



**Planning and Zoning Commission
March 26, 2025**

Commissioners Present

**Garrett Walls
Becky Hogan
Robert Gaiser
Sonda Banka
Gayle Jetchick
Melvin Bush**

Commissioners Absent

Robert Roth

1. Study Session – 5:00 p.m. – Connecting Aurora Project Update

2. Regular Meeting – Call to Order 6:10 p.m.

3. Roll Call

4. Pledge of Allegiance

Not Conducted Due to Virtual Meeting

5. Approval of the Planning Commission Minutes

5.a. March 12, 2025 Draft Minutes

A MOTION WAS MADE BY CHAIR WALLS AND SECONDED BY COMMISSIONER BANKA

TO APPROVE THE MINUTES AS SUBMITTED.

MINUTES APPROVED UNANIMOUSLY.

6. Adoption of Agenda

A MOTION WAS MADE BY CHAIRMAN WALLS AND SECONDED BY COMMISSIONER JETCHICK.

MOVE TO APPROVE THE DRAFT AGENDA AS THE PERMANENT AGENDA. AGENDA ITEMS 8a-e WILL BE HEARD AT THIS MEETING ALL OTHER AGENDA ITEMS HAVE EITHER BEEN WITHDRAWN, ARE INACTIVE, OR ARE BEING CONTINUED TO A LATER DATE.

MOTION PASSED UNANIMOUSLY.

7. Consent Agenda

Not conducted due to lack of items.

8. General Business

8a. AURORA REGIONAL NAVIGATION CAMPUS – SITE PLAN WITH ADJUSTMENTS

The applicant and property owner, the City of Aurora, is requesting approval of a Site Plan for the Aurora Regional Navigation Campus (ARNC) at 15500 E. 40th Avenue.

The 13.2-acre site is within the Mixed-Use Corridor (MU-C) zone district and the proposed “public use facility” is a permitted use. There is an existing building on the



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site that was formerly the Crowne Plaza Hotel and Convention Center until it closed in 2024. The interior building will be renovated, and minor changes are proposed to the exterior of the property to meet the logistical needs of the Navigation Campus. Adjacent uses include Interstate 70 to the south, vacant property to the west, an industrial building to the east, and commercial and multifamily across 40th Avenue in Denver.

The existing 200,000-square-foot building is centrally located on the property and is surrounded by a surface parking lot with over 600 parking spaces. The Navigation Campus will serve individuals experiencing homelessness or housing instability. Programming within the building will include a welcome area, a day center, meeting rooms for support services, an emergency overnight shelter, a semi-congregate sleeping area, transitional housing, and offices and support areas for staff. The facility will be open 24/7. The first phase of improvements (Phase 1) will include completing all interior improvements, adding perimeter fencing with controlled entry gates and security cameras, installing wayfinding signage, restriping the parking lot to be consistent with Unified Development Ordinance (UDO) requirements, and adding a dog run and outdoor break area for staff. In the future, as funding allows (Phase 2), two additional outdoor amenity spaces will be proposed on the east and south sides of the building.

Three Site Plan adjustments are requested as part of the application for parking lot landscape screening, fence materials, and fence height. More detailed information about the adjustment requests is discussed later in the report. The Site Plan is consistent with the approval criteria in the UDO, and staff is supportive of the adjustment requests.

Seven adjacent property owners and one registered neighborhood organization were notified of the application. No comments were received from any interested parties, so a neighborhood meeting was not held as part of this Site Plan. However, multiple meetings were hosted by the Housing and Community Services Department in early 2024 for residents and business owners to learn about the Aurora Regional Navigation Campus and ask questions.

Testimony Given at the Hearing:

Chair Walls, and Commissioners Jetchick, Banka, Gaiser, and Bush visited the site.

Stephen Rodriguez, Planning Supervisor, on behalf of Sarah Wile, Case Manager, gave a presentation of the item, including the staff recommendation.

Elly Watson, Assistant Director of Public Works, City of Aurora, applicant, was available for questions.

