NOTICE OF COUNCIL MEETING

(Open to the Public)
Monday, July 27, 2026
6:00 PM

Members of the Aurora City Council will participate in the July 27, 2026 Council Meeting.

Members of the public and media are invited to attend the Aurora City Council Meetings in person or remotely through the options listed below.

View or Listen Live

Live streamed at www.auroraTV.org
Youtube.com/TheAuroraChannel

Cable Channels 8 and 880 in Aurora

In-person Participation

Members of the public may attend in-person at the Aurora Municipal Center, Paul Tauer Aurora City Council Chamber located at 15151 E. Alameda Pkwy. Public comment is welcome for items appearing on the agenda or on any matter of city concern. Individuals must appear in person and speak from the podium. Individuals are allotted a maximum of three (3) minutes to speak.

- **Public Invited to be Heard:** One (1) hour is dedicated to public comment on items not listed on the agenda at the beginning and at the end of every regular council meeting. Individuals may register to speak in one of the following manners:

    1. Sign up online beginning at 8 AM on the Friday before the meeting through 1 PM on the day of the council meeting; or
    2. Sign up in person by handing a completed speaker slip to the city clerk in the Paul Tauer Aurora City Council Chamber on the day of the council meeting beginning at 5 PM and up until the time the last individual finishes speaking during the first Public Invited to be Heard session. Verified Aurora residents who sign up before 5:45 PM are given priority and placed before non-resident speakers.

       For the last Public Invited to be Heard session, speaker slips must be returned before the item preceding the Public Invited to be Heard is finished. Order priority will be given to speakers who did not speak during the first Public Invited to be Heard session.

- **Public Comment on Agenda Item:** Individuals are invited to comment in support of or to oppose any item listed on the agenda. Those wishing to comment on an agenda item must sign up in advance using the 'Public Comment on Agenda Item' online request form beginning at 8 a.m. on the Friday before the council meeting through 1 p.m. on the day of the council meeting.

  Those wishing to comment on an agenda item listed under the PUBLIC HEARING category may either register online as noted above or sign up in person with the clerk starting at 5:00 p.m. Sign up must be completed before the Public Hearing agenda item title is read.

  Visit the Addressing the City Council webpage for the online signup forms and more information.

The city of Aurora is committed to the accessibility of our services and our responsibility to provide them in a non-discriminatory manner. The city recognizes the importance of effective and accurate communication with the community and values equal access to our programs, services and activities. If you seek a physical accommodation, or require the use of an auxiliary aid or device, or if you require an interpreter to help you access this event or service, please scan the QR code below to fill out a request form or contact the City Clerk's Office at cityclerk@auroragov.org or 303.739.7094:

Individuals are strongly encouraged to submit their requests three (3) days in advance of any scheduled event. For additional information, please visit AuroraGov.org/Accessibility.

City of Aurora, Colorado

Monday, July 27, 2026

STUDY SESSION

(Open to the Public via live stream in the Paul Tauer Aurora City Council Chamber)
AURORA ROOM
4:10 PM

EXECUTIVE SESSION

(Closed to the Public)
AURORA ROOM
5:35 PM

REGULAR MEETING OF THE AURORA CITY COUNCIL

(Open to the Public)
PAUL TAUER AURORA CITY COUNCIL CHAMBER
6:00 PM

AGENDA

Regular Meeting of the Aurora City Council

Monday, July 27, 2026, 6:00 p.m.
Paul Tauer Aurora City Council Chamber
15151 E Alameda Parkway
Aurora, CO 80012

The City Council may at any time vote to enter Executive Session to receive legal advice from the City Attorney for any item that is listed on the City Council agenda below. (C.R.S. §24-6-402(4)(b))

Pages

1. CALL TO ORDER

2. ROLL CALL

3. INVOCATION/MOMENT OF SILENCE

4. PLEDGE OF ALLEGIANCE

5. EXECUTIVE SESSION UPDATE

6. APPROVAL OF MINUTES

   6.a July 13, 2026 Meeting Minutes 11

7. PROCLAMATIONS OR CEREMONIES

8. ADOPTION OF THE AGENDA

9. PUBLIC INVITED TO BE HEARD

   (non-agenda related issues only)

10. CONSENT CALENDAR - MOTIONS

    Any member of Council may request an item be removed from Consent Calendar and considered separately. Removed items are considered immediately following the adoption of the Consent Calendar.

    10.a Motions

10.a.1 2026 Community Investment Financing Program Round 1 26

Bianca Lopez, Housing and Development Supervisor, Housing and Community Services / Andrea Wood, Assistant City Attorney

10.b Planning Matters

10.c Appointments to Boards and Commissions

10.c.1 Consideration to Reappoint Two (2) Members to the Historic Preservation Commission 52

Cecilia Zapata, Deputy City Clerk / Andrea Wood, Assistant City Attorney

10.c.2 Consideration to Appoint One (1) Member to the Election Commission 74

Cecilia Zapata, Deputy City Clerk / Andrea Wood, Assistant City Attorney

11. CONSENT CALENDAR - RESOLUTIONS AND ORDINANCES

Any member of Council may request an item be removed from Consent Calendar and considered separately. Removed items are considered immediately following the adoption of the Consent Calendar.

11.a Resolutions

11.a.1 Intergovernmental Agreement (IGA) with Adams County for the 2026 Coordinated Election 87

R2026-85 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE INTERGOVERNMENTAL AGREEMENT BETWEEN ADAMS COUNTY AND THE CITY OF AURORA FOR THE COORDINATED ELECTION TO BE HELD NOVEMBER 3, 2026

Kadee Rodriguez, City Clerk / Andrea Wood, Assistant City Attorney

11.a.2 **Intergovernmental Agreement (IGA) with Arapahoe County for the 2026 Coordinated Election** 105

R2026-86 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE INTERGOVERNMENTAL AGREEMENT BETWEEN ARAPAHOE COUNTY AND THE CITY OF AURORA FOR THE COORDINATED ELECTION TO BE HELD NOVEMBER 3, 2026

Kadee Rodriguez, City Clerk / Andrea Wood, Assistant City Attorney

11.a.3 **Intergovernmental Agreement (IGA) with Douglas County for the 2026 Coordinated Election** 125

R2026-87 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE INTERGOVERNMENTAL AGREEMENT BETWEEN DOUGLAS COUNTY AND THE CITY OF AURORA FOR THE COORDINATED ELECTION TO BE HELD NOVEMBER 3, 2026

Kadee Rodriguez, City Clerk / Andrea Wood, Assistant City Attorney

11.a.4 **Wild Horse Dam Memorandum of Understanding (MOU)** 162

R2026-88 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, EXPRESSING THE AURORA CITY COUNCIL'S APPROVAL OF A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF AURORA, ACTING BY AND THROUGH ITS UTILITY ENTERPRISE AND THE UNITED STATES OF AMERICA DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT FOR THE PURPOSE OF PREPARING AN ENVIRONMENTAL ASSESSMENT OR ENVIRONMENTAL IMPACT STATEMENT FOR THE WILD HORSE DAM MINERAL MATERIALS DISPOSAL PROJECT

Waiver of reconsideration is requested due to the timing of the Memorandum of Understanding (MOU) and enabling Aurora Water to move more quickly through the permit and NEPA (National Environmental Policy Act) processes.

Sarah Young, Assistant General Manager of Planning and Engineering, Aurora Water / Ian Best, Assistant City Attorney

11.a.5 **Aurora Cultural Arts District Boundaries** 182

R2026-89 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, EXPRESSING SUPPORT OF THE EXPANDED BOUNDARIES OF THE AURORA CULTURAL ARTS DISTRICT

Aaron Vega, Project Manager, Library and Cultural Services / Britt Wirth, Assistant City Attorney

11.a.6 **Boston Street Triangle - Direct Sale to Logical, Potential Purchaser** 193

R2026-90 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE CONVEYANCE OF CERTAIN CITY-OWNED PROPERTY IN ADAMS COUNTY TO AURORA PUBLIC SCHOOLS AS THE LOGICAL POTENTIAL PURCHASER

Waiver of reconsideration is requested to allow for transfer to take place as soon as possible so that Aurora Public Schools (APS) may timely proceed with their project improvements.

Hector Reynoso, Manager of Real Property Services, Public Works / Michelle Gardner, Senior Assistant City Attorney

11.a.7 **Windler Tract F - Direct Sale to Logical, Potential Purchaser** 223

R2026-91 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE CONVEYANCE OF CERTAIN CITY-OWNED PROPERTY IN ADAMS COUNTY TO GVP WINDLER, LLC AS THE LOGICAL POTENTIAL PURCHASER

Waiver of reconsideration is requested to allow for developers plan approvals and closing date deadlines.

Hector Reynoso, Manager of Real Property Services, Public Works / Michelle Gardner, Senior Assistant City Attorney

11.a.8 **Stanley Tract A - Direct Sale to Logical, Potential Purchaser** 232

R2026-92 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, REPLACING RESOLUTION NO. R2024-62 AND APPROVING THE CONVEYANCE OF CERTAIN CITY-OWNED PROPERTY CONTAINING 0.9129 ACRES, MORE OR LESS, TO STANLEY MARKETPLACE JV, LLC AS A DIRECT SALE TO THE LOGICAL POTENTIAL PURCHASER

Waiver of reconsideration is requested in order to meet their closing deadline.

Hector Reynoso, Manager of Real Property Services, Public Works / Michelle Gardner, Senior Assistant City Attorney

11.b **Finalizing of Ordinances**

Ordinances approved unanimously at first reading.

11.b.1 **2026 Information Technology (IT) Lease Purchase Authority** 254

2026-33 AN ORDINANCE AUTHORIZING THE CHIEF INFORMATION TECHNOLOGY OFFICER TO ACQUIRE CERTAIN TANGIBLE AND INTANGIBLE INFORMATION TECHNOLOGY PROPERTY, EITHER BY PURCHASE OR PURSUANT TO THE TERMS OF LEASE-PURCHASE AGREEMENTS TO BE ENTERED INTO BETWEEN THE CITY, AS LESSEE, AND LEASE INVESTORS, VENDORS OR THE AURORA CAPITAL LEASING CORPORATION, EACH AS LESSOR, AUTHORIZING OFFICIALS OF THE CITY TO TAKE ALL ACTION NECESSARY TO CARRY OUT THE TRANSACTIONS CONTEMPLATED HEREBY

Scott Newman, Chief Information Officer, Information Technology / Hanosky Hernandez, Senior Assistant City Attorney

12. PUBLIC HEARINGS

Public hearings with or without related ordinances.

13. INTRODUCTION OF ORDINANCES

13.a **Clarifying Membership Requirements for the Oil and Gas Advisory Committee** 262

2026-32 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, AMENDING CHAPTER 106 OF THE AURORA CITY CODE REGARDING MEMBERSHIP REQUIREMENTS FOR THE AURORA OIL AND GAS ADVISORY COMMITTEE

Jeffrey Moore, Manager of Energy and Environment Division, Planning and Business Development / David Scott, Senior Assistant City Attorney

13.b **DUAL LISTED: A Charter Amendment Concerning Timing of Municipal Elections and Transitional Extension of Terms of Office** 276

2026-41 AN ORDINANCE SUBMITTING TO A VOTE OF THE REGISTERED ELECTORS OF THE CITY OF AURORA, COLORADO, AT A COORDINATED ELECTION ON NOVEMBER 3, 2026, A PROPOSED AMENDMENT TO SECTION 4 OF ARTICLE II OF THE CITY CHARTER CONCERNING MUNICIPAL ELECTIONS TO DIRECT THAT REGULAR MUNICIPAL ELECTIONS SHALL BE HELD IN EVEN-NUMBERED YEARS AND PROPOSED AMENDMENTS TO SECTION 5 OF ARTICLE III TO PROVIDE FOR ONETIME SHORTENED TERMS OF OFFICE TO FACILITATE THE TRANSITION TO REGULAR ELECTIONS OCCURING IN EVEN-NUMBERED YEARS

Sponsor: Alli Jackson, Council Member

Kadee Rodriguez, City Clerk / Peter Schulte, City Attorney

13.c **DUAL LISTED: Amendment to Chapter 134 of the City Code** 283

2026-42 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, AMENDING CHAPTER 134, ARTICLE XI OF THE CITY CODE PERTAINING TO AUTOMATED VEHICLE IDENTIFICATION SYSTEMS

Jason Pray, Lieutenant, Police / Mandy MacDonald, Senior Assistant City Attorney

14. FINALIZING OF ORDINANCES

Ordinances not approved unanimously at first reading.

