zoning Subarea A and is part of the Citadel Master Plan area. The site is vacant and is located south of Colfax Avenue and on the easternmost lot of the Citadel Master Planned area. The proposal is surrounded by vacant parcels anticipated for future mixed-use commercial and residential uses. The recently approved Murphy Fuel convenience store and gas canopy will be located across the private drive to the west.

The proposed site will include a 3,003 square-foot single-story fast food restaurant with dine-in seating options and a drive-through for convenient pick-up, associated parking, and an outdoor plaza space with a direct pedestrian connection to Colfax Avenue. An administrative Infrastructure Site Plan for Street “A,” which abuts the site to the south, has been approved. The site will have a single point of access from Drive Lane A to the south, which connects to Colfax Ave through Altura Blvd well as to the eastern Plaza Fiesta (Previously K-Mart) site. The building exhibits a four-sided design, including varying architectural materials and parapet heights, a stone veneer base, with brick and fiber cement board paneling accents, and aluminum storefront windows. Four (4) adjacent property owners and eight (8) 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:

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

Commissioner Turcios inquired after the connection to the property on the east side of the Citadel Master Plan and the traffic expected between the two properties. Aja Tibbs responded that traffic letter and master traffic study had been completed on the project, and that connectivity is a requirement for the project.

Edin Coralic, NCARB, 9700 Mackenzie Road, Suite 222, St. Louis, MO, representing the applicant, and John McGhee, with Cole Engineering, 2701 E Camelback Road, Suite 175, Phoenix, AZ, representing the applicant, stated they were present for questions.

Planning Commission Results

Agenda Item 5b – Conditional Use

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

Move to approve the Conditional Use because the proposal complies with the requirements of Code Section 146-5.4.3.A.3 of Unified Development Ordinance, for the following reasons:

1. The application complies with applicable standards in the Unified Development Ordinance and the Citadel Master Plan;
2. The application is consistent with the Comprehensive Plan “City Corridor” Placetype and will help further city goals of developing new commercial uses within this placetype;

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:

No further discussion occurred.

Action Taken: Approved

Votes for the Conditional Use: 7

Votes against the Conditional Use: 0

Absent: 0

Abstaining: 0

Agenda Item 5c: Site Plan

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

Move to approve, with one condition, 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, the Citadel Master Plan, and other adopted City regulations;
2. Adequate infrastructure has been provided to accommodate the proposed use;
3. Site improvements will improve the existing conditions along Colfax Avenue and increase pedestrian and bicycle access to and through the site; and,
4. The proposed project is compatible with the surrounding development and mitigates any potential adverse impacts through effective site design and planning.

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:

No further discussion occurred.

Action Taken: Approved

Votes for the Site Plan: 7

Votes against the Site Plan: 0

Absent: 0

Abstaining: 0

Filed: K:\\$DA\1422-17sps.rtf

Planning Department
City of Aurora, Colorado

SUMMARY OF PLANNING COMMISSION ACTIONS

Project Name: MCRE APARTMENTS

Planning Commission Hearing Date: December 08, 2021
Deadline for City Council Call Up: January 31, 2022
Ward: III

Project Type: Site Plan Amendment with Adjustments
DA Number: DA-2270-00
Case Number(s): 1982-6017-06
Location: QS:07G – Southwest Corner of E 6th Avenue and N Billings Street
Case Manager: Ariana Muca

Description:

The applicant, MCRE, is requesting approval of a Site Plan (Redevelopment Plan) for the conversion of an existing 150 room motel, the Knight's Inn, into multi-family housing on a 2.363-acre parcel. The Knight's Inn (previously the Western 6 Motel) was constructed in 1982. The five buildings on the site are two stories, which are connected by outdoor hallways and staircases. The site buildings will be renovated and will consist of 150 micro-studios. The units are all around 325 square feet and will have a kitchenette and full bath. The site is located on the southwest corner of East 6th Avenue and North Billings Street and is zoned Mixed Use Corridor (MU-C) where multi-family is a permitted use. The proposal includes four adjustment requests that relate to existing site constraints associated with this infill/redevelopment project. The requested adjustments are for landscape islands, parking stall widths, fully enclosed stairwells and corridors and open space requirements.

The proposed redevelopment is one block away from a bus stop and just north of the Abilene Light Rail Station the and will add multi-family housing to this growing area. The proposal includes improvements along East 6th Avenue and the existing building with new landscaping along the street and within the site and new material finishes on the existing buildings. Updating the existing outdoor amenity with seating and gathering space will be provided for residents within the development and include an update to the existing pool area. Parking locations will remain generally the same and access will remain unchanged from Billings Street.

