

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

March 23, 2021

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5a.	<b>PAINTED PRAIRIE COMMUNITY PARK – PARK MASTER PLAN (Ward I)</b> PROJECT MANAGER: Michelle Teller      APPLICANT: Painted Prairie Owner LLC Development Application: DA-1556-24      Case Number: 2022-7002-00 General Location: Southwest Corner of 64 <sup>th</sup> Avenue and Picadilly Road	Recommend approval	<b>Recommended approval</b> For Approval: 6 For Denial: 0 Abstentions: 0 Absent: 0 Vacancies: 1	City Council Study Session Date April 11, 2022
5b.	<b>THE AURORA HIGHLANDS WESTERN ANNEXATION – ZONING MAP AMENDMENT (Ward II)</b> CASE MANAGER: Deborah Bickmire      APPLICANT: Fairfield and Woods PC Development Application: DA-2062-28      Case Number: 2022-2001-00 General Location: Adjacent to the east side of E-470 between 38 <sup>th</sup> Avenue and 26 <sup>th</sup> Avenue	Recommend approval	<b>Recommended approval</b> For Approval: 6 For Denial: 0 Abstentions: 0 Absent: 0 Vacancies: 1	City Council Meeting Date April 11, 2022
5c.	<b>WINDLER – ZONING MAP AMENDMENT (Ward II)</b> CASE MANAGER: Aja Tibbs      APPLICANT: GVP Windler LLC Development Application: DA-1707-07      Case Number: 2005-2017-01 General Location: East and West of E-470 at 48 <sup>th</sup> Avenue	Recommend approval	<b>Recommended approval</b> For Approval: 6 For Denial: 0 Abstentions: 0 Absent: 0 Vacancies: 1	City Council Meeting Date April 25, 2022
5d.	<b>ALTA ADDISON – SITE PLAN WITH ADJUSTMENTS (Ward VI)</b> CASE MANAGER: Aja Tibbs      APPLICANT: Wood Parnters Development Application: DA-2288-00      Case Number: 2021-4028-00 General Location: Approximately 1,500 feet North of the intersection of S Addison Court and S Aurora Parkway	N/A	<b>To Be Heard at the April 13, 2022 Planning Commission hearing due to insufficient notice</b>	N/A
5e.	<b>BUCKLEY YARD COMMERCIAL – CONDITIONAL USE FOR A DRIVE-THROUGH RESTAURANT (Ward II)</b> CASE MANAGER: Ariana Muca      APPLICANT: Evergreen Development Company Development Application: DA-2252-03      Case Number: 2021-6024-03 General Location: Northeast Corner of S Airport Boulevard and E Alameda Parkway	Approve	<b>Approved</b> For Approval: 6 For Denial: 0 Abstentions: 0 Absent: 0 Vacancies: 1	Call-up Deadline April 11, 2022