15. ANNEXATIONS

15.a 161 and 121 Gun Club Road Annexation (Finalizing of Ordinance) 292

2026-34 AN ORDINANCE ANNEXING TWO PARCELS OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPLE MERIDIAN, ARAPAHOE COUNTY, COLORADO, (161 AND 121 GUN CLUB ANNEXATION) 20.491 ACRES

Justin Andrews, Project Manager, Development Services / Brian Rulla, Senior Assistant City Attorney

15.b 161 & 121 S Gun Club Road – Zoning Map Amendment (Finalizing of Ordinance) 311

2026-35 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, INITIALLY ZONING TWO PARCELS OF LAND MEASURING 20.49 ACRES, MORE OR LESS, LOCATED SOUTHWEST OF THE INTERSECTION OF EAST BAYAUD AVENUE ALIGNMENT AND SOUTH GUN CLUB ROAD TO MIXED-USE REGIONAL (MU-R) AND AMENDING THE ZONING MAP ACCORDINGLY (161 & 121 S GUN CLUB ROAD ZONING MAP AMENDMENT)

Stephen Gubrud, Planner II, Planning and Business Development / Lena McClelland, Senior Assistant City Attorney

15.c 161 and 121 Gun Club Road Annexation Agreement 342

Justin Andrews, Project Manager, Development Services / Brian Rulla, Assistant City Attorney

15.d 222 Gun Club Road Annexation (Finalizing of Ordinance) 366

2026-36 AN ORDINANCE ANNEXING THREE PARCELS OF LAND LOCATED IN THE SW 1/4 SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AND THE SOUTH 1/2 OF THE SE 1/4 SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, (222 GUN CLUB ANNEXATION) 46.6 ACRES

Justin Andrews, Project Manager, Development Services / Brian Rulla, Senior Assistant City Attorney

15.e 222 S Gun Club Road – Zoning Map Amendment I (Finalizing of Ordinance) 388

2026-37 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, INITIALLY ZONING A PARCEL OF LAND MEASURING APPROXIMATELY 10 ACRES, MORE OR LESS, LOCATED WEST OF SOUTH GUN CLUB ROAD BETWEEN EAST ALAMEDA AVENUE AND FUTURE EAST BAYAUD AVENUE TO MIXED-USE REGIONAL (MU-R) AND AMENDING THE ZONING MAP ACCORDINGLY (222 S GUN CLUB ROAD ZONING MAP AMENDMENT I)

Stephen Gubrud, Planner II, Planning and Business Development / Lena McClelland, Assistant City Attorney

15.f 222 S Gun Club Road – Zoning Map Amendment II (Finalizing of Ordinance) 448

2026-38 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, INITIALLY ZONING A PARCEL OF LAND MEASURING 35.7 ACRES, MORE OR LESS, LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF SOUTH GUN CLUB ROAD AND EAST ALAMEDA AVENUE TO MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL (R-3) AND AMENDING THE ZONING MAP ACCORDINGLY (222 S GUN CLUB ROAD ZONING MAP AMENDMENT II)

Stephen Gubrud, Planner II, Planning and Business Development / Lena McClelland, Senior Assistant City Attorney

15.g 222 Gun Club Road Annexation Agreement 508

Justin Andrews, Project Manager, Development Services / Brian Rulla, Assistant City Attorney

15.h Valley Head Annexation (Finalizing of Ordinance) 535

2026-39 AN ORDINANCE ANNEXING A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, (VALLEY HEAD ANNEXATION) 165 ACRES

Justin Andrews, Project Manager, Development Services / Brian Rulla, Senior Assistant City Attorney

15.i **E 56th Ave and Valley Head St Annexation – Zoning Map Amendment (Finalizing of Ordinance)** 551

2026-40 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, INITIALLY ZONING A PARCEL OF LAND MEASURING 165 ACRES, MORE OR LESS, LOCATED NORTH OF THE INTERSECTION OF EAST 56TH AVENUE AND VALLEYHEAD STREET TO AIRPORT DISTRICT (AD) AND AMENDING THE ZONING MAP ACCORDINGLY (VALLEYHEAD ZONING MAP AMENDMENT)

Stephen Gubrud, Planner II, Planning and Business Development / Lena McClelland, Senior Assistant City Attorney

15.j **Valley Head Annexation Agreement** 582

Justin Andrews, Project Manager, Development Services / Brian Rulla, Assistant City Attorney

16. RECONSIDERATIONS AND CALL UPS

16.a **All in One Harmony Commercial – Conditional Use (Public Hearing)** 608

A PUBLIC HEARING AND CONSIDERATION OF A CALL UP BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, TO REVIEW A CONDITIONAL USE FOR A MOTOR VEHICLE FUEL DISPENSING STATION WITHIN THE MU-C ZONE DISTRICT AND SITE PLAN APPLICATION

Ani Karabashian, Planner II, Planning and Business Development / Lena McClelland, Senior Assistant City Attorney

Outside Speakers: Manraj Signh, Nick Investments LLC / Terence Hoaglund, Registered Landscape Architect (RLA), Vignette Studio

16.b **All in One Harmony Commercial – Site Plan (Public Hearing)** 971

A PUBLIC HEARING AND CONSIDERATION OF A CALL UP BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, TO REVIEW A SITE PLAN FOR A CONDITIONAL USE OF A MOTOR VEHICLE FUEL DISPENSING STATION WITHIN THE MU-C ZONE DISTRICT

Ani Karabashian, Planner II, Planning and Business Development / Lena McClelland, Senior Assistant City Attorney

Outside Speakers: Manraj Signh, Nick Investments LLC / Terence Hoaglund, Registered Landscape Architect (RLA), Vignette Studio

17. GENERAL BUSINESS

18. REPORTS

18.a Mayor

18.b Council

19. PUBLIC INVITED TO BE HEARD

(non-agenda related issues only)

20. ADJOURNMENT

MINUTES

Regular Meeting of the Aurora City Council

Monday, July 13, 2026

COUNCIL MEMBERS PRESENT:	Mayor Coffman	Stephanie Hancock
	Robert Andrews	Gianina Horton
	Françoise Bergan	Alli Jackson
	Alison Coombs	Angela Lawson
	Curtis Gardner	Amy Wiles

COUNCIL MEMBERS ABSENT: Ruben Medina

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1. CALL TO ORDER

Mayor Coffman reconvened the regular meeting of the City Council at 6:00 p.m.

2. ROLL CALL

3. INVOCATION/MOMENT OF SILENCE

Mayor Coffman led in prayer for the July 13, 2026 meeting.

4. PLEDGE OF ALLEGIANCE

(All Standing)

Mayor Coffman read a land acknowledgement.

5. EXECUTIVE SESSION UPDATE

Mayor Coffman provided an update on the Executive Session, stating real property conveyance and contractual issues were discussed.

6. APPROVAL OF MINUTES

6.a June 22, 2026 Meeting Minutes

Moved by: Stephanie Hancock

Second by: Robert Andrews

Does Council wish to approve the minutes of the June 22, 2026 meeting?

Voting Aye: (10): Mayor Coffman, Robert Andrews, Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Gianina Horton, Alli Jackson, Angela Lawson, and Amy Wiles

Absent: (1): Ruben Medina

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.

7. PROCLAMATIONS OR CEREMONIES

8. ADOPTION OF THE AGENDA

Moved by: Stephanie Hancock

Second by: Robert Andrews

Does Council wish to adopt the agenda as presented?

Voting Aye: (10): Mayor Coffman, Robert Andrews, Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Gianina Horton, Alli Jackson, Angela Lawson, and Amy Wiles

Absent: (1): Ruben Medina

9. PUBLIC INVITED TO BE HEARD

(non-agenda related issues only)

City Attorney Peter Schulte read a decorum statement.

Council heard public comment on non-agenda related matters.

10. CONSENT CALENDAR - MOTIONS

Any member of Council may request an item be removed from Consent Calendar and considered separately. Removed items are considered immediately following the adoption of the Consent Calendar.

Moved by: Alison Coombs

Second by: Amy Wiles

Does Council wish to approve the Motions Consent Calendar as presented?

Voting Aye: (10): Mayor Coffman, Robert Andrews, Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Gianina Horton, Alli Jackson, Angela Lawson, and Amy Wiles

Absent: (1): Ruben Medina

10.a Motions

10.b Planning Matters

10.c Appointments to Boards and Commissions

10.c.1 Consideration to Appoint One (1) Member and Reappoint One (1) Member to the Library Board

Cecilia Zapata, Deputy City Clerk / Andrea Wood, Assistant City Attorney

11. CONSENT CALENDAR - RESOLUTIONS AND ORDINANCES

Any member of Council may request an item be removed from Consent Calendar and considered separately. Removed items are considered immediately following the adoption of the Consent Calendar.

Moved by: Curtis Gardner

Second by: Stephanie Hancock

Does Council wish to approve the Resolutions and Ordinances Consent Calendar?

Voting Aye: (9): Robert Andrews, Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Gianina Horton, Alli Jackson, Angela Lawson, and Amy Wiles

Absent: (1): Ruben Medina

11.a Resolutions

11.a.1 Amendment to the Unified Development Ordinance (UDO) as it Relates to Landscaping Requirements in Industrial Zones

R2026-78 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, DIRECTING THE CITY MANAGER TO BRING FORWARD AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE AS IT RELATES TO LANDSCAPING REQUIREMENTS FOR INDUSTRIAL ZONE DISTRICTS

Sponsor: Curtis Gardner, Council Member

Jeannine Rustad, Director, Planning and Business Development / Lena McClelland, Senior Assistant City Attorney

11.a.2 Intergovernmental Agreement (IGA) Amendment with Colorado Department of Transportation (CDOT) for Box Elder Creek Roadway Erosion and Flood Protection Project

R2026-79 A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, FOR THE INTERGOVERNMENTAL AGREEMENT AMENDMENT NO. 1 BETWEEN CITY OF AURORA AND COLORADO DEPARTMENT OF TRANSPORTATION FOR THE BOX ELDER CREEK ROADWAY EROSION AND FLOOD PROTECTION PROJECT

A waiver of reconsideration requested due to the urgency to execute the agreement prior to the end of the Federal Highway Administration's fiscal year. The Intergovernmental Agreement (IGA) amendment needs to be executed by mid-July in order to receive this grant funding.

Cathleen Valencia, Manager of Project Delivery Services, Public Works / Michelle Gardner, Senior Assistant City Attorney

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.

11.a.3 Build Up Aurora Bond Oversight Advisory Committee Resolution

R2026-80 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, TO CREATE THE BUILD UP AURORA BOND OVERSIGHT ADVISORY COMMITTEE IN SUPPORT OF BUILD UP AURORA IMPROVEMENT PROJECTS

Sponsor: Curtis Gardner, Council Member

Laura Perry, Deputy City Manager / Rachel Allen, Deputy City Attorney

11.b Finalizing of Ordinances

Ordinances approved unanimously at first reading.

12. PUBLIC HEARINGS

Public hearings with or without related ordinances.

12.a Sand Creek Metropolitan District 7th Amendment to Service Plan

R2026-81 A PUBLIC HEARING AND CONSIDERATION OF A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE SEVENTH AMENDMENT TO THE SERVICE PLAN FOR THE SAND CREEK METROPOLITAN DISTRICT

Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Senior Assistant City Attorney

Mayor Coffman opened the public hearing.

Staff gave a brief presentation on the item.

Mayor Coffman closed the public hearing.

Moved by: Françoise Bergan

Second by: Stephanie Hancock

Does Council wish to support the approval of the Sand Creek Metropolitan District 7th Amendment to Service Plan?

Voting Aye: (9): Robert Andrews, Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Gianina Horton, Alli Jackson, Angela Lawson, and Amy Wiles

Absent: (1): Ruben Medina

13. INTRODUCTION OF ORDINANCES

13.a Clarifying Membership Requirements for the Oil and Gas Advisory Committee

2026-32 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, AMENDING CHAPTER 106 OF THE AURORA CITY CODE REGARDING MEMBERSHIP REQUIREMENTS FOR THE AURORA OIL AND GAS ADVISORY COMMITTEE

Jeffrey Moore, Manager of Energy and Environment Division, Planning and Business Development / David Scott, Senior Assistant City Attorney

Staff gave a brief presentation on the item.

CM Horton asked to continue the item to the July 27th meeting, as she was concerned about potential outside individuals who are not residents, so she wanted to work with staff to understand the full scope and history on it.

CM Bergan asked for staff to explain the membership.

Staff explained the three category members, residents of Aurora, industry members of a company working in Aurora doing only gas work, and surface mineral owners.

CM Bergan was not sure why this needed to be continued, as it makes sense the industry and surface members would not have to live in Aurora.

Staff added that has been the intent of the committee since founded in 2015.

CM Hancock asked CM Horton if her concerns came from undue influence because of the outside companies.

CM Horton responded that is a concern when it comes to oil and gas and partnerships with those companies, as there seems to be some commitments that past city council members made. She wanted to make sure they were all doing their due diligence when it comes to this topic.

Moved by: Gianina Horton

Second by: Robert Andrews

Does Council wish to continue this item to the next regular council meeting?

Voting Aye: (7): Mayor Coffman, Robert Andrews, Alison Coombs, Curtis Gardner, Gianina Horton, Alli Jackson, and Amy Wiles

Voting Nay: (3): Françoise Bergan, Stephanie Hancock, and Angela Lawson

Absent: (1): Ruben Medina

13.b 2026 Information Technology (IT) Lease Purchase Authority

2026-33 AN ORDINANCE AUTHORIZING THE CHIEF INFORMATION TECHNOLOGY OFFICER TO ACQUIRE CERTAIN TANGIBLE AND INTANGIBLE INFORMATION TECHNOLOGY PROPERTY, EITHER BY PURCHASE OR

PURSUANT TO THE TERMS OF LEASE-PURCHASE AGREEMENTS TO BE ENTERED INTO BETWEEN THE CITY, AS LESSEE, AND LEASE INVESTORS, VENDORS OR THE AURORA CAPITAL LEASING CORPORATION, EACH AS LESSOR, AUTHORIZING OFFICIALS OF THE CITY TO TAKE ALL ACTION NECESSARY TO CARRY OUT THE TRANSACTIONS CONTEMPLATED HEREBY

Scott Newman, Chief Information Officer, Information Technology / Hanosky Hernandez, Senior Assistant City Attorney

Staff gave a brief presentation on the item.