A total of ten (10) neighborhood associations and five (5) adjacent property owners were notified of this project. One Public Comment was received by an abutting property owner regarding access. This issue was resolved through a one on one meeting.

Testimony Given at the Hearing:

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

Commissioner Gaiser asked how long the art mural will last. Ms. Muca responded that the average life span of a mural is 7 to 10 years, then it can be painted over to make room for a new artist.

Commissioner Gaiser asked who would be responsible for maintenance for the art murals and when they are going to be changed who would be responsible. Ms. Muca responded that it will be the owner's responsibility and they have included fees for maintenance of the murals.

Commissioner Jetchick asked how soon will the project be up and running.

Evan Kesner, JLL, 2842 Xenia Street, Denver, representing the applicant, stated they will be up and running as soon as all of the approvals are completed in the City Process.

Commissioner Banka asked if there are requirements for the upkeep of the artwork so that it stays in decent condition.

Ms. Muca responded that there was nothing in the UDO for artwork up-keep but Code Enforcement would go out for any graffiti or damages.

Planning Commission Results

Agenda Item 5c – Site Plan Amendment with Adjustments

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

Move to approve, with one condition, the Site Plan with Adjustments to Sections 146-4.7.5.K, 146-4.6.5.D.6, 146-2.4.4.H.3.A.I, and 146-2.4.4.G.8.B because it 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, the Aurora Places Comprehensive Plan in that it furthers the “Housing for All” goal, and all other adopted City regulations;
2. Enhancements to the exterior have focused on elements that improve building design and site user experience. All setbacks and site access have been maintained.
3. No parking spaces have been lost and the parking lot has been improved upon by the addition of carports;
4. Adequate infrastructure has been provided and negative impacts are mitigated; and,
5. The proposed development is compatible with the surrounding development.

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:

Commissioner Bush commented that when the Comprehensive Plan was created one of the intents was to encourage the reuse of existing buildings. Seeing it come to realization is very exciting.

Action Taken: Approved with Adjustments and a Condition

Votes for the Site Plan: 7

Votes against the Site Plan: 0

Absent: None

Abstaining: None

Planning Department
City of Aurora, Colorado

SUMMARY OF PLANNING COMMISSION ACTIONS

Project Name: MURPHY CREEK PA 13, 14 AND 9C - GDP AMDT, SITE PLAN W/ ADJUSTMENT AND PLAT

Planning Commission Hearing Date: December 08, 2021
GDP Amendment City Council Hearing Date: January 10, 2022
Deadline for City Council Call Up: January 31, 2022
Ward: II

Project Type: General Development Plan Amendment and Site Plan with Adjustment
DA Number: DA-1250-51
Case Number(s): 1995-2002-10; 2021-4019-00
Location: QS:12V – Northwest Corner of Harvest Road and E Jewell Avenue
Case Manager: Ariana Muca

Description:

The applicant, Meritage Homes, proposes to construct 132 single-family detached homes on 38.641 acres located northwest corner of Harvest Road and East Jewell Avenue within the Murphy Creek development. The lots are between 47 and 52-feet wide by 110-feet deep in accordance with the “S.F.D. Small Standards” within the Murphy Creek General Development Plan (GDP). The proposal is within Planning Areas 13, 14 and 9C, and the proposed density is 3.4 dwelling units per acre. The development is subject to the Murphy Creek residential design standards.

The proposed GDP Amendment is to change Planning Area 9C is from commercial (PD-Commercial) to residential (SF Small) thereby creating a larger neighborhood of single-family detached lots. Planning Area 9C is approximately 16 acres at the northwest corner of East Jewell Avenue and Harvest Road. To the north of Planning Area 9C is Planning Area 13 and to the west is Planning Area 14. Access to the residential development is proposed on S. Flatrock Trail which provides access to the site and abutting residential areas.

The Murphy Creek GDP requires that the architectural design of the homes comply with the Single-Family Detached Design Standards. Signage and fencing elements will comply with the Murphy Creek urban design standards.

Pocket park nodes are proposed throughout the neighborhood. These nodes are connected by trails and sidewalks which connect to the regional trail/sidewalk along E. Jewell Avenue and the regional trail in the overhead utility (PSCO) right-of-way adjacent to Harvest Road per the GDP. A trail is also proposed along the Colorado Interstate Gas Easement to connect to the existing trails throughout Murphy Creek north of this parcel. Parks and open space have been previously dedicated within Murphy Creek based on the ultimate buildout of Community.