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5f.	<b>BUCKLEY YARD COMMERCIAL – CONDITIONAL USE FOR A DRIVE-THROUGH RESTAURANT (Ward II)</b> CASE MANAGER: Ariana Muca                      APPLICANT: Evergreen Development Company Development Application: DA-2252-03      Case Number: 2021-6024-04 General Location: Northeast Corner of S Airport Boulevard and E Alameda Parkway	Approve	<b>Approved</b> For Approval: 6 For Denial: 0 Abstentions: 0 Absent: 0 Vacancies: 1	Call-up Deadline April 11, 2022
5g.	<b>BUCKLEY YARD COMMERCIAL – CONDITIONAL USE 24-HOUR OPERATIONS (Ward II)</b> CASE MANAGER: Ariana Muca                      APPLICANT: Evergreen Development Company Development Application: DA-2252-03      Case Number: 2021-6024-05 General Location: Northeast Corner of S Airport Boulevard and E Alameda Parkway	Approve	<b>Approved</b> For Approval: 6 For Denial: 0 Abstentions: 0 Absent: 0 Vacancies: 1	Call-up Deadline April 11, 2022
5h.	<b>BUCKLEY YARD COMMERCIAL – SITE PLAN WITH ADJUSTMENTS (Ward II)</b> CASE MANAGER: Ariana Muca                      APPLICANT: Evergreen Development Company Development Application: DA-2252-03      Case Number: 2021-6024-00 General Location: Northeast Corner of S Airport Boulevard and E Alameda Parkway Conditions: 1. Resolution of outstanding technical issues prior to recordation of the site plan and issuance of any building permits.	Approve with three adjustments and a condition	<b>Approved with three adjustments and a condition</b> For Approval: 6 For Denial: 0 Abstentions: 0 Absent: 0 Vacancies: 1	Call-up Deadline April 11, 2022
5i.	<b>1900 S CHAMBERS COMMUNITY LOTE 1 – SITE PLAN AMENDMENT WITH AN ADJUSTMENT (Ward IV)</b> CASE MANAGER: Antonio Benton                      APPLICANT: Helena Land Holding Development Application: DA-2105-01      Case Number: 2018-6020-03 General Location: Approximately 755 feet south of the intersection of E Mexico Drive and S Chambers Road Conditions: 1. Resolution of outstanding technical issues prior to recordation of the site plan and issuance of any building permits.	Approve with an adjustment and a condition	<b>Approved with an adjustment and a condition</b> For Approval: 6 For Denial: 0 Abstentions: 0 Absent: 0 Vacancies: 1	Call-up Deadline April 11, 2022
5j.	<b>AURORA CROSS DOCKING AT JASPER PARK – SITE PLAN WITH AN ADJUSTMENT (Ward II)</b> CASE MANAGER: Antonio Benton                      APPLICANT: Aurora Cross Docking Development Application: DA-2293-00      Case Manager: 2021-6053-00 General Location: Northwest Corner of E 33 <sup>rd</sup> Avenue and Jasper Street Conditions: 1. Resolution of outstanding technical issues prior to recordation of the site plan and issuance of any building permits.	Approve with an adjustment and a condition	<b>Approved with an adjustment and a condition</b> For Approval: 6 For Denial: 0 Abstentions: 0 Absent: 0 Vacancies: 1	Call-up Deadline April 11, 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: PAINTED PRAIRIE COMMUNITY PARK**

Planning Commission Hearing Date: March 23, 2022

Study Session City Date: April 11, 2022

Ward: II

Project Type: Master Plan for a Community Park

DA Number: DA-1556-24

Case Number(s): 2022-7002-00

Location: QS:94R – Southwest Corner of 64<sup>th</sup> Avenue and Picadilly Road

Project Manager: Michelle Teller, PROS

### Description:

The applicant and property owner, Painted Prairie Owner LLC, is requesting approval of a community park master plan including the first phase dog park. This site is located at the southwest corner of Picadilly Road and 64<sup>th</sup> Avenue and is currently undeveloped. The 1.2-acre dog park site is located on the south end of this community park boundary. See *Exhibit A*. The site is bordered by 61<sup>st</sup> Avenue to the south with single family homes across, a future school site to the west, Picadilly Road to the east and 64<sup>th</sup> Avenue to the north. The community park site is identified within the Painted Prairie Master Plan as being owned and maintained by the City of Aurora Parks, Recreation and Open Space Department with the exception of the subject dog park, which is proposed to be privately maintained by the Painted Prairie Metro District. The full site is required to be dedicated and constructed by the developer and will be split into several design phases with the dog park as the first phase.

The overall community park is 40 acres in total and is split between two developments; Painted Prairie on the west side of Picadilly Road at approximately 26 acres and the Moffit Annexation Area (*previously referred to as the Avelon development*) on the east side of Picadilly Road with 19 acres. A portion of the acreage will also be shared and designed with the future school property for Aurora Public Schools. Painted Prairie has requested that the dog park move forward as the first phase of the community park in order to meet the needs and requests of the growing residents in their community. Painted Prairie currently has several neighborhood parks built and open to the public which satisfy the service radius for park access to all residents. The Painted Prairie Master Plan does not require the community park completion until 50% of all residential lots have received their certificate of occupancy, which has not yet been triggered.

The design of the dog park is proposed to have a small dog enclosure and large dog enclosure that includes an agility course, natural features such as play logs and tunnels, water play features and standard amenities such as waste stations, water stations, shade structures, landscaping and seating. This dog park portion will provide trails and connectivity around the project that will be continued into the rest of the community park site at full build out. Materials such as synthetic turf and crusher fines are anticipated to be the primary materials used on site, with gating surrounding the enclosures to allow for off-leash dog play.