Moved by: Curtis Gardner

Second by: Stephanie Hancock

Does the Council wish to support the approval of the 2026 Information Technology (IT) Lease Purchase Authority ordinance?

Voting Aye: (9): Robert Andrews, Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Gianina Horton, Alli Jackson, Angela Lawson, and Amy Wiles

Absent: (1): Ruben Medina

14. FINALIZING OF ORDINANCES

Ordinances not approved unanimously at first reading.

15. ANNEXATIONS

15.a 161 and 121 Gun Club Road Annexation – Findings of Fact (Public Hearing)

R2026-82 A PUBLIC HEARING AND CONSIDERATION OF A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, MAKING CERTAIN FINDINGS OF FACT REGARDING THE PROPOSED ANNEXATION OF TWO PARCELS OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPLE MERIDIAN, ARAPAHOE COUNTY, COLORADO, (161 and 121 GUN CLUB ANNEXATION) 20.491 ACRES

Justin Andrews, Project Manager, Development Services / Brian Rulla, Senior Assistant City Attorney

Mayor Coffman opened the public hearing.

Staff gave a brief presentation on the item.

Mayor Coffman closed the public hearing.

Moved by: Stephanie Hancock

Second by: Amy Wiles

Does Council wish to support the approval of the 161 and 121 Gun Club Road Annexation – Findings of Fact resolution?

Voting Aye: (7): Robert Andrews, Françoise Bergan, Stephanie Hancock, Gianina Horton, Alli Jackson, Angela Lawson, and Amy Wiles

Absent: (3): Alison Coombs, Curtis Gardner, and Ruben Medina

15.b 161 and 121 Gun Club Road Annexation

2026-34 AN INTRODUCTION OF AN ORDINANCE ANNEXING TWO PARCELS OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPLE MERIDIAN, ARAPAHOE COUNTY, COLORADO, (161 AND 121 GUN CLUB ANNEXATION) 20.491 ACRES

Justin Andrews, Project Manager, Development Services / Brian Rulla, Senior Assistant City Attorney

Mayor Coffman opened the public hearing.

Staff gave a brief presentation on the item.

Mayor Coffman closed the public hearing.

Moved by: Robert Andrews

Second by: Amy Wiles

Does the Council wish to support the approval of the 161 and 121 Gun Club Road Annexation ordinance?

Voting Aye: (7): Robert Andrews, Françoise Bergan, Stephanie Hancock, Gianina Horton, Alli Jackson, Angela Lawson, and Amy Wiles

Absent: (3): Alison Coombs, Curtis Gardner, and Ruben Medina

15.c 161 & 121 S Gun Club Road – Zoning Map Amendment (Public Hearing)

2026-35 A PUBLIC HEARING AND INTRODUCTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, INITIALLY ZONING TWO PARCELS OF LAND MEASURING 20.49 ACRES, MORE OR LESS, LOCATED SOUTHWEST OF THE INTERSECTION OF EAST BAYAUD AVENUE ALIGNMENT AND SOUTH GUN CLUB ROAD TO MIXED-USE REGIONAL (MU-R) AND AMENDING THE ZONING MAP ACCORDINGLY (161 & 121 S GUN CLUB ROAD ZONING MAP AMENDMENT)

Stephen Gubrud, Planner II, Planning and Business Development / Lena McClelland, Senior Assistant City Attorney

Mayor Coffman opened the public hearing.

Staff gave a brief presentation on the item.

CM Bergan asked if they had any idea of what would be going in there.

The property owner representative answered they do not know yet, as they are just going through the annexation and zoning process right now.

Mayor Coffman closed the public hearing.

Moved by: Stephanie Hancock

Second by: Amy Wiles

Does Council wish to support the approval of the proposed Ordinance for a Zoning Map Amendment to initially zone approximately 20.49 acres to the MU-R zone district?

Voting Aye: (7): Robert Andrews, Françoise Bergan, Stephanie Hancock, Gianina Horton, Alli Jackson, Angela Lawson, and Amy Wiles

Absent: (3): Alison Coombs, Curtis Gardner, and Ruben Medina

15.d 222 Gun Club Road Annexation – Findings of Fact (Public Hearing)

R2026-83 A PUBLIC HEARING AND CONSIDERATION OF A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, MAKING CERTAIN FINDINGS OF FACT REGARDING THE PROPOSED ANNEXATION OF THREE PARCELS OF LAND LOCATED IN THE SW 1/4 SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AND THE SOUTH 1/2 OF THE SE 1/4 SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, TO BE IN SUBSTANTIAL COMPLIANCE WITH SECTION 31-12-107(1), C.R.S., AND GIVING NOTICE OF A PUBLIC HEARING ON THE PROPOSED ANNEXATION (222 GUN CLUB ANNEXATION) 46.6 ACRES

Justin Andrews, Project Manager, Development Services / Brian Rulla, Senior Assistant City Attorney

Mayor Coffman opened the public hearing.

Staff gave a brief presentation on the item.

Mayor Coffman closed the public hearing.

Moved by: Amy Wiles

Second by: Robert Andrews

Does Council wish to support the approval of the 222 Gun Club Road Annexation – Findings of Fact resolution?

Voting Aye: (7): Robert Andrews, Françoise Bergan, Stephanie Hancock, Gianina Horton, Alli Jackson, Angela Lawson, and Amy Wiles

Absent: (3): Alison Coombs, Curtis Gardner, and Ruben Medina

15.e 222 Gun Club Road Annexation

2026-36 AN INTRODUCTION OF AN ORDINANCE ANNEXING THREE PARCELS OF LAND LOCATED IN THE SW 1/4 SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AND THE SOUTH 1/2 OF THE SE 1/4 SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, (222 GUN CLUB ANNEXATION) 46.6 ACRES

Justin Andrews, Project Manager, Development Services / Brian Rulla, Senior Assistant City Attorney

Mayor Coffman opened the public hearing.

Staff gave a brief presentation on the item.

CM Bergan asked if they do any fiscal analysis of the impact.

Staff responded to all of their departments review and vet for fiscal concerns for each annexation before scheduling for council hearings.

Mayor Coffman closed the public hearing.

Moved by: Stephanie Hancock

Second by: Amy Wiles

Does the Council wish to support the approval of the 222 Gun Club Road Annexation ordinance?

Voting Aye: (7): Robert Andrews, Françoise Bergan, Stephanie Hancock, Gianina Horton, Alli Jackson, Angela Lawson, and Amy Wiles

Absent: (3): Alison Coombs, Curtis Gardner, and Ruben Medina

15.f 222 S Gun Club Road – Zoning Map Amendment I (Public Hearing)

2026-37 A PUBLIC HEARING AND INTRODUCTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, INITIALLY ZONING A PARCEL OF LAND MEASURING APPROXIMATELY 10 ACRES, MORE OR LESS,

LOCATED WEST OF SOUTH GUN CLUB ROAD BETWEEN EAST ALAMEDA AVENUE AND FUTURE EAST BAYAUD AVENUE TO MIXED-USE REGIONAL (MU-R) AND AMENDING THE ZONING MAP ACCORDINGLY (222 S GUN CLUB ROAD ZONING MAP AMENDMENT I)

Stephen Gubrud, Planner II, Planning and Business Development / Lena McClelland, Assistant City Attorney

Mayor Coffman opened the public hearing.

Staff gave a brief presentation on the item.

CM Hancock asked if they were only going to address the Thunderbird community residents' concerns about well water if the developments begin or if they would address that prior to the master plan development of the area.

Staff answered that would be addressed with the review of any subsequent site or master plan application, and the residents of that community would be notified again.

CM Hancock inquired if they believed there would be a negative impact.

Staff responded they believe any future development application would provide mitigation necessary to ease any drainage issues there.

J. Batchelor added that any development on this site would be utilizing Aurora Water and not groundwater.

Mayor Coffman closed the public hearing.

Moved by: Stephanie Hancock

Second by: Robert Andrews

Does Council wish to support the approval of the proposed Ordinance for a Zoning Map Amendment to initially zone 10 acres to the MU-R zone district?

Voting Aye: (7): Robert Andrews, Françoise Bergan, Stephanie Hancock, Gianina Horton, Alli Jackson, Angela Lawson, and Amy Wiles

Absent: (3): Alison Coombs, Curtis Gardner, and Ruben Medina

15.g 222 S Gun Club Road – Zoning Map Amendment II (Public Hearing)

2026-38 A PUBLIC HEARING AND INTRODUCTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, INITIALLY ZONING A PARCEL OF LAND MEASURING 35.7 ACRES, MORE OR LESS, LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF SOUTH GUN CLUB ROAD AND EAST ALAMEDA AVENUE TO MEDIUM DENSITY MULTI-FAMILY

RESIDENTIAL (R-3) AND AMENDING THE ZONING MAP ACCORDINGLY (222 S GUN CLUB ROAD ZONING MAP AMENDMENT II)

Stephen Gubrud, Planner II, Planning and Business Development / Lena McClelland, Senior Assistant City Attorney

Mayor Coffman opened the public hearing.

Staff gave a brief presentation on the item.

CM Bergan asked if the multifamily residential would be apartments.

Staff responded that the zoning district is medium density multifamily residential, and apartments are one of the approved residential types allowed, but there are a mix of residential uses available.

Mayor Coffman closed the public hearing.

Moved by: Stephanie Hancock

Second by: Gianina Horton

Does Council wish to support the approval of the proposed Ordinance for a Zoning Map Amendment to initially zone 35.7 acres to the R-3 zone district?

Voting Aye: (7): Robert Andrews, Françoise Bergan, Stephanie Hancock, Gianina Horton, Alli Jackson, Angela Lawson, and Amy Wiles

Absent: (3): Alison Coombs, Curtis Gardner, and Ruben Medina

15.h Valley Head Annexation – Findings of Fact (Public Hearing)

R2026-84 A PUBLIC HEARING AND CONSIDERATION OF A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, MAKING CERTAIN FINDINGS OF FACT REGARDING THE PROPOSED ANNEXATION OF A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, (VALLEY HEAD ANNEXATION) 165 ACRES

Justin Andrews, Project Manager, Development Services / Brian Rulla, Senior Assistant City Attorney

Mayor Coffman opened the public hearing.

Staff gave a brief presentation on the item.

Mayor Coffman closed the public hearing.

Moved by: Amy Wiles

Second by: Robert Andrews

Does Council wish to support the approval of the Valley Head Annexation – Findings of Fact resolution?

Voting Aye: (7): Robert Andrews, Françoise Bergan, Stephanie Hancock, Gianina Horton, Alli Jackson, Angela Lawson, and Amy Wiles

Absent: (3): Alison Coombs, Curtis Gardner, and Ruben Medina

15.i Valley Head Annexation

2026-39 AN INTRODUCTION OF AN ORDINANCE ANNEXING A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, (VALLEY HEAD ANNEXATION) 165 ACRES

Justin Andrews, Project Manager, Development Services / Brian Rulla, Senior Assistant City Attorney

Mayor Coffman opened the public hearing.

Staff gave a brief presentation on the item.

Mayor Coffman closed the public hearing.

Moved by: Stephanie Hancock

Second by: Amy Wiles

Does the Council wish to support the approval of the Valley Head Annexation ordinance?

Voting Aye: (7): Robert Andrews, Françoise Bergan, Stephanie Hancock, Gianina Horton, Alli Jackson, Angela Lawson, and Amy Wiles

Absent: (3): Alison Coombs, Curtis Gardner, and Ruben Medina

15.j E 56th Ave and Valley Head St Annexation – Zoning Map Amendment (Public Hearing)

2026-40 A PUBLIC HEARING AND INTRODUCTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, INITIALLY ZONING A PARCEL OF LAND MEASURING 165 ACRES, MORE OR LESS, LOCATED NORTH OF THE INTERSECTION OF EAST 56TH AVENUE AND VALLEYHEAD STREET TO AIRPORT DISTRICT (AD) AND AMENDING THE ZONING MAP ACCORDINGLY (VALLEYHEAD ZONING MAP AMENDMENT)

Stephen Gubrud, Planner II, Planning and Business Development / Lena McClelland, Senior Assistant City Attorney

Mayor Coffman opened the public hearing.

Staff gave a brief presentation on the item.

Mayor Coffman closed the public hearing.

Moved by: Stephanie Hancock

Second by: Amy Wiles

Does Council wish support the approval of the proposed Ordinance for a Zoning Map Amendment to initially zone approximately 165 acres to the AD zone district?

Voting Aye: (7): Robert Andrews, Françoise Bergan, Stephanie Hancock, Gianina Horton, Alli Jackson, Angela Lawson, and Amy Wiles

Absent: (3): Alison Coombs, Curtis Gardner, and Ruben Medina

16. RECONSIDERATIONS AND CALL UPS

17. GENERAL BUSINESS

18. REPORTS

18.a Mayor

Mayor Coffman shared that he puts a lot of his activities on his Facebook page at Mike Coffman Facebook. He shared his town hall will be this Saturday, at the Aurora Central Library, from 2 to 3:30 p.m., where they will be updating on the drought situation and talking about the new animal shelter being built.