A virtual neighborhood meeting was held on November 17, 2020. In addition, the applicant met with homeowner association representatives to get early feedback on the plan.

Testimony Given at the Hearing:

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

Karen Henry, Henry Design Group, Inc., 1501 Wazee Street, Suite 1-C, Denver, CO, representing the applicant, gave a presentation of the item.

Commissioner Lyon asked the applicant if Murphy Creek Filing 7 is also a Meritage project.

Ms. Henry explained that Filing 7 is split into two separate halves. One half will be Meritage Home and the other half will be Lennar Builders.

Commissioner Lyon asked about the pocket parks maintenance and HOA status for the application.

Ms. Henry explained there will be an HOA independent of the HOA Master Association and will maintain the pocket parks.

Commissioner Lyon reiterated if the HOA will maintain parks in Murphy Creek or if the Metro District will.

Ms. Henry reiterated that a new HOA would be established and will maintain the pocket parks.

Commissioner Lyon asked what will happen with the prairie dogs located on the site; will the prairie dogs be relocated or euthanized. Commissioner Lyon had sent an email ahead of the hearing ask for the applicant to address the prairie dogs.

Ms. Henry confirmed the receipt of email from Commissioner Lyon. Meritage Homes will either be relocating them or euthanizing the prairie dogs before construction.

Commissioner Gaiser asked if this site plan will be part of the Metro District 3.

Ms. Henry explained which parcels are in a Metro District and how parcel 9C is currently not part of Metro District 3.

Lisa Albers, Meritage, 8400 E Crescent Parkway, Suite 200, Greenwood Village, CO, representing the applicant, assured the commissioners the applicant will be looking into petitioning to be in Metro District 3 for Parcel 9C.

Margie Sobey, 1403 S Addison Court, Aurora, CO, representing Murphy Creek HOA and MCGC Neighbors Association. Stated that she would like to have the item postponed. She questioned the legitimacy of the neighborhood meeting on November 7, 2020 regarding these parcels. She stated that the variance to the GDP was not known or discussed at the time of said meeting. She stated that she would like to have another neighborhood meeting to talk about the variance. She had major concerns about the drainage and the impact it may have for some homeowners outside the new development. Mile High Flood District has given standards for this area that need to be followed and from the last review comments on the development website it is not clear if the developer is going to follow those standards.

Ms. Henry responded that the neighborhood meeting held in November 2020 was a virtual meeting and these parcels were discussed. Site Plans were provided in the neighborhood notice prior to the virtual meeting and hearing. She went into further detail on the one adjustment being requested regarding the garage frontages. Drainage through the corridor has been designed and approved by Mile High Flood District. She once again reaffirmed that maintenance will be responsible of the new HOA.

Ms. Albers added that drainage approvals will be in place before construction starts on the project. She finished explaining the metro districts and how Parcel 9C is not part of Metro District 3.

Commissioner Lyon asked if it could be requested that Parcel 9C be part of Metro District 3 as a condition of approval

Dan Money, Assistant City Attorney, responded such an ask in the motion or conditions should not be part of the motion, metro districts have their own rules which are in the purview of the state not the City of Aurora. Commissioners need to use the code from the UDO as the standard for the decision

Commissioner Gaiser noted that if Parcel 9C isn't annexed into Metro District 3 the residents for that area cannot use the amenities that are run by District 3.

Planning Commission Results

Agenda Item 5e – General Development Plan Amendment

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

Move to recommend approval to the City Council for the adoption of this amendment to the Saddle Rock East GDP because the proposal complies with the requirements of Code Sections 146- Section 146-5.4.1.c of the Unified Development Ordinance, for the following reasons:

1. The proposal is due to the changed circumstances where commercial development is not feasible on this site;
2. The proposed GDP Amendment is consistent with the spirit and intent of the Comprehensive Plan, which designates this site as an Emerging Neighborhood placetype;
3. The proposed subdivision is broken up into blocks consistent with UDO standards;
4. The proposal adheres to the Murphy Creek Design Guidelines ensures a high level of design quality;
5. Private common spaces that include recreational amenities and outdoor gathering spaces have been provided; and,
6. The proposal is compatible with existing surrounding development.

Further Discussion:

Commissioner Lyon stated it has been 20 years since the golf course has been built and open and it is good to see this development.