Jim Goebelbecker and Jacob Merrion, Advanced, INC, agents representing the applicant, were available for questions.



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Sheridan Staats, Julianne Scherer, and Matt Jarrett, HDR Architecture, agents representing the applicant, were available for questions.

Commission Hogan asked how close the nearest bus stop was to the facility. Commissioner Hogan also asked for the anticipated mode of transportation to be utilized by users of the facility.

E. Watson replied that foot and public transportation are the anticipated modes of transportation by facility users. The nearest bus stop is on 40th and Chambers.

Commissioner Bush asked if this facility is currently being used as a temporary shelter for the homeless.

E. Watson indicated that a small portion of the facility is currently used for cold weather overnight sheltering. E. Watson stated that this will conclude, weather-dependent, in mid to late April. The facility is expected to reopen after its renovation is completed this fall.

Commissioner Bush asked for clarification that in fall 2025 the facility will no longer be a temporary shelter but instead a permanent transitional facility.

E. Watson responded that there will be a portion of the facility that continues to offer overnight sheltering. There will also be a navigation center and transitional housing in the current hotel tower for people who have met certain milestones in terms of employment and recovery. Those people will be staying at the facility for longer periods.

There was no public comment.

Planning Commission Results

AGENDA ITEM 8a – SITE PLAN WITH ADJUSTMENTS

A MOTION WAS MADE BY COMMISSIONER BUSH AND SECONDED BY COMMISSIONER BANKA.

MOVE TO APPROVE, WITH ONE CONDITION, THE SITE PLAN WITH THREE ADJUSTMENTS FOR PARKING LOT LANDSCAPE SCREENING, FENCE MATERIALS, AND FENCE HEIGHT BECAUSE THE PROPOSAL COMPLIES WITH THE REQUIREMENTS OF SECTION 146-5.4.3.B.2 FOR THE FOLLOWING REASONS:

1. IT IS CONSISTENT WITH THE APPLICABLE UDO STANDARD WITH THE EXCEPTION OF THE REQUESTED ADJUSTMENTS, WHICH COMPLY WITH THE APPROVAL CRITERIA IN SECTION 146-5.4.4.D;
2. IT ENHANCES THE EXISTING CITY INFRASTRUCTURE;
3. IT IS COMPATIBLE WITH SURROUNDING LAND USES; AND
4. IT MITIGATES ANY ADVERSE IMPACTS TO THE SURROUNDING AREA.

APPROVAL IS 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.



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Further Discussion:

Commissioner Bush stated that this proposal is an excellent use for the facility. Commissioner Bush expressed support for the utilization of both temporary and long-term solutions to assist those experiencing homelessness.

Chair Walls agreed with Commissioner Bush. Chair Walls also stated that the proposal is a creative way to transition a property that might have eventually been considered blighted into a facility that assists a population needing services. Chair Walls commented that the proposal provides a holistic approach to help at-risk populations. Chair Walls then commended the design.

MOTION PASSED UNANIMOUSLY



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8b. STANLEY 98 MULTI-FAMILY – SITE PLAN

The applicant, Housing Authority of the City of Aurora, requests approval of a Site Plan for 75 affordable multi-family units on a 2.70-acre property located at the northwest corner of East 25th Avenue and East Ironton Street. The site consists of two blocks previously platted for alley-loaded, single-family residential development located between Ironton, Jamaica, and Joliet streets. Single-family attached/multi-family dwellings exist along the south sides of both blocks, fronting 25th Avenue. A concrete drainage channel and trail are located along the north side of the site. The site is zoned Original Aurora Main Street (OA-MS) in Subarea A and is located within the Original Aurora Placetype, as identified in the Aurora Places Comprehensive Plan. The site is surrounded by a mixture of multi-family, single-family residential, and outdoor storage. Subdivision and Right-of-Way Vacation applications were also filed in association with this site plan application. The purpose of these vacations was to vacate platted but substantially unbuilt streets and alleys to provide larger parcels for this proposal. The four associated street vacations were approved by the City Council on January 27, 2024.