18.b Council

CM Horton thanked staff for covering for the Ward 1 town hall in June while she was out on vacation. She met with Aurora Sister Cities, where she serves on the Board, where they met with a representative from France. She noted Aurora Sister Cities also has a gala in August. She shared that she spent the Fourth with her family to celebrate 250 years as a county; however, they are still striving to fulfill the Declaration of Independence. She attended a conference with some other council members and local officials, where she took away ideas on how to reactivate space. She and Mayor Coffman met with a delegation of students traveling to South Korea and wished them safe travels. She stated July 22nd is the Aurora Youth and Families Night at Moorhead Rec Center from 6 to 10 p.m., and she thanked staff and CM Lawson for her work and partnership, and her Ward 1 Town Hall is July 13th, at the Aurora Fire Station 3.

CM Wiles thanked those that attended the data center town hall and said she appreciated the dialogue and everyone being respectful to one another. She also attended the conference and felt it was interesting to see other cities and what they do to fix the same issues Aurora has. She also thanked the Fireworks Fast Pitch Tournament and gave a shoutout to Lucy, a youth athlete, for teaching her how to

thrown a softball over the plate. She congratulated Aurora Employees at the Years of Service Celebration. She shared July 25th is the Day of Resilience, where there will be a 5k Walk/Run, which she will participate in, and August 1st is the Mile Long Table event at the National Western Center, where they can sit and share a meal with people they don't know and talk about stories. She encouraged people to sign up for that, as it is free and a great way to meet others in the community.

CM Hancock shared her town hall last Thursday was great, and at her next town hall, she will have J. Batchelor and P. Schulte there to talk about city things that are important to know. She attended the Aurora Municipal Center Fourth of July Celebration and attended the softball tournament along with CM Wiles. She stated a group of young students from Freedom Summer Camp came to the chambers to learn about City Council life and to be productive, engaged, informed and activated citizens, where she and CM Medina talked and met with them.

CM Lawson expressed it was great working with CM Horton and appreciated engaging her on the Youth and Family Night. She hopes everyone will attend, as it will be a great resource area and fun for kids and their families. She shared that she was re-elected for the Colorado Municipal League Executive Board. For the Legislative Update, the 21st Century Road to Housing Act became law on July 11, 2026, and the House Transportation and Infrastructure TI Committee will hold a reschedule markup of several measures, including the Water Resources Development Act of 2026, which the city was identified as a municipality to receive funds for water projects. She said the FSIR Committee will meet Thursday, at 12 p.m., where they will have presentations from the Adams and Arapahoe County Health Departments.

CM Bergan attended the CML Conference, where they had notable presentations on AI, data centers, and DOLA. She chaired the Roadway Committee for E-470 and received a lot of emails and phone calls during and after the Fourth of July, and they are looking to make some changes so the fire chief can call for a ban earlier. She stated they had the opportunity to meet the candidates for Council aide, and she participated in the Sky Watch Park interview process. She also went to the Waste Management Ribbon Cutting for their recycling and hauling facility and gave them kudos for a great, sustainable facility.

CM Gardner and Jackson did not give a report.

19. PUBLIC INVITED TO BE HEARD

(non-agenda related issues only)

20. ADJOURNMENT

Mayor Coffman adjourned the regular meeting of City Council.

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.

MIKE COFFMAN, MAYOR

ATTEST:

_____

KADEE RODRIGUEZ, CITY CLERK

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.

CITY OF AURORA
Council Agenda Commentary

Item Title: 2026 Community Investment Financing Program Round 1
Item Initiator: John Wesolowski, Deputy Director, Housing and Community Services
Staff Source/Legal Source: Bianca Lopez, Housing and Development Supervisor, Housing and Community Services / Andrea Wood, Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Economically Strong: Building a conducive development climate, a diverse mix of industries and housing options, and fostering economic growth so that our community thrives and remains resilient.

COUNCIL MEETING DATES:

Study Session: 7/13/2026

Regular Meeting: 7/27/2026

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: ☐ Yes ☐ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Bianca Lopez, Housing and Development Supervisor, Housing and Community Services / Andrea Wood, Assistant City Attorney

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

☐ Approve Item and Move Forward to Study Session

☒ Approve Item and Move Forward to Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

☐ Approve Item as Proposed at Policy Committee

☐ Approve Item as Proposed at Study Session

☐ Approve Item as Proposed at Regular Meeting

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: ***(Check all that apply)***

☐ Recommends Approval

☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation

☐ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

The purpose of the Community Investment Financing application is to provide resources for developers and service providers interested in creating and/or preserving affordable housing opportunities in the city of Aurora. The city's housing priorities are established in the recently adopted housing strategy and guided by six policies informed by best practices and extensive community input. Applications will be evaluated based on alignment with the policies and goals of the Housing Strategy.

Types of Projects Funded: New rental or for-sale affordable housing, rehabilitation/preservation of existing affordable housing, permanent supportive housing, and homelessness service providers with infrastructure needs related to housing.

Funding Sources: Amounts will vary from year to year based on changing federal grant allocations, program income received, and funding needs for other programs. Sources will include some or all of the following: HOME (Home Investment Partnership Program) funds and CDBG (Community Development Block Grant). The first round of funding included $ 3 million in HOME funds, and $ 4 million of CDBG funds and $27,359,629 in Private Activity Bonds (PAB).

General Application Components/Evaluation Criteria:
• Alignment with Housing Strategy
• Meets an identified housing need in the community
• Average median income to be served by the project
• Cost-effectiveness: leveraging of funding, review of sources and uses, and funding sustainability
• Available city funding sources based on project type, developer or organization experience, and surrounding compatible uses.
Review Committee: City staff including Community Development, Homelessness Program, Finance, Planning, and Urban Renewal, and members of the Community Housing and Development (CHD) Committee.

Timeline:
• Request for applications released February 18, 2026
• Application due March 31, 2026
• Review of applications, committee recommendations, and presentations to City Policy Committees – May 13-26, 2026
• Announcement of financing awards – Late June 2026

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

Recommendations for funding:

- Crossbar Commons - $500K HOME
- 1218-1268 Dallas - $500K HOME
- Evans Terrace - $500K HOME
- Ironton Apartments - $500K HOME & $500K CDBG
- Hazelbrook HUB - $1M HOME
- Stables II Senior - $1M CDBG
- Stanley 98 - $1.5M CDBG
- Trolly Park - $1M CDBG
- Horizon Uptown Workforce - $10M PAB
- Walden II - $7M PAB
- Lotus Tanah - $3,359,629 PAB

A presentation will be included at the HORNS meeting

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

☐ Revenue Impact ☒ Budgeted Expenditure Impact ☐ Non-Budgeted Expenditure Impact
☒ Workload Impact ☐ No Fiscal Impact

REVENUE IMPACT
Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

N/A

BUDGETED EXPENDITURE IMPACT
Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

The city currently has $ 3 million in HOME funds, $4 million of CDBG funds, and $27,359,629 in Private Activity Bonds for the 2026 CIF round 1 of funding

NON-BUDGETED EXPENDITURE IMPACT
Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

N/A

WORKLOAD IMPACT
Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

City staff will coordinate closely with project developers and their legal counsel to draft, negotiate, and execute all required agreements to safeguard the City's interests and ensure compliance with applicable federal funding requirements. While this work will be absorbed within existing staff capacity and does not require additional FTEs, the Housing & Community Services Department wants to note that the agreement development and execution process has become increasingly complex and time-intensive in recent years, with execution timelines that can extend several months.

QUESTIONS FOR COUNCIL

Does the Council wish to support this item and move it forward to the City Council meeting?

LEGAL COMMENTS

Colorado Constitution, Art. XIV, Sec 18, Subsection 2(c) permits the City to contract with private persons, associations, or corporations for the provision of any legally authorized functions, services, or facilities within or without its boundaries. Community Development Block Grant (CDBG) and HOME funds, which includes tenant based rental assistance and emergency solutions grants, may be used to acquire real property which is to be used for public purposes such as providing the homeless with shelter, or to provide grants, loans, loan guaranteed to a private business for an activity where assistance is appropriate to carry out an economic development, or to eliminate slums or blight; to meet other community development needs having a particular urgency because of existing conditions pose a serious and immediate threat to the health or welfare of the community where other financial resources are not available. (24 C.F.R. §§ 570.200 and 570.203) HOME program funds can be used to provide incentives to develop and support affordable rental housing and home ownership. (24 CFR § 92-205(a)(1)) Private activity bonds program funds privately developed projects. The bonds are tax-exempt and the amount of the bonds are limited by the IRS. (Wood)

Aurora Housing and Community Development Division

Community Investment Financing Program

2026 Round 1

Community Investment Program (CIF) Purpose

Aurora Housing Strategy

The purpose of the Community Investment Financing **program is to provide bridge financing for developers and service providers interested in creating and/or preserving affordable housing in the city of Aurora.**

Program applications are evaluated based on alignment with the Aurora Housing Strategy.



Application Components

1. Alignment with Housing Strategy
2. Meets an identified housing need in the community
3. Average median income to be served by the project
4. Cost-effectiveness: Leveraging of funding, review of sources and uses, and funding sustainability
5. Available city funding sources based on project type, developer or organization experience, and surrounding compatible uses

Deadline/Dates	Action Item	Lead
February 12, 2026	Notices for NOFO are sent to Newspaper, Website, and Email Blast	Housing Development Supervisor
February 18, 2026	Application Period is Opened	Neighborly Software
February 27, 2026	Developer Education	Housing Development Supervisor
TBD	Review Committee PPT Education	Housing Development Supervisor
March 31, 2026	Application Period is Closed	Neighborly Software
April 2026	Compile Applications for Review Committee	Housing Development Supervisor
May 2026	Application review and issues recommendations	Review Committee
TBD	Review Committee Application Recommendations	Housing Development Supervisor
June 17, 2026	Recommendations presented to HORNs Committee	Housing Development Manager or Supervisor
TBD	Issue Pre-Award Letters	Housing and Community Development Manager
June 22, 2026	Recommendations presented to Study Session	Housing Development Manager or Supervisor
TBD	Issue Final Award Letters	Housing and Community Development Manager

2026 Round 1 Timeline

Review Panel

The review committee evaluated applications for responsiveness to requirements late May 2026**.** The panel consisted of representatives from the following departments:

Finance Administration (1)

Community Development (2)

Citizens Advisory Committee for Housing and Community Development (2)

Planning & Development (1)

Community Investment Finance Review

Total Grant Amount To Be Allocated:	
HOME Funds	$3,000,000
CDBG Funds	$4,000,000
Private Activity Bonds (PAB)	$27,359,629
TOTAL	**$34,359,629**
Total Number of Agencies Applied:	13
Total Applications:	17
Total Amount Requested:	$89,950,000
Total Amount Awarded:	**$34,359,629**
Total Number of New Units added to Housing Stock:	**1380**
Number of Units Already in the Pipeline	324
Total Units in this application round	1056



Community Investment Financing Funding Recommendations

		Funding Requested				Funding Recommendations		
	Project Name	HOME $3,000,000	CDBG $4,000,000	PAB $26,624,164/$27,359,629		HOME $3,000,000	CDBG $4,000,000	PAB $27,359,629
1	Stables II Senior Housing		$ 1,000,000				$ 1,000,000	
2	Crossbar Commons					$ 500,000		
3	Stanley 98		$ 2,600,000				$ 1,500,000	
4	Stanley 98	$ 1,200,000						
5	Horizon Uptown Workforce Development			$ 10,000,000				$ 10,000,000
6	Hazelbrook HUB Apartments	$ 1,200,000		$ 18,000,000		$ 1,000,000		$ 7,000,000
7	1218-1268 Dallas	$ 900,000				$ 500,000		
8	Trolly Park Apartments		$ 4,000,000				$ 1,000,000	
9	Evans Terrace		$ 2,300,000			$ 500,000		
10	Walden II			$ 8,500,000				$ 7,000,000
11	Ironton Apartments	$ 1,000,000				$ 500,000		
12	Lotus Tanah			$ 10,000,000				$ 3,359,629
13	Aurora Village			$ 9,150,000				
14	The Delegate			$ 19,000,000				
15	Ironton Apartments		$ 1,100,000				$ 500,000	
16	THE BridgeHouse Transitional Housing Expansion – Aurora							
17	Project Second Act							
		$ 4,300,000	$ 11,000,000	$ 74,650,000		$ 3,000,000	$ 4,000,000	$ 27,359,629

Project: The Stables II Senior Housing



Agency: Grovewood Community Development, Inc.
Address: 10850 E Exposition Ave, 80012
Ward: 4
Units: 52
Income Target: at or below 30%, 50%, 60% AMI
Funding Request: $1M (CDBG)
Recommended: $1M (CDBG)

Project: Crossbar Commons



Agency: Mercy Housing Mountain Plains
Address: 15961 E. Colfax
Ward: 2
Units: 104
Income Target: at or below 30%, 50%, 60% AMI
Funding Request: $
Recommended: $500K (HOME)

Project: Stanley 98



Agency: Aurora Housing Authority

Address: 2520 N. Jamaica St

Ward: 4

Units: 73

Income Target: at or below 30%, 50%, 60% AMI

Funding Request: $2.6M (CDBG), $1.2M (HOME)

Recommended: $1.5M (CDBG)

Project: Horizon Uptown Workforce Development



Agency: Reuter Walton

Address: N Gun Club Road and E 6th Avenue

Ward: 2

Units: 252

Income Target: at or below 50% & 60% AMI

Funding Request: $10M (PAB)