Access to the site will be off 61<sup>st</sup> Avenue which is already completed within this development. It is anticipated that the majority of users will walk to this site or utilize nearby on street parking. During the continued design process, PROS staff will require a parking analysis to determine whether a temporary parking lot will need to be provided on-site or if the on-street availability meets the needs of the users. The full 40-acre community park site will be required to provide adequate parking on site for community users.

The Community Park Master Plan recognizes the approval of the full park boundary, future community park uses, and the design and uses within the phase one dog park. Uses within the full community park are anticipated to include playgrounds, sand volley park courts, parking, sports courts, trails and others that will be determined after future public engagement. A Parks and Recreation Advisory Board meeting was held on February 2<sup>nd</sup>, 2022 and the board unanimously recommended approval to move the project on for final approval

at City Council. Since this is a PROS Master Plan Process as outlined in the PROS Dedication and Development Criteria Manual, a future Master Plan Amendment with approval at the Parks and Recreation Advisory Board will occur when the future phases of the community park are designed following additional community outreach processes.

A public survey was created and administered by the developer and was sent out to all registered neighborhood groups within a 2-mile radius of the site and provided to all residents within each group. Notification was also given to the Parks Board, City Council, the City of Aurora website with survey link embedded, and notification via mail to 1700 residential homes within 2 miles. A total of 297 responses were received. *See Exhibit E for full survey report.*

The public input survey included several questions to gage the demographics, location and user preferences of the dog park site. Questions included age, dog ownership, site walkability, park usage, and feature preference. Here is a summary of the survey results:

- There was a total of 297 potential park users who responded to the survey.
- Most potential park users are 21-50 years old.
- 50% of potential park users do not have any children.
- 2/3 of potential park users own a dog.
- Most potential park users can walk to the park.
- Approximately 18% of potential park users must drive to the park.
- Most potential park users visit a public park a couple of times a week to a couple of times a month.
- Most potential park users visit a dog park a couple of times a week to a couple of times a month, with only 5% noting dog park visitation every day.
- Users value most: Open Lawn Area (Synthetic), Crusher Fines Surfaces, Water Fountain (Dual for dogs & people), Separate Small Dog Area, Site Furnishings (benches & trash cans), Natural Play Features (Boulders, Berms, etc), Shade Structures, and Trees about equally. Open Lawn Areas are the most valued, while agility course is the least valued.
- A majority of users selected future community park engagement to be conducted via further online surveys and via email.

In general, most users are supportive of having a dog park. Open ended comments included several statements of this site being needed, excitement for this phase, and general questions about timeline for construction and the future community park programming. Community concern for this site primarily involved safety and operational hours, maintenance of the site and minimizing potential parking and traffic impacts.

The developer was able to incorporate several features following input from the public engagement survey including incorporation of a small dog and large dog area, lawns and open areas, 'people areas', water feature and water station, and a mix of materials on site. Regarding the operational hours and maintenance, within Metro District Service Agreements, all parks are required to be open to the general public between sunrise and sunset and have standards for sustaining a safe and well-maintained site.

As this first phase of outreach is focused primarily on the dog park, future plans for the rest of the community park site will involve additional public input processes to better understand community needs for the rest of the site. In an effort to keep the community informed, this initial survey requested emails and asked how community users would like to be informed during future input efforts. Based on the future community feedback and further design with the developer, PROS staff will return to the Parks and Recreation Advisory Board with an amendment to the Master Plan for approval.

### **Testimony Given at the Hearing:**

Michelle Teller, Project Manager, PROS, gave a presentation of the item, including the staff recommendation.

Commissioner Hogan asked if there will dedicated parking for the park.

Ms. Teller responded that dedicated parking will be provided in future phases; street parking will be available in the interim.

### **Planning Commission Results**

Agenda Item 7a: Master Plan

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

Move to recommend approval to City Council the Community Park Master Plan because the proposal complies with the requirements of Section 146-5.4.3.2.B and the Parks, Recreation and Open Space Dedication and Development Criteria Manual for the following reasons:

1. It is consistent with the designated uses permitted within a community park.
2. It improves park services to residents.
3. It is designed to meet the desires and concerns of property owners within the surrounding developments.
4. It mitigates any adverse impacts to the surrounding area.
5. It improves multi-modal connectivity within the development and to adjacent sites.