The four-story residential building is located on the eastern block of the site and is oriented around a central courtyard. The courtyard includes a play area, benches and tables, shade structures, and a usable lawn space. The western block consists of 52 surface parking spaces, a detention pond, and an additional amenity area, which is comprised of a meditative fountain, playground equipment, bicycle amenities, and seating areas to support resident comfort and recreational opportunities. An internal street network is provided, which consists of an east-west street along the north side of the site, wrapping around and through the site to connect to the existing Ironton, Jamaica, and Joliet streets to the south.

This proposal complies with all UDO requirements. The applicant has requested four administrative adjustments, including three related to landscape requirements and one related to off-street parking requirements. These adjustments have been administratively approved per Section 146-5.4.4.F, of the Unified Development Ordinance (UDO) and additional details on each are provided in the subsequent section of this report. The Site Plan meets the applicable approval criteria of the UDO and aligns with the city's long-term goals for affordable housing and community development.

Twenty-three adjacent property owners and eleven registered neighborhood organizations were notified of the application. No comments were received during the review of the application; therefore, no neighborhood meeting was held.

Testimony Given at the Hearing:

Chair Walls and Commissioners Jetchick, Banka, Hogan, and Bush visited the site.

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

Heidi Mitchell and Martin Petrov, Aurora Housing Authority, applicants, were available for questions.

There were no questions for staff.



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There was no public comment.

Planning Commission Results

AGENDA ITEM 8b – SITE PLAN

A MOTION WAS MADE BY COMMISSIONER GAISER AND SECONDED BY COMMISSIONER HOGAN.

MOVE TO APPROVE, WITH ONE CONDITION, THE MULTI-FAMILY SITE PLAN BECAUSE THE PROPOSAL COMPLIES WITH THE REQUIREMENTS OF SECTION 146-5.4.3.B.2 OF THE UNIFIED DEVELOPMENT ORDINANCE FOR THE FOLLOWING REASONS:

1. IT IS CONSISTENT WITH THE AURORA PLACES PLAN "ORIGINAL AURORA" BECAUSE HIGH-DENSITY RESIDENTIAL IS A PRIMARY LAND USE INTENDED WITHIN THIS PLACETYPE;
2. WITH THE EXCEPTION OF THE MINOR ADJUSTMENT REQUESTS, THE APPLICATION IS COMPLIANT WITH THE STANDARDS IN THE UDO;
3. THE PROPOSAL IS COMPATIBLE WITH SURROUNDING LAND USES AS THERE IS EXISTING MULTI-FAMILY RESIDENTIAL TO THE SOUTH; AND,
4. THE APPLICATION WILL IMPROVE OR EXPAND MULTI-MODAL CONNECTIONS WITH ADJACENT SITES, NEIGHBORHOODS, AND URBAN CENTERS.

APPROVAL IS TO BE SUBJECT TO THE FOLLOWING CONDITION:

1. RESOLUTION OF OUTSTANDING TECHNICAL ISSUES PRIOR TO THE RECORDATION OF THE SITE PLAN MYLARS AND ISSUANCE OF ANY BUILDING PERMITS.

Further Discussion:

Commissioner Gaiser stated that it is good to see more affordable housing in Aurora. This will benefit the city.

MOTION PASSED UNANIMOUSLY



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8cd. EXPRESS CAR WASH – CONDITIONAL USE FOR AUTOMOTIVE IN MU-C AND SITE PLAN

The applicant, Express Car Wash, requests approval of a Conditional Use and Site Plan for a 4,900-square-foot drive-through car wash with self-serve vacuum stations on 0.8 acres. The property is located at 200 N. Havana Street, northeast of the intersection of N. Havana Street and E. 1st Avenue, on an existing parking lot area (Havana Commercial Park Retail). The proposal includes the construction of a new express tunnel car wash facility. The property is zoned Mixed-Use Corridor (MU-C) Subarea A and is situated in the City Corridor placetype as identified in the Aurora Places Comprehensive Plan. The site is surrounded by MU-C to the north, south, and east, and Business/Tech (I-1) to the west. The subject property requires Conditional Use approval for Motor Vehicle Wash use. No adjustments are required or requested with the application.