Recommended: $10M (PAB)

Project: Hazelbrook HUB Apartments



Agency: ParadigmOne dba Hazelbrook Community Center

Address: S Sable & Centerpoint Drive

Ward: 3

Units: 148

Income Target: at or below 30%, 50%, & 60% AMI

Funding Request: $1.2M (HOME), $18M (PAB)

Recommended: $1M (HOME), $7M (PAB)

Project: 1218-1268 Dallas



Agency: East Colfax Community Collective
Address: 1218-1268 Dallas
Ward: 1
Units: 60
Income Target: at or below 50% & 60% AMI
Funding Request: $900K (HOME)
Recommended: $500K (HOME)

Project: Trolly Park Apartments



Agency: Aurora Housing Authority
Address: 1445 Dallas Street
Ward: 1
Units: 38
Income Target: at or below 50% & 60% AMI
Funding Request: $4M (CDBG)
Recommended: $1M (CDBG)

Project: Evans Terrace



Agency: MGL Partners
Address: 14383 E. Evans Drive
Ward: 4
Units: 50
Income Target: at or below 30%, 50%, 60%, & 70% AMI
Funding Request: $2.3m (CDBG)
Recommended: $500K (HOME)

Project: Walden II



Agency: Aurora Housing Authority
Address: Walden Street and Walden Circle
Ward: 2
Units: 68
Income Target: at or below 30%, 50%, & 60% AMI
Funding Request: $8.5m (PAB)
Recommended: $7M (PAB)

Project: Ironton Apartments



Agency: Columbia Ventures
Address: 10660 E Colfax
Ward: 1
Units: 147
Income Target: at or below 30%, 50%, 60%, & 70% AMI
Funding Request: $1M (HOME), $1.1M (CDBG)
Recommended: $500K (HOME), $500K (CDBG)

Project: Lotus Tanah



Agency: Lotus Company

Address: E. Pacific Circle & Peoria Street

Ward: 4

Units: 108

Income Target: at or below 60% AMI

Funding Request: $10M (PAB)

Recommended: $3,359,629 (PAB)

Project: Aurora Village



Agency: Ulysses Development Group
Address: 15972 E. 13th Place, 80011
Ward: 2
Units: 100
Income Target: at or below 60% AMI
Funding Request: $9.15M (PAB)
Recommended: $0

Project: The Delegate



Agency: Dominium

Address: E. Alameda Ave & Powhaton Road

Ward: 2

Units: 273

Income Target: at or below 60% AMI

Funding Request: $19M (PAB)

Recommended: $0

Project: The Bridge House Transitional Housing Expansion



Agency: The BridgeHouse, LLC.
Address: 469 S Olathe Street
Ward: 3
Units: 1
Income Target: at or below 30%, 50%, 60% AMI
Funding Request: $0
Recommended: $0

Project: Project Second Act



Agency: Second Act

Address: Unknown *Scattered Site

Ward: Various

Units: 10

Income Target: at or below 30% & 50% AMI

Funding Request: $0

Recommended: $0

THANK YOU



Sarah A. Pulliam
Manager of Community Development | City of Aurora
sacarrol@auroragov.org

Bianca Lopez
Housing and Community Development Supervisor | City of Aurora
blopez@auroragov.org

CITY OF AURORA
Council Agenda Commentary

Item Title: Consideration to Reappoint Two (2) Members to the Historic Preservation Commission
Item Initiator: Cecilia Zapata, Deputy City Clerk
Staff Source/Legal Source: Cecilia Zapata, Deputy City Clerk / Andrea Wood, Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Connected and Engaged: Providing programming, learning resources, and amenities that reflect the rich history and contributions of our vibrant communities.

COUNCIL MEETING DATES:

Study Session: 7/13/2026

Regular Meeting: 7/27/2026

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Cecilia Zapata, Deputy City Clerk / Andrea Wood, Assistant City Attorney

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

☐ Approve Item and Move Forward to Study Session

☒ Approve Item and Move Forward to Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

☐ Approve Item as Proposed at Policy Committee

☐ Approve Item as Proposed at Study Session

☐ Approve Item as Proposed at Regular Meeting

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: ***(Check all that apply)***

☐ Recommends Approval ☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation ☐ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

The purpose of the Historic Preservation Commission is to review and make recommendations to City Council regarding potential landmark status for historical sites, districts and other properties for the educational, cultural and economic benefit of Aurora citizens.

The Historic Preservation Commission consists of eleven (11) members appointed by the Aurora City Council. The term length is three (3) years and members may serve up to three (3) terms. All eligible applications received within the last year are forwarded to the Commission to be considered for interviews.

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

The Historic Preservation Commission currently has seven (7) vacancies comprised of three (3) professional roles, two (2) citizen roles, and two (2) upcoming citizen roles. The Commission received three (3) applications.

Among the applicants were:
Michael Ackman
Gary Beasley
Charles Peters

The Historic Preservation Commission respectfully recommends the reappointment of the following candidate:

Charles Peters – 4th term beginning 8/1/2026 and ending on 7/31/2029 (citizen role)

Applications for the professional roles have not been received. However, per city Code Sec. 78-28(b) all efforts to designate qualified commission members were made, and the Historic Preservation Commission respectfully recommends the reappointment of the following candidate to the professional role due to his historical knowledge of Aurora and experience in teaching Aurora history. Letters of support for Mr. Ackman are attached:

Michael Ackman – 4th term beginning 8/1/2026 and ending on 7/31/2029 (professional role)

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

☐ Revenue Impact ☐ Budgeted Expenditure Impact ☐ Non-Budgeted Expenditure Impact
☐ Workload Impact ☒ No Fiscal Impact

REVENUE IMPACT
Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

N/A

BUDGETED EXPENDITURE IMPACT
Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

N/A

NON-BUDGETED EXPENDITURE IMPACT
Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

N/A

WORKLOAD IMPACT

Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

N/A

QUESTIONS FOR COUNCIL

Does Council wish to reappoint Charles Peters (citizen role) and Michael Ackman (professional role) to the Historic Preservation Commission?

LEGAL COMMENTS

All boards and commissions shall be appointed by City Council. (City Charter, art III, sec. 3-11 and art. IX, sec. 9-1) The historic preservation commission has eleven voting members consisting of five "professional" members, as defined in City Code § 78-27, and six qualified citizens. The eleven voting members shall be registered electors of the City, to be appointed pursuant to City Charter, art. IX, sec. 9-1. The five professional voting members shall meet the following qualifications: (1) An interest, competence, or knowledge of historic preservation; and (2) Professional experience in the disciplines of history, architecture, historic architecture, architectural history and archaeology, as described in section 78-27. (City. Code § 78-26) The term length for each member is three years and members may serve up to three consecutive terms. (City Code § 2-772 and Resolution R2025-78) (Wood)

MEMORANDUM

TO:	Mayor Coffman and Members of the City Council
FROM:	Chris Geddes, Historic Preservation Specialist
THROUGH:	Cecilia Zapta, Deputy City Clerk
DATE:	June 18, 2026
SUBJECT:	Reappointment of Members to the Historic Preservation Commission

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Board or Commission: Historic Preservation Commission

Number of Vacancies: 5

Interview Information

Date of Interviews: N/A

Names of Applicants: Mike Ackman, Charlie Peters, Gary Beasley

Applicants Interviewed: N/A

Recommendation

Suggested Appointment(s): Mike Ackman, Charlies Peters

Summary:
The Aurora History Museum and Historic Sites Office is seeking to reappoint Mike Ackman (Historian) and Charlie Peters (Citizen) to the Historic Preservation Commission (HPC). Though both members have reached term limits, we have enough vacancies to have them serve one additional term. As a 3rd generation Auroran, Mike Ackman teaches an Aurora History course to new fire recruits, takes city staff/management on tours around the city to better understand the history of the City, and provides information through oral histories and interviews to researchers, students, and Museum staff. Captain Ackman is THE authority on Aurora history. Charlie Peters is a long-time resident and semi-retired judge and lawyer who has legal knowledge useful to the HPC. He does thorough research of other communities' preservation procedures and ordinances to aid staff in updates to the UDO. Both men are members in good

standing, attend meetings consistently, and served previous terms on the HPC with integrity, accountability, and avid interest. Both men actively participate in monthly meetings, serve on subcommittees, and attend community events as representatives of the HPC. Fellow HPC members speak highly of both men and feel they bring good ideas and input to the group. Both men expressed a strong interest in continuing to serve on the HPC. Discussion amongst the Chair and Vice Chair supported reappointment of Mike Ackman and Charlie Peters; as the Historic Preservation Specialist, I wholly concur with recommending their reappointments. Therefore, the Aurora Historic Preservation Commission and Aurora History Museum and Historic Sites Office strongly supports the reappointment of Mike Ackman and Charlie Peters as members of the Historic Preservation Commission.

Historic Preservation Commission

Applicant Package - Ward VI

Historic Preservation Commission - Ward VI

Term 01 Aug 2025 - 31 Jul 2028
Positions Available 7

Number of applicants in this package 1

- Ackman, Michael

Received: 05/21/2026
Ward VI Resident & Registered Voter
Arapahoe County
Vetted on 5/26/2026

Name: Ackman, Michael

Address: [redacted]

Email: [redacted]

Board Name: Historic Preservation Commission

Date of Birth:
[redacted]

Home Phone Number:
[redacted]

Work Phone Number:
[redacted]

How long have you lived in Aurora?:
66 years

Are you registered to vote?:

Yes

Years of Education Completed:
14

Degree(s) Received:
AA Fire Science

College(s) Attended:
CCA Red Rocks Campus

Employer Name:
City of Aurora

Employer Address:
15151 E. Alameda Pkwy.

Current Position:
Assistant to Facility Manager

Years with Current Employer:
46

Work Experience:
Firefighter 43 years Facility operations 8 years

Certification(s):
None

How are you involved in your community?:
Previous tenure Aurora HPC APS budget and accountability committees

List your interests and activities.:
History. Travel. Grandkids.

Do you presently serve in any other appointed position on a board, commission or committee?:

Yes

If yes, enter the board name and position:
Citizen member Aurora HPC.

Are you currently a member and seeking reappointment on the board you are applying for?:

Yes

Why do you desire this appointment?:
Continue preserving and sharing the history of my family and our city.

How much time do you anticipate being able to spend on this appointment each month?:
As much as necessary to do an outstanding job.

Do you have any conflicts of interest that should be disclosed?:

No

If yes, please explain:
N/A

Reference 1: Full Name, Phone Number and Address:
Bryan Neill. [redacted]

Reference 2: Full Name, Phone Number and Address:
Ken Cool [redacted]

Reference 3: Full Name, Phone Number and Address:
Carol Hicks [redacted]

How did you hear about us?:

Other

By clicking APPLY and submitting this application, I certify that the forgoing information is true and correct:
Michael Ackman

Time of Submission: 05/21/26 11:37:25 PM

Aurora Fire Rescue

City of Aurora

Fire Administration

Worth Discovering •

Date: 03/18/2026

To Whom It May Concern,

I am pleased to offer this letter of recommendation in strong support of Mike Ackman's designation as the Aurora Fire Rescue Department Historian.

Mike Ackman has dedicated more than four decades of service to the City of Aurora and its fire service community. He began his distinguished career with Aurora Fire Rescue on January 14, 1980, serving with integrity, professionalism, and an unwavering commitment to excellence until his retirement in January 2018. Following his retirement, Mike has continued to serve the community through his work at the City of Aurora Public Safety Training Center, where he remains actively engaged to this day.

Throughout his career and beyond, Mike has demonstrated an exceptional commitment to education, mentorship, and preserving the values of the fire service. Since 2010, he has contributed to the development of future firefighters by teaching at the fire academy, where he works closely with both new recruits and experienced personnel. His ability to connect with individuals across generations speaks to both his leadership and his dedication to the profession.

Mike is also the driving force behind the Aurora Fire Day of Giving, an initiative that encourages recruits to give back to the community and instills a spirit of service that extends beyond emergency response. His involvement with retired Aurora firefighters further reflects his commitment to maintaining strong ties within the department and honoring its legacy.

In addition to his fire service contributions, Mike has served since 2017 as a commissioner on the Aurora Historic Preservation Commission. In this role, he has demonstrated a deep appreciation for history and a commitment to preserving it for future generations. This passion for historical preservation, combined with his firsthand knowledge of the department's evolution, uniquely qualifies him for the role of historian.

Mike Ackman's extensive experience, dedication to education, and genuine passion for history make him exceptionally well-suited to serve as the Aurora Fire Rescue Department Historian. He possesses not only the institutional knowledge necessary to document and preserve the department's legacy, but also the character and commitment to ensure that its stories are accurately and meaningfully shared.

I offer my strongest recommendation for Mike Ackman's appointment to this role. Should you require any additional information, please do not hesitate to contact me.

Sincerely,

Mark W. Hays

[redacted]

[redacted]

Letter of Support for Mike Ackman

To Whom It May Concern,

I'm writing this letter of support of Mike Ackman and his contributions to historical knowledge, education, and preservation within the City of Aurora and Aurora Fire Rescue.

