

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

March 9, 2021

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5a.	<p>FULENWIDER – MASTER PLAN AMENDMENT WITH ADJUSTMENTS (Ward II) CASE MANAGER: Deborah Bickmire APPLICANT: HM Metropolitan District No 1 Development Application: DA-1478-08 Case Number: 2019-7002-01 General Location: North of 56th Avenue between Picadilly Road and Harvest Road alignment Condition: 1. Resolution of outstanding technical issues prior to recordation.</p>	Approve with a condition and three adjustments	<p>Approved with a condition and three adjustments For Approval: 6 For Denial: 0 Abstentions: 0 Absent: 0 Vacancies: 1</p>	Call-up Deadline March 28, 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: FULENWIDER - MASTER PLAN AMENDMENT WITH ADJUSTMENTS

Planning Commission Hearing Date: March 9, 2022
Deadline for City Council Call Up: March 28, 2022
Ward: II

Project Type: Master Plan Amendment with Adjustments
DA Number: DA-1478-08
Case Number(s): 2019-7002-01
Location: North of 56th Avenue between Picadilly Road and Harvest Road alignment
Case Manager: Deborah Bickmire

Description:

The applicant, HM Metropolitan District No. 1 proposes to amend the Fulenwider Master Plan and include new adjustments. The Master Plan area is located north of 56th Avenue and south of 68th Avenue, between future Tibet and Harvest Roads. The property is zoned MU-A (Mixed Use-Airport) and AD (Airport District) in Subarea C. The 716-acre property is currently vacant, however, infrastructure for roads, utilities, and drainage improvements are currently being constructed. The approved Master Plan includes primarily industrial uses between E-470 and Harvest Road, mixed-use on either side of E-470, and commercial uses on Harvest Road.

The Master Plan amendment focuses on the east side of E-470 north of and adjacent to 56th Avenue to accommodate a data center use. The amendment modifies the alignment of Denali Street and planning area boundaries to accommodate the use. The modifications to Denali Street are supported by the traffic department, and the proposed uses are permitted in the existing zoning districts (MU-A and AD). Several Site Plans for Infrastructure have been approved since the Master Plan approval, and this amendment has been updated to reflect these plans and to identify subsequent improvements and dedications.

This amendment also includes the request for adjustments to three code sections relating to fencing standards. The adjustments are to permit a continuous fence plane, eliminate masonry fence columns; and, to use security fencing adjacent to an open space corridor. The adjustment requests are specific to Planning Area 4 for the data center use only. Staff is supportive of the adjustment request.

Amendments to a Master Plan are typically approved administratively; however, the applicant's request for *major* adjustments requires approval by the Planning and Zoning Commission.

Testimony Given at the Hearing:

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

Eva Mather, Norris Design, 1101 Bannock Street, Denver, CO, representing the applicant, gave a presentation of the item.

Rick Wells, Fulenwider, 1125 17th Street, Suite 2500, Denver, CO, representing the applicant, briefly discussed the status of infrastructure development in the Master Plan area over the last two years and the proposed data center use.

Commissioner Gaiser asked the applicant if landscape would be located on the outside of the fence. Ms. Mather confirmed it would.

Planning Commission Results

Agenda Item 7a – Master Plan Amendment with Adjustments

A motion was made Commissioner Gaiser and seconded by Commissioner Walls

Move to approve the Master Plan Amendment with Major Adjustments to Sections 146-4.7.9.F.3, 146-4.7.9.H.3, and 146-4.7.9.K.1 relating to fencing for the Fulenwider Master Plan Amendment because it complies with the requirements of Code Section 146-5.4.1.E.3 for the following reasons:

1. The proposed Master Plan amendment is consistent with the intent of the Aurora Places Comprehensive Plan “City Corridor” and “Industry Hub” Placetypes.
2. The Master Plan amendment will allow future development of the property to comply with applicable standards.
3. The Master Plan provides a coordinated system of streets, trails, open space and infrastructure to support development in the surrounding area.
4. The adjustments are applicable to a single area for a specific use and will not have any adverse impacts on any abutting lots e adjustments.

Approval to be subject to the following condition:

1. Resolution of outstanding technical issues prior to recordation.

Further Discussion:

Commissioner Jetchick commented the proposed fencing would look much better than chain link with barbed wire.

Chairman Bush stated the proposed fence will look good and he is happy the proposed data center use will be coming to Aurora.

Commissioner Walls expressed appreciation for the upgraded fence, which will be more costly. He also stated it will look better and is more consistent with the code requirements.

Action Taken: Approved with one Condition

Votes for the Site Plan: 6

Votes against the Site Plan: None

Absent: None

Abstaining: None