Ingress and egress to the site are from an existing right-in / right-out access off N. Havana Street (Colorado Department of Transportation State Highway 30). The proposed building is oriented west to east along the southern portion of the site, with the entrance to the car wash tunnel on the east side of the building then exiting to the west. Vacuum stalls are located west and north of the building and are accessible as vehicles exit the wash bay. On-site parking spaces are provided for customers and staff. Sidewalk improvements along N. Havana Street include a 10-foot detached sidewalk with a curbside landscape and street trees. An accessible route is provided from the sidewalk to the main entrance in the northwest portion of the building. Building architecture utilizes brick, stone veneer, CMU, and fiber cement panels and incorporates multiple finishes, textures, projections, and overhangs. Although adjacent to N. Havana Street, the trash dumpster and vacuum tank are enclosed in a small yet architecturally compatible structure and are screened by the west perimeter landscape buffer as required.

The subject property is in the Havana Street Overlay District (HSO). The Overlay is intended to encourage improvement in streetscape, landscaping, and the general aesthetics of the street edges along Havana Street. Parking lot landscaping, building perimeter landscaping, and non-street landscape buffer plantings are required with this development. The applicant worked with staff to ensure landscaping is provided and follows the requirements outlined in the Unified Development Ordinance (UDO) and HSO District.

Two (2) adjacent property owners and fourteen (14) neighborhood associations were notified of the application. No comments were received, and a neighborhood meeting was not held.

Testimony Given at the Hearing:

Chair Walls and Commissioners Hogan, Banka and Gaiser visited the site.

Rachid Rabbaa, Case Manager, gave a presentation of the item, including the staff recommendation.

Chair Walls noted the exhibits submitted with the staff report appear to indicate that the applicant is integrating some electronic vehicle (EV) charging capability. Chair Walls asked for the number of stalls planned and the location for the chargers.



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R. Rabbaa replied that EV charging is a suggestion for future use, but it is not part of the current site plan.

Alan Jacob and Nick Spallone, Car Wash Pro Designers, agents representing the applicant, were available for questions.

There was no public comment.

Planning Commission Results

AGENDA ITEM 8c – CONDITIONAL USE

A MOTION WAS MADE BY COMMISSIONER JETCHICK AND SECONDED BY COMMISSIONER BUSH.

MOVE TO APPROVE THE CONDITIONAL USE FOR A MOTOR VEHICLE WASH IN THE MIXED-USE CORRIDOR (MU-C) DISTRICT BECAUSE THE PROPOSAL COMPLIES WITH THE REQUIREMENTS OF CODE SECTION 146-5.4.3.A OF THE UNIFIED DEVELOPMENT ORDINANCE FOR THE FOLLOWING REASONS:

1. THE PROPOSAL IS CONSISTENT WITH THE AURORA PLACES COMPREHENSIVE PLAN “CITY CORRIDOR” PLACETYPE AND HOME TO A WIDE RANGE OF USES, INCLUDING COMMERCIAL, RETAIL, AND SERVICES;
2. THE PROPOSED USE IS COMPATIBLE WITH THE EXISTING DEVELOPMENT;
3. SUFFICIENT CAPACITY IS AVAILABLE WITH ADJACENT EXISTING CITY INFRASTRUCTURE;
4. THE PROPOSAL DOES NOT CHANGE THE PREDOMINANT CHARACTER OF THE AREA; AND
5. THE PROPOSAL MITIGATES POTENTIAL ADVERSE IMPACTS ON THE SURROUNDING AREA BY PROVIDING NOISE MITIGATION VIA A CAR WASH DRYING SYSTEM.

Further Discussion:

Chair Walls stated that north Havana, meaning north of Alameda, has historically been a challenge to update. Chair Walls indicated having no problem with the density of car washes in north Havana, as they tend to be minimal in that location. Chair Walls stated the proposal will allow the location to move forward to update some of the properties and add a stakeholder on Havana. Chair Walls expressed support for the proposal.