Mike's fire service career began on June 30, 1975, with the Glendale Fire Department. After nearly five years there, he lateraled to Aurora Fire Rescue on January 14, 1980, as a member of Class 80-1. Our academy was housed at the Paul C. Beck Center, and we graduated in May of that year. He was initially assigned to old Station 5 and, like many firefighters, roved until his promotion to Lieutenant in November 1988. Over the course of his career, he served at multiple stations, including 8A, 2A, the newly opened Station 2, and ultimately Station 9A, beginning in August 1996. He was later promoted to Captain in November 2002. He also had the privilege of serving two assignments as the Department's Public Information Officer.

He retired in January 2018 after more than four decades of fire service. Shortly thereafter, he accepted a temporary position as Facility Manager at the City of Aurora Public Safety Training Center (CAPSTC) during a health emergency and continues to serve in a part-time capacity as Assistant to the Facility Manager. In February 2026, he was honored to receive recognition for 45 years of service to the City of Aurora.

Throughout my career and into retirement, I have witnessed firsthand the remarkable dedication Mike Ackman brings to preserving and teaching the history of Aurora and Aurora Fire Rescue.

Since 2010, Mike has faithfully taught every Aurora Fire Rescue academy class on the department's history, pairing instruction with a landmark tour of the city to provide historical context and a connection to our community's roots. For the past seven years, he has also led Aurora Fire Day for Leadership Aurora, delivering a presentation on AFR history to ensure emerging leaders understand the legacy of service that has shaped our organization.

Mike has extended this educational outreach to the Aurora Police Department academies on a trial basis, further strengthening cross-departmental appreciation of Aurora's shared public safety history.

Beyond classroom instruction, Mike established and maintains the "Aurora Fire Alumni" Facebook group, creating a living archive where retirees and active

members can share stories, photographs, and historical documents. This effort has preserved countless pieces of institutional memory that might otherwise have been lost.

His preservation work is equally significant. In collaboration with museum specialists and staff, Mike prepared the landmark documentation for the " Local 1290 Fire Engine 'Big John," which is scheduled for official landmark designation on February 23, 2026. He is also preparing a renewed landmark application for Old Station 5 on Airport Boulevard, with a mid-2026 presentation planned for City Council. These efforts demonstrate not only historical passion but the professional research, documentation, and advocacy required to achieve formal preservation status.

Since 2017, Mike has served as a Commissioner on the Aurora Historic Preservation Commission, further reinforcing his commitment to safeguarding the city's heritage. His current pursuit of formal designation as Aurora Fire Rescue Department Historian is both appropriate and well-earned. Such recognition would acknowledge the depth of his expertise and allow the Commission to recognize him as a subject matter expert in the field of fire service history.

Mike Ackman's work ensures that new firefighters understand whose shoulders they stand upon, that landmarks are preserved for future generations, and that Aurora's public safety legacy remains visible and respected. His efforts strengthen morale, institutional pride, and community identity.

I offer my endorsement of Mick Ackman for recognition as Department Historian and for continued partnership with the Aurora Historic Preservation Commission. His dedication, scholarship, and passion for preserving Aurora's history make him exceptionally qualified for this role.

Respectfully,

Brandon T Sauder
[redacted]

March 18, 2026

To Whom It May Concern,

I’m writing to strongly recommend Mike Ackman for the Aurora Fire Rescue Department Historian role.

Mike gave over 40 years of dedicated service to Aurora Fire Rescue, starting in 1980. His commitment to this department and community has never wavered even in retirement.

What truly sets Mike apart is his character. He is someone people trust—steady, humble, and deeply respected by those who have worked with him. He leads by example, takes pride in doing things the right way, and genuinely cares about both the people and the profession. He has a natural ability to connect with others, whether mentoring new recruits or supporting longtime members of the department.

Mike has spent years teaching city of Aurora history at the fire academy, helping shape future firefighters. He’s also stayed connected with retired members, showing his respect for the department’s history and the people who built it.

His service on the Aurora Historic Preservation Commission since 2017 reflects his passion for preserving history. Combined with his firsthand knowledge of the department, there is no one more qualified to carry on and protect its legacy.

Mike brings integrity, dedication, and heart to everything he does. I give him my strongest recommendation for this role.

Please feel free to reach out if you need anything further.

Sincerely,

Wendy Lippman

[redacted]

[redacted]

Historic Preservation Commission

Applicant Package - Ward V

Historic Preservation Commission - Ward V

Term 01 Aug 2025 - 31 Jul 2028

Positions Available 7

Number of applicants in this package 1

- Peters, Charles

Received: 05/27/2026
Ward V Resident & Registered Voter
Arapahoe County
Vetted on 5/27/2026



Name: Peters, Charles

Address: [redacted]

Email: [redacted]

Board Name: Historic Preservation Commission

Date of Birth:
[redacted]

Home Phone Number:
[redacted]

Work Phone Number:
[redacted]

How long have you lived in Aurora?:
24 years this most recently, overall 30 years

Are you registered to vote?:

Yes

Years of Education Completed:
19

Degree(s) Received:
Juris Doctor Bachelor of Science in History

College(s) Attended:
University of Wyoming School of Law Campbell University

Employer Name:
Riggs Abney Neal Turpen Orbison and Lewis

Employer Address:
6455 S Yosemite St Suite 140 Greenwood Village, CO 80111

Current Position:
Attorney

Years with Current Employer:
7

Work Experience:
Attorney 2002 to present Municipal Court Judge 2017 to present US Navy Chief Hospital Corpsman 1979 to 1999

Certification(s):
Juris Doctorate Degree

How are you involved in your community?:
Currently member of Historic Preservation Commission Volunteer Aurora Snow Busters

List your interests and activities.:
History Architecture

Do you presently serve in any other appointed position on a board, commission or committee?:

Yes

If yes, enter the board name and position:

Historic Preservation Commissioner

Are you currently a member and seeking reappointment on the board you are applying for?:

Yes

Why do you desire this appointment?:
I like being on the commission and assisting in preserving the history of Aurora and residents

How much time do you anticipate being able to spend on this appointment each month?:
3-4

Do you have any conflicts of interest that should be disclosed?:

No

If yes, please explain:
None

Reference 1: Full Name, Phone Number and Address:
Chris Gedes [redacted]

Reference 2: Full Name, Phone Number and Address:
T. Scott Williams [redacted]

Reference 3: Full Name, Phone Number and Address:
Laurie Cole [redacted]

How did you hear about us?:

Other

By clicking APPLY and submitting this application, I certify that the forgoing information is true and correct:
Charles Lee Peters

Time of Submission: 05/26/26 10:46:59 PM

Historic Preservation Commission

Applicant Package - Ward III

Historic Preservation Commission - Ward III

Term 01 Aug 2025 - 31 Jul 2028
Positions Available 7

Number of applicants in this package 1

- Beasley, Gary

Received: 6/3/2026
Ward III Resident and Registered Voter
Arapahoe County
Vetted: 6/3/2026

Marcus Bond

Name: Beasley, Gary

Address: [redacted]

Email: [redacted]

Board Name: Historic Preservation Commission

Date of Birth:
[redacted]

Home Phone Number:
[redacted]

Work Phone Number:
[redacted]

How long have you lived in Aurora?:
50+ years

Are you registered to vote?:

Yes

Years of Education Completed:
15

Degree(s) Received:
AA

College(s) Attended:
Denver University Colorado University Delta Community College Community College of Aurora

Employer Name:
retired

Employer Address:
retired

Current Position:
retired

Years with Current Employer:
retired

Work Experience:
See resume

Certification(s):
Previously - PMP

How are you involved in your community?:
Volunteer for APD and the Friends of the Front Range Wildlife Refuges, political activist

List your interests and activities.:
Photography, nature

Do you presently serve in any other appointed position on a board, commission or committee?:

No

If yes, enter the board name and position:

None

Are you currently a member and seeking reappointment on the board you are applying for?:

No

Why do you desire this appointment?:
To assist in the preservation of Aurora's history

How much time do you anticipate being able to spend on this appointment each month?:
Whatever it takes, probably 10-20 hours

Do you have any conflicts of interest that should be disclosed?:

No

If yes, please explain:
None

Reference 1: Full Name, Phone Number and Address:
Debi Hunter-Holen [redacted]

Reference 2: Full Name, Phone Number and Address:
George Pedron [redacted]

Reference 3: Full Name, Phone Number and Address:
Carolyn Boller [redacted]

How did you hear about us?:

Board Member or Board Staff Liaison

By clicking APPLY and submitting this application, I certify that the forgoing information is true and correct:
Gary A Beasley

Time of Submission: 06/03/26 6:05:24 PM

Attachments

- GAB resume 2026.pdf

[redacted] Gary A Beasley [redacted]

SUMMARY

Born and raised in Aurora. Traveled the world and then returned to Aurora. Active in local politics, volunteer for Aurora Police Department and Friends of the Front Range Refuges. Previous board member for the Friends group. Recently became a member of the Aurora History Museum and active with the Windsor Gardens Highline Canal club and Highline Canal Conservancy events.

PROFESSIONAL EXPERIENCE

RTI International **2017-2025**
Aurora, Colorado

- Contact Tracer (virtual) for Partners in Health - Massachusetts
- In person interview for Health and Human Services (SAMSHA)
- Worked in Colorado, Nebraska and Wyoming

CRS Management Group LLC **2015-2017**
Denver, Colorado

- Door to door canvassing for numerous campaigns
- Trade show type canvassing

Grassroots Solutions **2015**
Canvasser/ Assistant Project Manager

- Canvassed Denver Metro area
- Trained and led canvassing team

Grassroots Campaigns **2014**
Canvasser

- Canvassed Denver Metro area
- Enrolled citizens in Medicaid and/or Affordable Care Act
- Crew leader

U.S. Census Bureau, Aurora, Colorado **2010**
Enumerator, Crew Leader

- Supervised sixteen enumerators and two crew leader assistants during field operations.
- Conducted training sessions for sixteen trainees.
- Implemented mandatory training by using classroom instructions, practice interviews, and on-the-job guidance.
- Assigned duty areas to employees, observed employees in the field and provided on-the-spot assistance and supervision.
- Reviewed and certified daily payroll and progress reports to ensure that work was completed within established time schedules.

CH2M Hill Constructors, Denver, Colorado **2003-2009**

Project Manager, 2007-2009

Construction of a major link for the Texas Department of Transportation highway system in Galveston, Texas ($4M).

- Collaborated with national and international suppliers and contractors to accomplish global procurement of raw and fabricated materials
- Achieved compliance with drawings and specifications by successfully bridging communications between foreign fabricator and U.S. engineering
- Reduced overall material costs by utilizing national procurement resources
- Recognized by upper management for dedicated efforts in achieving complete procurement success

Project Controls Manager, 2006-2007

Removed and replaced the existing concrete runway at Edwards Air Force Base- Lancaster, California.($100M)

- Integrated job costs between the two JV partners , utilizing Access databases and Excel
- Managed job cost tracking and reporting
- Provided significant contributions to create final monthly cost reports

Project Manager, 2005-2006

Emergency response after Hurricane Dennis to the Eglin Air Force facility at Ft Walton Beach Florida. Scope included reconstruction of damaged roads and crossings and the construction of protective systems around critical weapons-radar-tracking facilities. ($10M)

- Directed all activities in the design, procurement and construction of the project
- Accomplished entire recovery effort on schedule and under budget during ongoing hurricane threats
- Built relationships with client that resulted in new additional work for the company
- Recognized for successful completion of project. Received award by Senior VP at annual meeting

Project Engineer, 2003-2005

Design-build, public-private partnership construction for the Port of Galveston cruise ship facilities. Project included marine, infrastructure, security, and building construction. ($30M)

- Implemented and managed entire project controls system, including job costing, schedule management, document control and financial reporting
- Developed streamlined process to receive and submit monthly progress invoices to expedite client payment
- Accomplishments were rewarded with promotion to Project Manager on following project

VOLUNTEER EXPERIENCE

Friends of the Front Range Wildlife Refuges **2013-2024**

Board Member

- Attend Board meetings
- Work on membership & grants
- Represent Friends group at Ceremonies and Events

Park Hill Bookstore Denver, Colorado **2009-2020**
Data Entry Technician Volunteer

- Attend Board meetings representing East Denver
- Lead data Entry of book information for sales on Amazon
- Organize and train new volunteers in data entry

Aurora Police Neighborhood Watch **2010-present**
Area Coordinator and Volunteer

- Conduct Neighborhood Watch meetings bimonthly
- Distribute vital local information to Neighborhood Watch members
- Recruit speakers for Neighborhood Watch meetings
- Alumni member from Citizen Police Academy

Rocky Mountain Arsenal Wildlife Refuge Commerce City, Colorado **2011-present**
Bookstore & Gift Clerk

- Sales
- Goodwill ambassador
- Assistant guide for Wildlife tours

EDUCATION / TRAINING

Natural Science Associate in Arts degree, Business/Construction Management
San Joaquin Delta Community College - Stockton, California

ADDITIONAL RELEVANT INFORMATION

Moving Forward – US Fish & Wildlife Training
OSHA 10Hr and CPR trained
Federal Compliance trained (TINA)
Dale Carnegie – Effective Speaking & Human Relations

CITY OF AURORA
Council Agenda Commentary

Item Title: Consideration to Appoint One (1) Member to the Election Commission
Item Initiator: Cecilia Zapata, Deputy City Clerk
Staff Source/Legal Source: Cecilia Zapata, Deputy City Clerk / Andrea Wood, Assistant City Attorney
Outside Speaker: N/a
Strategic Outcome: Connected and Engaged: Providing programming, learning resources, and amenities that reflect the rich history and contributions of our vibrant communities.

