

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

May 11, 2022

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
7a.	<b>AURORA ONE – ZONING MAP AMENDMENT (Ward II)</b> CASE MANAGER: Aja Tibbs                      APPLICANT: GB Capital LLC Development Application: DA-2241-03      Case Number: 2000-2041-02 General Location: Along Stephen D Hogan Parkway and Valdai Street	Recommend approval	<b>Recommended Approval</b> For Approval: 5 For Denial: 0 Abstentions: 1 (Jetchick due to technical difficulties) Absent: 1 (Ahern)	City Council Meeting Date June 6, 2022
7b.	<b>FORUM VISTA CREEK – SITE PLAN WITH ADJUSTMENTS (Ward II)</b> CASE MANAGER: Dan Osoba                      APPLICANT: FDG Lona Associates, LLC Development Application: DA-2248-01      Case Number: 2021-4025-00 General Location: Southwest Corner of E 6 <sup>th</sup> Avenue and S Gun Club Road	N/A	<b>Continued to May 25, 2022</b>	N/A

**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: AURORA ONE**

Planning Commission Hearing Date: May 11, 2022

City Council Meeting Date: June 6, 2022

Ward: II

Project Type: Zoning Map Amendment

DA Number: DA-2241-03

Case Number: 2000-2041-02

Location: QS:07S,07T - Along Stephen D Hogan Parkway West of Valdai Street

Case Manager: Aja Tibbs

**Description:**

The applicant, GB Capital, LLC, is requesting approval of a Zoning Map Amendment to rezone the 15.4-acre subject site from Airport District (AD) to Mixed-Use Regional (MU-R). The subject property is located within Subarea C, along Stephen D. Hogan Parkway and west of Valdai Street.

The property is designated as an Innovation District Placetype within the Aurora Places Comprehensive Plan. The proposed MU-R District is a compatible zoning district with the designated placetype and permits compatible uses described within the Comprehensive Plan.

With the update of the Unified Development Ordinance (UDO) in 2019, this property was zoned AD to be like the E-470 Research & Development district that was in place previously. Around the same time, the subject property was joined through the Aurora One Master Plan for the future development of the property. Per the approved plan, the zoning amendment area is designated for commercial and single-family attached uses (see zone area outlined in red below). Both commercial and single-family attached uses are permitted within the proposed MU-R District.

Rezoning the AD District area to the proposed MU-R District was listed as a requirement within the Aurora One Master Plan so that the planning areas and proposed uses would be regulated under one consistent zone district. If the existing AD zoning were to remain, several sites and planning areas would be split by differing zone district requirements. This rezoning would allow the development to occur in a cohesive and clear process and pattern.

Seventeen property owners and five 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 because 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 items, including staff recommendations.

The Planning Commission did not have any questions for staff or the applicant.

July Gamec, THK Associates Inc., 2953 S Peoria Street, Suite 101, Aurora, CO, representing the applicant, thanked the Commission for considering the Rezoning request.

### **Planning Commission Results**

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

Move to approve the Zoning Map Amendment to rezone the subject property from AD District to MU-R District, 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. The proposed MU-R zoning is more consistent with the approved Aurora One Master Plan 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 Zoning Map Amendment: 5

Votes against the Zoning Map Amendment: 0

Absent: 1 (Ahern)

Abstaining: 1 (Jetchick due to technical difficulties)