Commissioner Jetchick stated that this proposal will also bring an introduction of sidewalks along north Havana. Commissioner Jetchick expressed support for that introduction by noting this will benefit the public. Commissioner Jetchick stated having no foreseen conflict to vote on this item, having retired from Havana Business Improvement District for the past five years.

Chair Walls abstained from the vote due to potential conflict.

MOTION PASSED UNANIMOUSLY WITH CHAIR WALLS ABSTAINING

AGENDA ITEM 8d – SITE PLAN



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A MOTION WAS MADE BY COMMISSIONER HOGAN AND SECONDED BY COMMISSIONER GAISER.

MOVE TO APPROVE, WITH TWO CONDITIONS, THE SITE PLAN BECAUSE THE PROPOSAL COMPLIES WITH THE REQUIREMENTS OF CODE SECTION 146-5.4.3.B OF THE UNIFIED DEVELOPMENT ORDINANCE FOR THE FOLLOWING REASONS:

1. THE PROPOSAL IS COMPLIANT WITH THE REQUIREMENTS OUTLINED IN THE UDO;
2. THE PROPOSAL DOES NOT HAVE AN ADVERSE IMPACT ON CITY INFRASTRUCTURE;
3. THE PROPOSAL IS COMPATIBLE WITH THE SURROUNDING LAND USES AND EXPANDS MULTI-MODAL CONNECTIONS IN THE AREA;
4. THE PROPOSAL INCORPORATES QUALITY BUILDING DESIGN AND ARCHITECTURE; AND,
5. THE PROPOSAL MITIGATES POTENTIAL ADVERSE IMPACTS ON THE SURROUNDING AREA BY PROVIDING NOISE MITIGATION VIA A CAR WASH DRYING SYSTEM.

APPROVAL IS TO BE SUBJECT TO THE FOLLOWING CONDITIONS:

1. RESOLUTION OF OUTSTANDING TECHNICAL ISSUES PRIOR TO THE RECORDATION OF THE SITE PLAN AND ISSUANCE OF ANY BUILDING PERMITS.
2. ISSUANCE OF CDOT ACCESS PERMIT DURING THE TECHNICAL REVIEW PHASE.

Further Discussion:

Commissioner Jetchick expressed support for the addition of a new car wash in this location on Havana.

MOTION PASSED UNANIMOUSLY WITH CHAIR WALLS ABSTAINING



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8e. NINE MILE PEDESTRIAN BRIDGE – MAJOR SITE PLAN AMENDMENT

On December 8th, 2021, the City of Aurora Planning Commission approved a proposal for the Nine Mile Pedestrian Bridge across S. Parker Road between The Point at Nine Mile Station development and the RTD Nine Mile light rail station (DA-2061-10). Since that time, the previous design's budget exceeded the awarded funding and has resulted in a need to alter the design of the bridge and landings. This includes alterations to the aesthetics of the bridge and removing the previously proposed ADA elevator system at both landings with ADA-compliant ramps instead. The north landing is in the Mixed-Use Transit Oriented District Core (MU-TOD CORE), while the north landing is in both the Mixed-Use Corridor (MU-C) Zone District and unincorporated Arapahoe County. The entire bridge is in Subarea A and Urban District placetype. The applicant is the City of Aurora Public Works Department.

Following the approval of The Point at Nine Mile Station Master Plan and several associated site plans on the north side of S. Parker Road, 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 with The Point. The north bridge landings will be located on the northeast corner of the S. Quari Street and S. Parker Road intersection. The south landing is to be located southeast of the Nine Mile Park-and-Ride garage. The design of the north landing will be developed by the master developer for The Point at Nine Mile Station, and the City of Aurora project team has proposed and will install the landing design on the southern RTD side.

The bridge will improve pedestrian and bicycle safety and circulation. Currently, the closest S. Parker Road crossing is a crosswalk at S. Parker Road and S. Peoria Street intersection, which is a street-level crossing of nine lanes of traffic. The bridge will have one span and include stairs and an ADA-accessible ramp at both ends for access. The applicant team has also worked with Arts in Public Places to design a public art installation on the bridge. The design has been slightly modified from the original proposal in 2021 but will still retain the previously approved colored window scheme and decorative paneling.