### **Further Discussion:**

No further discussion occurred.

**Action Taken:** Recommended Approval

Votes for the Park Master Plan: 6

Votes against the Park Master Plan: 0

Absent: None

Abstaining: None

Vacancies: 1

Planning Department  
City of Aurora, Colorado

## **SUMMARY OF PLANNING COMMISSION ACTIONS**

**Project Name: THE AURORA HIGHLANDS WESTERN ANNEXATION**

Planning Commission Hearing Date: March 23, 2022  
City Council Meeting Date: April 11, 2022  
Ward: II

Project Type: Zoning Map Amendment  
DA Number: DA-2062-28  
Case Number(s): 2022-2001-00  
Location: QS:01U,02U – Adjacent to the east side of E-470 between 38<sup>th</sup> Avenue and 26<sup>th</sup> Avenue  
Case Manager: Deborah Bickmire

### **Description:**

The applicant, Fairfield and Woods, PC, requests a Zoning Map Amendment for the initial zoning to Mixed-Use Regional (MU-R) District for a parcel of land consisting of approximately 6.1 acres. The site is generally located adjacent to the east side of E-470 between 26<sup>th</sup> Avenue and 38<sup>th</sup> Avenue. The property is designated City Corridor “Placetype” in the Aurora Places Comprehensive Plan. The subject property, comprised of former E-470 Highway and Gun Club Road right-of-way, is currently being considered for annexation into the City of Aurora. The proposal is adjacent to other land already zoned MU-R.

The subject property is adjacent to The Aurora Highlands Master Plan (Exhibit D) and will be added to the Master Plan in a future amendment. The adjacent land uses are planned for a hospital / medical campus and a corporate campus.

The Aurora Highlands Master Plan was approved in 2019. The Master Plan, comprised of nearly 2,500 acres located between E-470 and Monaghan Road, south of E. 48<sup>th</sup> Avenue to E. 26<sup>th</sup> Avenue, includes residential, commercial, mixed-use, corporate and medical campuses, civic uses, schools and parks. Key components of the Master Plan include the construction of a new interchange at E-470 and E. 38<sup>th</sup> Avenue and a main-street corridor that parallels E-470. The main-street corridor has been constructed between 26<sup>th</sup> Avenue and The Aurora Highlands Parkway.

Nine adjacent property owners and five registered associations were notified of the rezoning application. No comments were received, and a neighborhood meeting not held.

### **Testimony Given at the Hearing:**

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

Commissioner Hogan asked who owned the subject property.

Jack Reutzel, Fairfield and Woods, PC, 1801 California Street, Suite 2600, Denver, CO, representing the applicant, explained the property is owned by Aurora Highlands LLC and NE Denver Highlands LLC and they will be developing a hospital on the adjacent site. He told Commissioner Hogan the hospital will be a Porter Hospital.

## **Planning Commission Results**

### Agenda Item 7b – Zoning Map Amendment

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

Move to recommend approval for the Initial Zoning to City Council because the proposal complies with the requirements of Code Section 146-5.4.1.C, of the Unified Development Ordinance for the following reasons:

1. The proposed zoning is consistent with the spirit and intent of the Aurora Places Comprehensive Plan “City Corridor” placetype and will contribute to the economic and fiscal success of the city.
2. The proposed zoning is compatible with surrounding development.
3. The property is currently vacant, therefore is no dislocation of tenants or occupants.

#### **Further Discussion:**

No further discussion occurred.

**Action Taken:** Recommended Approval

Votes for the Site Plan: 6

Votes against the Site Plan: 0

Absent: None

Abstaining: None

Vacancies: 1

Filed: K:\\$DA\2062-28sps.rtf

Planning Department  
City of Aurora, Colorado

## SUMMARY OF PLANNING COMMISSION ACTIONS

**Project Name: WINDLER**

Planning Commission Hearing Date: March 23, 2022

City Council Meeting Date: April 25, 2022

Ward: II

Project Type: Zoning Map Amendment

DA Number: DA-1707-07

Case Number(s): 2005-2017-01

Location: QS:96U, 96V, 97T, 97U, 97V, 98T – East and West of E-470 at 48<sup>th</sup> Avenue