Action Taken: Recommended Approval

Votes for the GDP Amendment: 7

Votes against the Site Plan: 0

Absent: None

Abstaining: None

Agenda Item 5f – Site Plan with Adjustment

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

Approve, with three conditions, the Site Plan with an adjustment to allow a larger percentage of garage on the front facade, 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 identified as a primary land use in the Emerging Neighborhoods Placetype in the Aurora Places Plan and furthers the “Housing for All” principle;
2. There is capacity with the existing City infrastructure to accommodate the development and improvements, such as sidewalk connections, will improve City infrastructure and public improvements;
3. The proposal is compatible with the surrounding uses and complies with the Murphy Creek General Development Plan standards; and,
4. Adverse impacts have been mitigated.

Approval to be subject to the following conditions:

1. The Site Plan approval is contingent upon GDP Amendment approval by the City Council.
2. The Site Plan cannot be recorded until receipt of the Murphy Creek Architectural Review Committee approval letter.
3. 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 Conditions

Votes for the Site Plan: 7

Votes against the Site Plan: 0

Absent: None

Abstaining: None

Planning Department
City of Aurora, Colorado

SUMMARY OF PLANNING COMMISSION ACTIONS

Project Name: NINE MILE PEDESTRIAN BRIDGE

Planning Commission Hearing Date: December 08, 2021

Deadline for City Council Call Up: January 31, 2022

Ward: V

Project Type: Site Plan
DA Number: DA-2061-08
Case Number(s): 2021-6047-00
Location: QS: 16E – Northeast Corner of S Parker Road and S Peoria Street Case
Manager: Heather Lamboy

Description:

The Nine Mile Station Area Plan, drafted in 2012, provides a vision to promote mixed-use high-density development close to the Nine Mile Station, create a vibrant village-like atmosphere, and promote high-quality development that improves the character and land values in the area. As this is located in a Transit-Oriented Development, there has been careful consideration of providing for alternate modes of transportation. The proposed bridge provides a key connection that will ensure safe travel across S Parker Road. Compatibility and scale relative to the adjacent neighborhoods are important elements that informed the adopted Nine Mile Station Area policy recommendations.

In May 2017, The Point at Nine Mile Master Plan was approved after the Aurora Urban Renewal Authority (AURA) completed a Master Development Agreement with the applicant in August of 2016. The approved Master Plan outlines land uses, pedestrian, bicycle, vehicular circulation, and a design vision for the site. As stated in the Plan, “The Point is intended to become a vibrant hub of urbanity, which is defined by eco-friendly design, high-quality architecture, interesting and comfortable active streetscapes where walking and biking are prioritized. The design vision embraces standards for urban development within the suburban area.”

Since the adoption of the Master Plan, Site Plans have been approved for King Soopers, retail located on the north side of E Dartmouth Ave, and multi-family residential (both market-rate and affordable) at the northeast corner of S Peoria St and S Parker Rd. The City applied for and won a Transportation Improvement Program (TIP) grant to construct a grade-separated pedestrian bridge that will connect the RTD Nine Mile Light Rail Station and a parking garage with The Point. The bridge landings will be located on the northeast corner of the S Quari St and S Parker Road intersection at The Point, and to the southeast of the Nine Mile Park-and-Ride garage. The design of the landings is being developed by the master developer for The Point landing and the project team for the landing on the RTD side.

The bridge will improve pedestrian and bicycle safety and circulation. Currently, a crosswalk is used at the Parker Rd and Peoria intersection, which is challenging given the 10-lane width of S Parker Road at that location. The bridge will have one span and elevators and stairs at both ends for access. The applicant team has been working with the Arts in Public Places team to design a public art installation on the bridge.

Eight (8) abutting property owners and 22 registered homeowner associations received a referral. No community comments were received. A neighborhood meeting was held on October 26 which was well-attended by the community. Questions related to bridge functions, accessibility, and public art. There were also a few design suggestions, more specifically relating to lighting on the stairways and bicycle-friendly design.

Testimony Given at the Hearing:

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

No public comment or comment from the applicant.

Planning Commission Results

Agenda Item 5g – Site Plan

A motion was made by Commissioner *** and seconded by Commissioner ***.

Move to approve, with one condition, the Site Plan, because the proposal complies with Section 146-5.4.3.B.2 of the Unified Development Ordinance for the following reasons:

1. The proposal complies with the standards of the UDO, The Point Master Plan, and other adopted City regulations;
2. Adequate infrastructure has been provided and impacts are mitigated;
3. The proposed pedestrian bridge improves multi-modal connections; and,
4. The proposed bridge is compatible with the surrounding development in terms of size and scale.

Approval to be subject to the following condition:

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

Further Discussion:

Action Taken: Approved with one Condition

Votes for the Site Plan: 7

Votes against the Site Plan: 0

Absent: None

Abstaining: None

Filed: K:\\$DA\2061-08sps.rtf