Five (5) abutting property owners and twenty-two (22) registered homeowner associations received a referral. No community comments were received, so a neighborhood meeting was not held.

Testimony Given at the Hearing:

Chair Walls and Commissioners Jetchick, Hogan, Gaiser, and Bush visited the site.

Erik Gates, Case Manager, gave a presentation of the item, including the staff recommendation.

Commissioner Hogan asked if this would be a pedestrian-only or multi-modal bridge, for instance for skateboards and bicycles.

E. Gates replied that the bridge would be wide enough for skateboards, bicycles, and scooters. It is intended as primarily a pedestrian bridge but should be able to accommodate those forms of transportation as well.



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Chair Walls requested additional information about the decision to remove elevators. Chair Walls noted that the proposed ramp is longer than the distance of the pedestrian bridge on both sides.

E. Gates indicated that the decision to remove elevators was due to budgetary constraints.

Bret Banwart, Public Works Engineering Supervisor, City of Aurora, applicant, was available for questions. B. Banwart indicated that the decision to remove elevators was influenced by two factors. One was budgetary constraints; the other was an inability to meet new federal requirements for the elevators.

Commissioner Hogan asked how extensive the noticing for this project was.

B. Banwart replied to comply with public engagement criteria of the NEPA Act it was decided to provide public noting for the project to a larger group than required.

Bill Marcato, Felsburg Holt & Ullevig, an agent representing the applicant, was available for questions. B. Marcato indicated that there is a socioeconomic impact element to the NEPA process that needs to be fulfilled. To fulfill that element, there were two blocks of residents in the vicinity for outreach and one of the two blocks had a substantial population. A three-quarter mile radius of the site received notice of the proposal.

Chair Walls asked for additional information on the public engagement completed for the proposal. Chair Walls noted having concerns about the introduction of ramps.

B. Banwart stated that information on this proposal was published on their websites six weeks prior. Most concerns received were through Engage Aurora and were on security. B. Banwart stated a commitment they intend to fulfill to meet those concerns is to install security cameras on and around the bridge. They are also working with the Aurora Police Department (APD) to ensure they have access to those video feeds. B. Banwart noted receiving limited feedback on concerns regarding the introduction of ramps.

Commissioner Hogan asked how the ramp impacts the parking area.

B. Banwart replied that signage would be installed to encourage the public to dismount bicycles, skateboards, etc., before crossing the bridge as the ramps will enter the parking area. This is intended for public safety.

Uttam Rai, a citizen, provided public testimony. U. Rai voiced support for the bridge but suggested good lighting should be considered to address security concerns.

B. Banwart responded that lighting is intended to be used as a security measure for this site.



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AGENDA ITEM 8e – MAJOR SITE PLAN AMENDMENT

A MOTION WAS MADE BY COMMISSIONER JETCHICK AND SECONDED BY COMMISSIONER BUSH.

MOVE TO APPROVE THE SITE PLAN AMENDMENT, WITH ONE CONDITION, 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. THE PROPOSAL COMPLIES WITH THE STANDARDS OF THE UDO, THE POINT AT NINE MILE STATION MASTER PLAN, AND OTHER ADOPTED CITY REGULATIONS;
2. ADEQUATE INFRASTRUCTURE HAS BEEN PROVIDED AND EXISTS FOR THIS WORK;
3. THE PROPOSED PEDESTRIAN BRIDGE ACTIVELY SUPPORTS AND IMPROVES MULTI-MODAL CONNECTIONS;
4. THE PROPOSED BRIDGE WILL SUPPORT ONGOING COMMERCIAL AND RESIDENTIAL DEVELOPMENT IN THE AREA AND IS COMPATIBLE WITH THE SURROUNDING DEVELOPMENT IN TERMS OF SIZE AND SCALE; AND,
5. THE PROPOSAL WILL MITIGATE ADVERSE IMPACTS ON THE SURROUNDING AREA BY REDUCING DIRECT PEDESTRIAN AND VEHICULAR INTERACTIONS.