Case Manager: Aja Tibbs

**Description:**

The applicant, GVP Windler, LLC, is requesting approval of a Zoning Map Amendment to adjust existing zone district boundaries to better align with a proposed Master Plan Major Amendment. The Windler Master Plan area is located west of E-470 on the north and south corners of 48<sup>th</sup> Avenue, as well as east of E-470 from 48<sup>th</sup> Avenue to 56<sup>th</sup> Avenue. However, the proposed zoning map amendment only impacts the zone district boundaries of the Windler site that is located east of E-470. The proposed zone map amendment area is comprised of approximately one square mile, consisting of three separate zone districts: 84± acres of Mixed-Use Airport (MU-A) on the northeast corner of 48<sup>th</sup> Avenue and E-470; 151± acres of Mixed-Use Regional (MU-R) on the southeast corner of 56<sup>th</sup> Avenue and E-470; and 393± acres of Medium Density Residential (R-2) along Harvest Road, between 48<sup>th</sup> Avenue and 56<sup>th</sup> Avenue (the eastern half of the area).

The applicant has also submitted the Windler Master Plan Amendment for the subject site. Per the Unified Development Ordinance (UDO), Master Plans within Subarea C are reviewed and approved by the Planning Director and only reviewed by the Planning and Zoning Commission if an adjustment is requested. The proposed Windler Master Plan Amendment represents a significant change to the previously approved plan. The applicant states that it is due to changes in the economy and surrounding areas, to establish an improved vision for the master planned area, and to bring the master plan into compliance with the Aurora Places Comprehensive Plan, which was adopted fifteen years after the previously approved Windler Master Plan. The applicant describes the Windler project as a holistic master planned community, a 21<sup>st</sup> century neighborhood that will be acclaimed for its economic vitality, smart growth policies, architectural integrity, active and passive park areas, open space and arterial connections, community interaction, pedestrian friendly amenities, connectivity and sustainability.

The proposed changes to the Windler Master Plan do not match the layout of the existing zone district boundaries, and if they remain, more than one zone district would bisect lots/sites at the time of site development. As a result, the applicant needs to adjust the boundaries to better align with the proposed planning areas within the master plan. Overall, the adjustments result in a reduction in the Mixed-Use Airport (MU-A) zone district from 84± acres to 72± acres, a reduction in the Mixed-Use Regional (MU-R) zone district from 151± acres to 129± acres, and an increase of the Medium-Density Residential (R-2) zone district from 393± acres to 427± acres.

The purpose and intent of each of the existing and proposed districts are as follows:



- The Mixed-Use Airport (MU-A) district is to enable the development of master planned developments that allow for a mix of uses, located and designed in accordance with the Comprehensive Plan, and that allow Aurora to leverage the economic opportunities created by Denver International Airport. A wide variety of attached and detached single-family, two-family and low to medium-density multi-family housing is permitted.
- The Mixed-Use Regional (MU-R) district is to serve “image making” areas in Aurora such as gateways, major arterial street and highway intersections, and regional activity centers. The MU-R district allows for a mix of medium- to high-density residential and regional commercial uses.
- The Medium Density Residential (R-2) district is to promote and preserve various types of medium density housing with adequate amounts of usable common space and amenities.

Please note that: although the proposal slightly reduces the mixed-use zoning district acreage, the applicant is seeking to integrate additional commercial uses within the neighborhoods zoned in the R-2 boundary using the designation of administrative activity centers (which utilize the Mixed-Use, zoning MU-C or MU-N).

Twelve adjacent property owners and four registered neighborhood organizations were notified of the application. No comments were received by staff regarding the zoning map amendment application. Therefore, no neighborhood meeting was held. Staff has not received additional comments, as a result of the Planning and Zoning Commission Public Hearing Notice and sign posting.

**Testimony Given at the Hearing:**

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

John Prestwich, PCS Group, 200 Kalamath Street, Denver, CO, gave a presentation of the item on the applicant’s behalf.

No public comments or testimony was given, and the Planning Commission had questions.