COUNCIL MEETING DATES:

Study Session: 7/13/2026

Regular Meeting: 7/27/2026

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Cecilia Zapata, Deputy City Clerk / Andrea Wood, Assistant City Attorney

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

☐ Approve Item and Move Forward to Study Session

☒ Approve Item and Move Forward to Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

☐ Approve Item as Proposed at Policy Committee

☐ Approve Item as Proposed at Study Session

☐ Approve Item as Proposed at Regular Meeting

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: ***(Check all that apply)***

☐ Recommends Approval ☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation ☐ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

The Election Commission is a nonpartisan commission that discusses and makes recommendations regarding ward boundaries and other topics related to municipal elections, as requested from City Council. The Commission establishes precincts and appoints election judges, when applicable, as provided by the Colorado Municipal Election Law. In the case of a tie vote on the election for any city office or ballot issue, the Commission determines by lot the person or persons who shall be elected or the outcome of the ballot question.

The Election Commission consists of five (5) members appointed by the Aurora City Council. The term length is four (4) years and members may serve up to two (2) terms. All eligible applications received within the last year are forwarded to the Commission to be considered for interviews.

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

The Election Commission currently has one (1) vacancy. The Commission received one (1) application and an interview was conducted on May 20, 2026.

The applicant was:
Christopher Judge

Upon conducting the interview, the Election Commission respectfully recommends the appointment of the following candidate:

Christopher Judge – 1st term beginning 1/1/2026 and ending on 12/31/2029

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

☐ Revenue Impact ☐ Budgeted Expenditure Impact ☐ Non-Budgeted Expenditure Impact
☐ Workload Impact ☒ No Fiscal Impact

REVENUE IMPACT
Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

N/A

BUDGETED EXPENDITURE IMPACT
Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

N/A

NON-BUDGETED EXPENDITURE IMPACT
Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

N/A

WORKLOAD IMPACT

Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

N/A

QUESTIONS FOR COUNCIL

Does the City Council wish to appoint Christopher Judge to the Election Commission?

LEGAL COMMENTS

All boards and commissions shall be appointed by City Council. (City Charter, art III, sec. 3-11 and art. IX, sec. 9-1) The elections commission shall consist of five members of registered electors of the City. Appointed members, during their term of office, shall not hold any elective federal, state, county or city office, nor should they be employed by the City, nor shall they be candidates for any elective office in the City. The City Clerk or designee shall be a nonvoting member of the election commission. (City Charter, art. II, sec. 2-2) All five appointees shall have staggered four-year terms. (City Code § 54-6) Commission members may serve a maximum of two consecutive terms. (Resolution R2025-78) (Wood)

MEMORANDUM

City of Aurora

AuroraGov.org

To: Mayor Coffman and Members of City Council

From: Bill McCartin, Chair

Through: Kendall Koca , Director, General Management – City Clerks Office

Date: June 18, 2026

Subject: Consideration to Appoint Member(s) to the Election Commission

---

Number of Vacancies: 1

Interview Information

Date of Interviews: May 20, 2026

Applicant Names: Christopher Judge

Applicants Interviewed: Christopher Judge

Summary of suggested appointment(s):

The Commission's consensus was Mr. Judge came very prepared for his interview. He had read and understood the Commission's By-Laws and Mission. His answers demonstrated that he would be a valuable addition of the Aurora Election Commission. He received an unanimous vote from the members who were present.

Recommendation

The Election Commission strongly supports the appointment of Christopher Judge as a member(s) on the Election Commission.

Election Commission

Applicant Package - Ward V

Election Commission - Ward V

Term 01 Jan 2026 - 31 Dec 2028
Positions Available 1

Number of applicants in this package 1

- Judge, Christopher

Received: 4/30/2026
Ward V Resident and Registered Voter
Arapahoe County
Vetted: 4/30/2026
Marcus Bond

Name: Judge, Christopher

Address: [redacted]

Email: [redacted]

Board Name: Election Commission

Date of Birth:
[redacted]

Home Phone Number:
[redacted]

Work Phone Number:
[redacted]

How long have you lived in Aurora?:
8.5 years

Are you registered to vote?:

Yes

Years of Education Completed:
Bachelor's Degree

Degree(s) Received:
Bachelor's Degree in Social Work, Hamilton University

College(s) Attended:
Northwestern University Rhode Island College Hamilton University University of Colorado, Denver Colorado State University Global Campus

Employer Name:
Christopher's Cabinet

Employer Address:
13494 E Jewell Ave Unit 104

Current Position:
Owner

Years with Current Employer:
1

Work Experience:
City and County of Denver: Denver Human Services Eligibility Technican II April 2024 - March 2026 Denver Human ServicesEligibility Technitian I April 2023 - April 2024 Denver Human ServicesCustomer Service Agent December 2021 - April 2023 311 Constituent Service Agent II March 2016 – December 2019 Elections Juge 2018, 2022, 2024 Ascent Classical Academy Post Graduate Advisor January 2020 – October 2020 Substitute Teacher August 2019-December 2020 United States Postal Service Assistant Rural Carrier October 2015 – May 2016

Certification(s):
Six Sigma Black Belt Certified

How are you involved in your community?:
First Spiritual Science Church Board of Directors, Member, April 2023 – Present Toastmasters International Pioneer Toastmasters, Member: February 2026 - Present

List your interests and activities.:

Figure Skating, Live Theater, Medium Distance Running

Do you presently serve in any other appointed position on a board, commission or committee?:

Yes

If yes, enter the board name and position:
First Spiritual Science Church of Denver, Member, Board of Directors

Are you currently a member and seeking reappointment on the board you are applying for?:

No

Why do you desire this appointment?:
I have experience working on elections, have worked on a number of campaigns, and a passionate understanding of how important our elections process is. I would like to work with the commission to ensure that we provide the best possible process to engage and accurately account for our voting population.

How much time do you anticipate being able to spend on this appointment each month?:
5-10 hours per month, or as needed and appropriate

Do you have any conflicts of interest that should be disclosed?:

No

If yes, please explain:
N/A

Reference 1: Full Name, Phone Number and Address:
Melinda Gillette [redacted]

Reference 2: Full Name, Phone Number and Address:
Denise Steinberg [redacted]

Reference 3: Full Name, Phone Number and Address:
Susan Miller[redacted]

How did you hear about us?:

Other

By clicking APPLY and submitting this application, I certify that the forgoing information is true and correct:
Mr. Christopher Judge

Time of Submission: 04/30/26 4:19:17 PM

Attachments

- 2026.05.Resume.pdf

Christopher Judge

PROFILE SUMMARY

Advocate, Philanthropist, Entrepreneur, and Educator dedicated to empowerment, civic engagement, and business growth. Self-driven leader with a history of setting high expectations and providing supervision and support to ensure measurable individual progress and team success. Multi-talented collaborator with adaptable skill sets that are translatable to several industries, with proven success in both Luxury Retail Boutique, Sales, Customer Service and Non-Profit sectors. Creative opportunity seeker, proactive problem solver, as well as goal setter and achiever of measurable excellence.

MANAGEMENT AND EXECUTIVE CREDENTIALS

- Over five years in management and executive administrative roles, supervising up to six professionals
- Proven record of progressive business planning and successful achievement of internal and external goals
- Created regionally adopted directives, and administrative tools used by multiple business models
- Developed incorporation, licensing, and other state and federal application and reporting documents

SUPERVISORY AND LEADERSHIP EXPERTISE

- Seven years combined success in supervisory roles in retail sales, nonprofit sector, and residential settings
- Development skills successfully adapted between nonprofit fundraising and retail business plan creation
- Created and maintained business to business and corporate clients to enhance overall service
- Co-facilitated therapeutic anger management, sex-offender, and therapeutic groups with adolescents

GENERAL AND TECHNICAL SKILLS

- Microsoft Office, Adobe Connect, Acrobat Pro, Photoshop, Dreamweaver, FileMaker Pro, Salesforce
- Regular achievement of retail sales goals, consistently driving sales and increasing overall efficiency
- Consistently achieving target metric and performance expectations with high or outstanding achievement
- Over ten years of experience in conflict resolution, non-violent crisis intervention, and risk prevention
- Authored Social Studies curriculum, business planning, and IEP and ISP programs for implementation

EMPLOYMENT HISTORY

Eligibility Technican II April 2024 - March 2026
Eligibility Technitian I April 2023 - April 2024
Denver Department of Human Services, Denver, Colorado

- Performs entry level eligibility determination for public assistance programs while receiving training in the applicable federal and state laws and county rules and regulations of financial eligibility and develops the knowledge and skills to enter client information into a complex computer system.
- Receives on-the-job training on methods and techniques for financial eligibility determination in order to determine applicant eligibility for public assistance programs including but not limited to cash assistance, food assistance, and Medicaid.
- Attends training sessions to learn processes, practices and application of financial eligibility determinations, studies applicable rules and regulations, and receives instruction in the interpretation and application of appropriate laws, rules, regulations, and procedures.
- Trains and assists in determining financial eligibility for public assistance programs including cash assistance, food assistance, and Medicaid benefits by interviewing clients and reviewing applications to elicit and verify pertinent eligibility information under close supervision.
- Receives training and instruction on identifying internal and external referral resources in order to provide referrals to clients to non-profit agencies and other service providers.
- Performs increasingly more responsible work as the employee gains experience and independently provides basic eligibility services.

Customer Service Agent December 2021 – April 2023
Denver Department of Human Services, Denver, Colorado

- Provides comprehensive customer service, in a contact center environment, by responding to a variety of complex customer requests for information on programs and services offered by the Denver Department of Human Services (DDHS).
- Assists customers with inquiries or problems related to DDHS programs and services by asking questions to determine customer needs; determines the critical nature of a call and if immediate action is required.
- Creates or accesses cases in the Customer Relationship Management (CRM) module of PeopleSoft to enter information on customer inquiries or problems and to provide updates on previously created cases; enters resolutions provided to customers and assigns cases or creates service orders for various partner departments and agencies.
- Conducts research, using the Colorado Benefits Management System (CBMS), to provide customers with answers to inquiries or problems.
- Provides complete and accurate information to customers, which involves identifying customer needs and explaining applicable regulations, policies, procedures or standards based on a comprehensive knowledge of DDHS procedures, programs, services, and CBMS.
- Acts as a liaison between the customer and DDHS staff by following up on customer requests or complaints and solving problems related to service issues; possesses the authority to resolve discrepancies in DDHS provided services.

Post Graduate Advisor January 2020 – October 2020
Ascent Classical Academy, Lone Tree, Colorado

- Arrange college visits and trips to local college fairs.
- Build and maintain relationships with admission professionals.
- Check and distribute documents and correspondence.
- Compile records of office activities and maintain a database system; update and maintain databases such as mailing lists and contact lists.
- Coordinate college event planning and implementation.
- Coordinate information both internally and externally with broad constituents.
- Educate families about college admissions and financial aid or scholarship possibilities.
- Educate students on appropriate interviewing techniques, self-assessment tools, and application essay writing techniques.
- Follow up as appropriate via email, telephone, and/or Skype.
- Generate a schoolwide college preparation/awareness plan.
- Maintain high school tracking system, perform regular audits of student progress, identify and inform students and parents of missing or incomplete requirements for graduation
- Guide students and others in understanding and utilizing Naviance, the college admission data management system and other programs as, as needed. Provide guidance and resources and teach tools to navigate the college search and application process.
- Guide students and their parents/guardians through the college admissions and application process.
- Handle incoming inquiries and requests and prepare written responses to routine inquiries.
- Invite college admissions officers to visit the school and meet with students.
- Keep office area neat, tidy, and professional at all times.
- Know standard office administrative and clerical practices and procedures.
- Maintain a strong working knowledge of colleges and universities, which includes making regular visits to colleges. Stay current on high education changes.
- Meet individually with student(s) and parents/to explore and identify appropriate college options. Communicate regularly with counselees.
- Monitor individual student progress throughout the college application process.

- Participate in events throughout the year sponsored by the College Counseling Office, such as evening college fairs, workshops, college trips, and the Spring College Visit trip.
- Prepare and edit documents; check and enter data; prepare and send mailings and packages.
- Prepare supplementary materials to be sent to colleges. Oversee that school credentials (transcripts and letters of recommendation) get sent to colleges.
- Pursue appropriate professional development, including attendance at annual conference(s) in the counseling and admission professional organizations.
- Review files and records to answer general requests for information.
- Serve as a general resource for students, parents, and teaching faculty regarding admission criteria and college data.
- Share financial aid and scholarship information on a timely basis with students and families.
- Understand the college admission process at a variety of institution types and selectivity levels.
- Work effectively one-on-one with students and be able to address small or large gatherings of people to discuss the college admission and research process.
- Work primarily with Seniors during the fall and Juniors during the spring, but also with underclassmen as early as 7th grade, when appropriate.
- Work with faculty to integrate college-related skills (i.e., essay writing, interviewing, etc.) into regular curricula.
- \Work with the Test Prep Coordinator to provide information about testing options and preparatory classes.
- Write school recommendations for members of the senior class (detailed letters of support).