APPROVAL IS TO BE SUBJECT TO THE FOLLOWING CONDITION:

1. RESOLUTION OF OUTSTANDING TECHNICAL ISSUES PRIOR TO THE RECORDATION OF THE SITE PLAN AND THE ISSUANCE OF BUILDING PERMITS.

Further Discussion:

Chair Walls indicated not favoring the design chosen for this bridge. Chair Walls also noted that there are safety and space challenges at this location. Chair Walls indicated there are intergovernmental agreements in this location between Aurora County State Patrol and APD which make enforcement of safety issues like camping a challenge. However, Chair Walls voiced support for the proposal because of the need for a pedestrian bridge at the site.

Commissioner Jetchick indicated that there are current concerns for the safety of pedestrians who are attempting to cross Parking Road. The introduction of a pedestrian bridge will help address this to the benefit of the community. Commissioner Jetchick also stated that if elevators were used this may introduce overnight camping in the elevators by people experiencing homelessness. The ramps may be a way to address this. Commissioner Jetchick voiced support for the proposal.

Commissioner Hogan agreed with Chair Walls. Commissioner Hogan noted that the need for a pedestrian bridge outweighs concerns for the design concept.



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Commissioner Banka voiced support for a pedestrian bridge at the site. Commissioner Banka noted that the use of elevators could have triggered some additional problems with safety concerns.

MOTION PASSED UNANIMOUSLY



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9. Public Invited to be Heard

There was no public comment.

10. Commissioner Comments/Miscellaneous Items of Business

Commissioner Hogan stated that there is a celebration of life scheduled for the late Commissioner Lyons at Murphy Creek on Friday.

11. Reports

10a. Report by Planning Division Manager

Aja Tibbs, Planning Supervisor for Brandon Cammarata, Planning Division Manager, reviewed the Administrative Decisions made over the past two weeks. Projects include Windler Connector Roads 1 Infrastructure Amendment, High Point Gun Club to 61st Ave Extension, The Aurora Highlands Master Plan Amdt No 4 and The Aurora Highlands North Area C Site Plan.

A. Tibbs also noted at Study Session City Council voiced support for the removal of Commissioner Robert Roth from the Planning and Zoning Commission. A. Tibbs noted that a vote for the removal by the City Council is scheduled for their next upcoming regular meeting. A. Tibbs also noted recent approvals of appointments made by City Council to the Board of Adjustment and Appeals. Finally, A. Tibbs indicated that staff is working towards a Planning Commission Retreat to occur in May.

Chair Walls asked for information on the City of Aurora zoning matrix for residential and any talks for review of this zoning.

Jeannine Rustad, Planning Division Director, replied that this is an open matter at this time. J. Rustad stated that with the work done by staff, like A. Tibbs, and a request for a proposal for a consultant to assist on small lots, the department is moving towards addressing sub-areas and zoning.

Commissioner Hogan asked for information on the formal procedure for the removal of Commissioner Roth.

Lena McClelland, City Attorney, replied that the removal requires a formal vote of approval during a regular meeting of the City Council, which has been scheduled.

10b. Report by City Attorney

Lena McClelland, Assistant City Attorney, was available for questions. L. McClelland reviewed state legislation, including House Bill 251169, which concerns housing developments on faith and educational lands. The bill states that a religious or educational institution that owns land for a minimum of five years can build residential on it regarding of underlying zoning or municipal regulations. The city is paying close attention to this bill.

Chair Walls asked if any form of real estate transaction reset the five-year clock.

L. McClelland replied that it is not particularly clear at this time. L. McClelland also spoke on the change of ownership, noting that this is a concern as well.



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Commissioner Banka asked if the bill requires these institutions to build low-income housing.

L. McClelland replied that no, that is voluntary.

General discussion ensued.

12. Adjournment

Chairman Walls adjourned the meeting at 7:35 p.m. until April 9, 2025.

minutes approved