**Planning Commission Results**

Agenda Item 7c: Zoning Map Amendment

A motion was made by Commissioner Garrett Walls and seconded by Commissioner Becky Hogan

Move to recommend approval of the Zoning Map Amendment to adjust the existing zoning boundaries of the MU-A, MU-R and R-2 zone districts to be consistent with the Amended Windler Master Plan to City Council because the proposal complies with the criteria in Section 146-5.4.1.C.1.3 of the Unified Development Ordinance for the following reasons.

1. It remains consistent with the spirit and intent of the Comprehensive Plan.
2. It supports updates to the Windler Master Plan that is better aligned with the zone districts and other regulations of the Unified Development Ordinance.
3. The zoning map amendment does not impact compatibility with the surrounding areas or uses.
4. It will not create any dislocations of tenants or occupants of the property.

**Further Discussion:**

No further discussion occurred.

**Action Taken:** Recommended Approval

Votes for the Site Plan: 6

Votes against the Site Plan: 0

Absent: None

Abstaining: None

Vacancies: 1

Filed: K:\\$DA\1707-07sps.rtf

Planning Department  
City of Aurora, Colorado

## **SUMMARY OF PLANNING COMMISSION ACTIONS**

**Project Name: BUCKLEY YARD COMMERCIAL**

Planning Commission Hearing Date: March 23, 2022

Deadline for City Council Call Up: April 11, 2022

Ward: II

Project Type: Three Conditional Uses and Site Plan with Adjustments

DA Number: DA-2252-03

Case Number(s): 2021-6024-00; 2021-6024-03; 2021-6024-04; 2021-6024-05

Location: QS:09L – Northeast Corner of S Airport Boulevard and E Alameda Parkway

Case Manager: Ariana Muca

### **Description:**

The applicant, Evergreen Development Company, is requesting approval of a Site Plan for two restaurants with drive-throughs, a medical/office building, and two vacant lots. The Site Plan includes two conditional uses for drive-throughs and one conditional use for a 24-hour use within 300 feet of residential zoning. The property is zoned MU-C (Mixed Use-Corridor) and consists of approximately seven acres located at the northeast corner of S. Airport Boulevard and E. Alameda Parkway. The site is comprised of five lots. Vehicular access to the site is proposed from the proposed S. Pagosa Street via E. Alameda Parkway, also from S. Quintero Way via S. Airport Boulevard, and E. Alameda Drive via S. Airport Boulevard. The five lots are bisected by S. Quintero Way and splits lots 1, 2, and 3 from lots 4 and 5.

The proposal is for a 11,555 square foot medical/office building (lot 1), a 2,298 square foot drive-through restaurant (lot 2), a 4,575 square foot drive-through restaurant (lot 3), and two lots available for future development (lots 4 & 5).

The recently approved Infrastructure Site Plan (ISP) provides significant infrastructure improvements within the commercial area of the Buckley Yard Master Plan with a street network to support both the commercial phase of development and access to the residential development, which is planned to the east.

The Buckley Yard Master Plan, an approximately 44-acre development, consists of the previously mentioned approximately seven acres of commercial and about 37 acres of residential. This large infill site is surrounded by existing infrastructure, including the fully constructed roads on all sides, nearby services and retail uses, and many nearby employers. In addition, residents will benefit from proximity to the commercial uses and park within the community and neighborhood.

This proposal meets all site plan requirements for zoning, traffic, and drainage, with three adjustments requested for the required street tree quantities, street frontage buffer, and landscaping adjacent to the drive-throughs. More detailed information about the adjustment requests is discussed later in the report. The proposed Site Plan is consistent with the approval criteria in the UDO and the Buckley Yard Master Plan. Planning Staff supports the proposed adjustments as shown in this report.

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

### **Testimony Given at the Hearing:**

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

There was no public comment and the Planning Commission did not have any questions for staff or the applicant.

### **Planning Commission Results**

#### **Agenda Item 7e – Conditional Use for a Drive-through Restaurant**

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

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 UDO and the Mixed-Use Corridor zone district.
2. The application is consistent with the Comprehensive Plan “Commercial Hub” principle in that the proposed development will provide goods and services to nearby Established and Emerging Neighborhoods.
3. The size, scale, height, density, multi-modal 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 within the existing City infrastructure to serve the proposed development.
5. Adverse impacts to the surrounding area have been mitigated.

#### **Further Discussion:**

No further discussion occurred.

**Action Taken:** Approved

Votes for the Conditional Use: 6

Votes against the Conditional Use: 0

Absent: None

Abstaining: None

Vacancies: 1

#### **Agenda Item 7f – Conditional Use for a Drive-through Restaurant**

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

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 UDO and the Mixed-Use Corridor zone district.
2. The application is consistent with the Comprehensive Plan “Commercial Hub” principle in that the proposed development will provide goods and services to nearby Established and Emerging Neighborhoods.
3. The size, scale, height, density, multi-modal 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 within the existing City infrastructure to serve the proposed development.
5. Adverse impacts to the surrounding area have been mitigated.

**Further Discussion:**

No further discussion occurred.

**Action Taken:** Approved

Votes for the Conditional Use: 6

Votes against the Conditional Use: 0

Absent: None

Abstaining: None

Vacancies: 1

**Agenda Item 7g – Conditional Use for 24-Hour Operations Adjacent to Residential**

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

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 UDO and the Mixed-Use Corridor zone district.
2. The application is consistent with the Comprehensive Plan “Commercial Hub” principle in that the proposed development will provide goods and services to nearby Established and Emerging Neighborhoods.
3. The size, scale, height, density, multi-modal 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 within the existing City infrastructure to serve the proposed development.
5. Adverse impacts to the surrounding area have been mitigated.

**Further Discussion:**

No further discussion occurred.

**Action Taken:** Approved

Votes for the Conditional Use: 6

Votes against the Conditional Use: 0

Absent: None

Abstaining: None

Vacancies: 1

**Agenda Item 7h – Site Plan with Adjustments**

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

Approve, with one condition, the Site Plan with three adjustments for minimum plant material quantities (146-4.7.5.C.2.a.), for street frontage landscape buffers (146-4.7.5.D.3.a.), and for building perimeter landscaping (146-4.7.5.J.2.c.i.) 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 complies with the standards of the UDO and other adopted regulations.
2. Adequate infrastructure has been provided and impacts are mitigated.
3. The proposed building is compatible with the surrounding development and meets all Master Plan standards.

Approval to be subject to the following condition:

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

**Further Discussion:**

No further discussion occurred.

**Action Taken:** Approved with three Adjustments and a Condition

Votes for the Site Plan: 6

Votes against the Site Plan: 0

Absent: None

Abstaining: None

Vacancies: 1

Filed: K:\\$DA\2252-03sps.rtf

Planning Department  
City of Aurora, Colorado

## SUMMARY OF PLANNING COMMISSION ACTIONS

**Site Plan Name: 1900 S Chambers Community Lot 1t**

Planning Commission Hearing Date: March 23, 2022

Deadline for City Council Call Up: April 11, 2022

Ward: IV

Project Type: Site Plan Amendment with Adjustment

DA Number: DA-2105-01

Case Number(s): 2018-6020-03

Location: QS:12J - Approximately 755 Ft South of the Intersection of E Mexico Drive and S Chambers Rd

Case Manager: Antonnio Benton

### Description:

The applicant, Helena Land Holding, is requesting a Site Plan Amendment approval to construct a three-story 51-unit apartment complex on two acres of vacant land. The subject property is located on the east side of Chambers Road, approximately 755' south of Mexico Drive. The property is zoned Medium Density Multi-Family Residential District (R-3) district and is within the *Established Neighborhood* Placetype of the Aurora Places Comprehensive Plan. Primary access to the site is proposed from a right-in and right-out on Chambers Road. An adjustment to the maximum building length in Subarea B is requested with the application.

The east half of this site plan has been constructed and includes 31 single-family attached townhomes. This amendment impacts the west half, which was planned for 42 "Continuum of Care" units within four buildings. This site plan amendment proposes to replace the "continuum of care" buildings with the apartment building. The proposal includes landscaping, sidewalk improvements, pedestrian lighting, street trees, a dog park, and common outdoor space. Exterior building design will generally consist of brick veneer with both panel and lap siding and fenestration. The primary building entrance facing Chambers Road is enhanced with a recessed doorway and additional fenestration. In addition, staff supports the adjustment to allow a longer building, and the analysis is described later in this report. Nineteen (19) registered neighborhood organizations and thirteen (13) adjacent property owners were notified of the application. Comments were received from two neighboring property owners regarding concerns about the project. The applicant reached out directly both neighbors and addressed their concerns. A neighborhood meeting was not held.

### Testimony Given at the Hearing:

Antonnio Benton, Case Manager, gave a presentation of the item, including staff recommendation.

Marsha Moss, 1812 S Chambers Road, Aurora, CO, a neighboring property owner, asked about the density in comparison to the originally approved site plan.

Mr. Benton responded the previous approved site plan was for a memory care facility. The current site plan is for 51-unit apartment complex.

## **Planning Commission Results**

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

Approve, with one condition, the Site Plan Amendment with one Adjustment to Section 146-4.8.4. D.1.b related to building length, because the proposal complies with the requirements of Code Section 146-5.4.3.B.2 of the Unified Development Ordinance for the following reasons:

1. Complies with all applicable standards in the UDO which affect the property and meet approval criteria for the adjustment.
2. Utilizes adequate existing city infrastructure and public improvements.
3. The application is compatible with surrounding uses in terms of size, scale, and building façade materials.
4. Mitigates any adverse impacts to the surrounding area to the degree practicable.

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 Hogan disclosed that had worked on the first phase of this development but is no longer involved with the project. She stated she would be able to vote with bias.

**Action Taken:** Approved with an Adjustment and Condition

Votes for the Site Plan: 6

Votes against the Site Plan: 0

Absent: None

Abstaining: None

Vacancies: 1



Planning Department  
City of Aurora, Colorado

## SUMMARY OF PLANNING COMMISSION ACTIONS

**Project Name: Aurora Cross Docking at Jasper Park**

Planning Commission Hearing Date: March 23, 2022

Deadline for City Council Call Up: April 11, 2022

Ward: II

Project Type: Site Plan with Adjustment  
DA Number: DA-2293-00  
Case Number: 2021-6053-00  
Location: NW Corner of E 33rd Ave and Jasper St  
Case Manager: Antonnio Benton

**Description:**

The applicant, Aurora Cross Docking, is requesting approval of a Site Plan for an approximately 15,000 square-foot storage, warehousing, and distribution building on 3.63 acres. The subject property is generally located on the northwest corner of East 33<sup>rd</sup> Avenue and Jasper Street. The property is zoned Business Tech District (I-1) district in Subarea B and is within the *Industrial Hub* Placetype of the Aurora Places Comprehensive Plan. Primary full movement access/ingress to the site is provided from 33<sup>rd</sup> Place with a secondary truck egress onto Jasper Street. An adjustment to the *gate setback* from the street flow line on the Jasper Street exit is being requested with the application.

The Aurora Cross Docking is proposed to operate Monday through Friday between 7:00 am to 6:00 pm, and Saturday between 9:00 am to 2:00 pm. Trucks will arrive as scheduled during these time periods. The facility will operate as a warehouse and distribution center for plastic bags manufactured out of state to be distributed both locally and to several western regions. The maximum number of employees occupying the facility at any one time not passing through for product transit is five, in the form of office personnel, dispatchers, and warehouse personnel. The applicant will provide site improvements in the form of landscaping, sidewalks, pedestrian lighting, and curbside landscaping. Building architecture and design will consist of concrete block, cementitious panels in neutral colors, varied parapet height, architectural reveals and wainscoting.

Three (3) registered neighborhood organizations and four (4) adjacent property owners were notified of the application. No neighborhood comments were received. A neighborhood meeting was not held.

**Testimony Given at Hearing:**

Antonnio Benton, Case Manager, gave a presentation of the item, including staff recommendation.

There was no public comment and the Planning Commission did not have any questions.

## **Planning Commission Results**

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

Approve, with one condition, the Site Plan with Adjustment because the proposal complies with the requirements of Code Section 146-5.4.3. B.2 of the Unified Development Ordinance for the following reasons:

1. Complies with all applicable standards and criteria in the UDO which affect the property.
2. Utilizes adequate existing city infrastructure and public improvements.
3. The proposal is compatible with surrounding uses with regard to the size, scale, and building façade materials.
4. Mitigates any adverse impacts to the surrounding area to the degree practicable.

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:**

No further discussion occurred.

**Action Taken:** Approved an Adjustment and a Condition

Votes for the Site Plan: 6

Votes against the Site Plan: 0

Absent: None

Abstaining: None

Vacancies: 1