Executive Director January 2012 - Present
Aspire, Inc., Aurora, Colorado

- Founded, developed, registered and directed grassroots philanthropic organization, recording 500+ internal and external volunteer service hours per quarter
- Created and implemented leadership and service curriculum for two cohorts of 20 young adults, resulting in volunteer or paid internships for 80% of participants upon completion
- Maintained and submitted all government and oversight agency paperwork for compliance and registration or certification. Completed all bookkeeping and financial reports for periodic board review and in compliance with all regulatory and third-party stakeholders
- Facilitated Board support, achieved development goals through individual solicitations and successful grant writing, and maintained stakeholder support through organizational revisions to mission vision and engagement activities
- Developed, created and implemented exploratory committee of external stakeholders and field experts to assess and verify agency shift to more educational mission, resulting in recommendation to move forward and begin Charter School application process

311 Constituent Service Agent II March 2016 – December 2019
City and County of Denver, Denver, Colorado

- Resolved 100+ incoming constituent calls and electronic communications per day, providing accurate specialized information, solutions, and navigation of complex systems on behalf of 28+ partner agencies, and represents agency at conferences and trade shows
- Inputs and maintains constituent and agency data, documents all interactions in Salesforce CRM, edit, access, and review files and databases for reporting and analysis of constituent and agency activity and influence.
- Teamwork leadership assisting trainer educating and mentoring new agents; coaching and assessing new agent performance and progress for training recommendations
- Service to division-wide Employee Engagement Committee resulting in development of annual philanthropic relationship with local nonprofit agencies, internal and external initiatives to engage across

agencies and with the community, and an overall increase of employee engagement survey scores by more than 10% per year for three years.

Assistant Rural Carrier October 2015 – May 2016
United States Postal Service, Aurora, Colorado
- Mail sorting and delivery for one primary route and up to 20 alternate routes of delivery.
- Maintenance and upkeep of customer information and adjustments for primary route.
- Package and mail delivery according to pre-determined zone and route codes.

Specialized Sales and Customer Service Agent October 2013 – May 2015
Convergys Corp., Denver, Colorado
- Customer service and sales in inbound call center environment providing solutions to existing service needs and generating new accounts utilizing available offers and responding to customer needs.
- Offering solutions and educating customers to address technical issues independently, as well as Tier 1 Technical Support.
- Consistent generation of $4-6000 revenue per month.
- 8 time monthly sales elite club member, 3 time CRIFT (customer service) club member, 3 time top selling agent in agency.
- Mentoring peer agents with modeling, call review and coaching.

Clinical Youth Safety Officer I October 2012 – May 2013
State of Colorado Division of Youth Corrections, Denver, Colorado
- Youth supervision and activity planning for up to 25 youth at one time.
- Facilitating and monitoring milieu and therapeutic group sessions.
- Crisis management and proactive incident prevention through communication and schedule adherence coordinated with 4 different residential groups requiring controlled movement.
- Recording of behavioral notes and case file documents relating to individual case plans and court-ordered reporting.

Assistant Manager June 2007 – July 2010
Montblanc, Denver, Colorado
- Sales and customer service management for luxury retail boutique with $800,000 active stock inventory and over $1 million annual sales budget.
- Event planning and coordination for elite clients. Client development and production of repeat business.
- National jewelry sales contest winner, selling highest number of pieces and highest total value in sales.
- Supervision and sales training of retail staff. Preparation of daily and periodic reports for manager and corporate office.
- Development of corporate and boutique sales strategy resulting in 40% increase in corporate over the phone sales.
- Budget achievement and year over year increase of sales in each of three fiscal cycles.

History and Social Studies Teacher October 2000 – June 2005
NAFI ACE Academy, Cranston RI
- Curriculum development, implementation and evaluation of Social Studies, History, and Civics curricula
- Research, planning, and supervision of monthly field trips for 22 students and additional staffing eeds
- Classroom and milieu supervision and management for locked residential coeducational facility housing juvenile offenders with in-house school and enrichment programming

- Communication and coordination with other stakeholders, including schools, courts, mental health, case management, and supplemental support services

EDUCATION, CERTIFICATION CREDENTIALS, AND RECOGNITION

2025 Six Sigma Black Belt Certification, City and County of Denver
2020-2023 Student, Colorado State University Global, BS Organizational Leadership candidate
2021 National Society for Leadership and Success, Sigma Alpha Pi, Inducted Presidential Member
2015 Rule Breaker Awards
Service Agency under $1,000,000 Nominee and Finalist
2014 Convergys Corp. Monthly Awards
8 Time Sales Elite Club, 3 Time top sales recognition
3 Time CR!FT (Customer Service Performance Award) Club Member
2012 Colorado Biz / GenXYZ Awards
Top 25 Most Influential Young Professional in Colorado
2012 Spark Opportunity Challenge
Spark Action Youth Advocate Award Recipient
2009 Montblanc Women's Jewelry Mother's Day Contest
National Winner: Top Overall Sales
National Winner: Most pieces Sold
2005 Coach of the Year, NAFI Interschool Basketball League
2001-2005 5 Time Employee of the Month, NAFI ACE Academy
2004 Bachelor of Science in Social Work, Hamilton University, Evanston, Wyoming

COMMUNITY INVOLVEMENT

First Spiritual Science Church
Board of Directors, Member, April 2023 – Present

Toastmasters International
Pioneer Toastmasters, Member: February 2026 - Present
Simply Speaking, Member: 2018 - 2023; Sargent at Arms, 2019 – 2020, Secretary, 2021-2022
District 26, Area U5 Director, 2021–2022; Interim Area U1 Director, 2020
S-Peak Advanced Toastmasters, Member: May 2021 – May 2022
District 26, Parliamentarian, July 2019 – June 2021
Great White North Online, Member: 2019 – 2020; Vice President of Education, 2019 – 2020

Aspire, Inc.
Board of Directors: Member at Large, March 2015 - Present
Founder: January 2012

City and County of Denver, Denver Human Services
Strategic Planning Committee Workgroup, 2023

National Association for College Admission Counseling
Member, January 2020 – December 2021

Colorado Council on High School and College Relations
Member, August 2020 – December 2021

Equinox Theatre
Bubble Boy the Musical: Ensemble, January – February 2020

City and County of Denver, Employee Engagement Committee
Technology Services Culture of Fun Committee: November 2016 – December 2019
Co-Chair of Volunteer Activities for Culture of Fun Committee: January 2018 – December 2019;

Treasurer: January 2019 – December 2019
Strategic Plan Visibility Committee: February 2019 – December 2019

Brandy Chase Home Owners Association
Board of Directors, Member at Large, October 2017 – October 2019

Project Angel Heart
Pie In the Sky Seller Participant: 2016, 2017, 2018, 2019
Dine Out for Life: Restaurant Ambassador: 2009, 2010, 2011, 2012, 2017, 2018, 2019
A Taste for Life: Planning Committee Member 2015

American Lung Association Fight for Air Climb
Participant Fundraiser and Team Member with Denver Technology Services: 2017, 2018, 2019

And Toto Too Theatre Company
Member, Board of Directors, 2012 – 2014; Vice President: 2012 -2013

Colorado Coalition Against Sexual Assault
Member, Board of Directors, 2012 - 2013

Colorado Ballet Auxiliary
Prima Lifetime Member, 2009 – Present
Baletto di Gala Annual Planning Committee and Auction Chair: 2009, 2010, 2011

CITY OF AURORA
Council Agenda Commentary

Item Title: Intergovernmental Agreement (IGA) with Adams County for the 2026 Coordinated Election (Resolution)
Item Initiator: Kadee Rodriguez, City Clerk
Staff Source/Legal Source: Kadee Rodriguez, City Clerk / Andrea Wood, Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Well-Managed: High performing organization, committed to great customer service, innovation, continuous improvement, fiscal stewardship, and maintaining critical infrastructure.

COUNCIL MEETING DATES:

Study Session: 7/13/2026

Regular Meeting: 7/27/2026

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Kadee Rodriguez, City Clerk / Andrea Wood, Assistant City Attorney

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

☐ Approve Item and Move Forward to Study Session

☒ Approve Item and Move Forward to Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

☐ Approve Item as Proposed at Policy Committee

☐ Approve Item as Proposed at Study Session

☐ Approve Item as Proposed at Regular Meeting

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: ***(Check all that apply)***

☐ Recommends Approval ☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation ☐ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

Aurora City Code Section 54-7 declares all regular municipal elections shall be held as part of coordinated elections conducted by the county clerk and recorders for Arapahoe, Adams and Douglas Counties.

Intergovernmental Agreements (IGA) are required by state law for coordinated elections. They outline certain practices and procedures to preserve the integrity of the election process. The IGA's for coordinated elections must be signed no less than 70 days prior to the scheduled election.

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

This Resolution and IGA authorizes the City of Aurora to coordinate with Adams County to conduct a coordinated election. The IGA includes an allocation of responsibilities between the County and City for the preparation and conduct of the coordinated election.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

☐ Revenue Impact ☒ Budgeted Expenditure Impact ☐ Non-Budgeted Expenditure Impact
☐ Workload Impact ☐ No Fiscal Impact

REVENUE IMPACT
Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

BUDGETED EXPENDITURE IMPACT
Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

Refer to Article IV. Costs of the IGA

NON-BUDGETED EXPENDITURE IMPACT
Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

WORKLOAD IMPACT
Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

QUESTIONS FOR COUNCIL

Does Council approve the Intergovernmental Agreement with Adams County for the November 3, 2026 election?

LEGAL COMMENTS

Attorney enters legal comments here

INTERGOVERNMENTAL AGREEMENT BETWEEN
ADAMS COUNTY AND
THE CITY OF AURORA

FOR THE NOVEMBER 3, 2026
GENERAL ELECTION

THIS INTERGOVERNMENTAL AGREEMENT ("Agreement") is made and entered into this ____ of _____, 2026, by and between the Adams County Clerk and Recorder, located at 4430 S. Adams County Parkway, Suite E3102, Brighton, Colorado 80601, hereinafter referred to as the "Clerk and Recorder," and the City of Aurora, located at 15151 E. Alameda Pkwy., Aurora, Colorado 80012, hereinafter referred to as the "Municipality," for the purpose of conducting a General Election to be held on November 3, 2026. The Clerk and Recorder, and the Municipality may be collectively referred to herein as the "Parties."

RECITALS

WHEREAS, pursuant to Colo. Const. art. XIV, § 18(2)(a), and Colorado Revised Statute (C.R.S.) § 29-1-203, the County and the Municipality may cooperate or contract with each other to provide any function or service lawfully authorized to each, and any such contract may provide for the sharing of costs, the imposition of taxes, and incurring of debt; and,

WHEREAS, pursuant to § 1-1-111, C.R.S. of the Uniform Election Code of 1992, (§ 1-1-101, *et. Seq.* C.R.S., hereinafter referred to as the "Code"), the Municipality is authorized to contract with the Clerk and Recorder to perform all or part of the duties associated with conducting elections; and,

WHEREAS, the Clerk and Recorder, and the Municipality have determined that it is in their best interests to conduct the election as a "Coordinated General Election," as such terms are defined in the Code; and,

WHEREAS, the Clerk and Recorder, and the Municipality have determined that it is in the best interests of their respective residents to cooperate and contract concerning the election upon the terms and conditions contained herein.

NOW, THEREFORE, for and in consideration of the promises herein contained, the sufficiency of which is acknowledged, the Parties hereto agree as follows:

AGREEMENT

ARTICLE I: DUTIES OF THE CLERK AND RECORDER

1. ELECTION OFFICIAL. The Clerk and Recorder shall act as the "Coordinated Election Official," pursuant to § 1-1-104(6.5), C.R.S. and shall be responsible for the conduct of the election, which shall be in accordance with the provisions of the Code, the Taxpayer's Bill of Rights, Colo. Const. art. X, § 20, hereinafter referred to as "TABOR," and any pertinent Rules promulgated by the Colorado Secretary of State, hereinafter referred to as the "Rules."

2. INSTANT RUNOFF / RANKED VOTING. If the Municipality has taken formal action to have an election subject to this IGA conducted using instant runoff voting, in accordance with C.R.S. § 1-7-118, it must provide written notice to the Clerk and Recorder at least one hundred days before the election. If such notice is received, the Clerk and Recorder will conduct the election using instant runoff voting; post an explanation of ranked voting and instructions for electors in the form approved by the secretary of state by rule at each polling location and included with each mail ballot; and, with input from the municipality, determine the maximum number of choices an elector may rank in accordance with C.R.S. § 1-7-1003(1). In accordance with C.R.S. § 1-7-1003(5)(b), if the election is to be conducted using instant runoff voting, Municipality will conduct a voter education and outreach campaign to familiarize electors with ranked voting in English and in every language in which a ballot is required to be made available pursuant to this code and the federal "Voting Rights Act of 1965", 52 U.S.C. sec. 10101 et seq. Municipality will also provide a written copy of the voter education campaign to the Clerk and Recorder to be attached to, and fully incorporated into, this IGA as "Exhibit D" along with the signed IGA by the deadline of **August 25, 2026.**

3. CONTACT OFFICER. The Deputy Director of Elections, Crissy Jackson, will be the designated contact officer for the County and will act as the primary liaison between the Election Office and the Municipality for purposes of the election. Crissy Jackson can be reached at (720) 523-6480 or adams.entities@adamscountyco.gov.

4. VOTER LISTS. Upon the request of the Municipality, the Clerk and Recorder shall provide the Municipality with a list of the names and addresses of the registered voters in the Municipality. The list shall be certified by the Clerk and Recorder upon the request of the Municipality's designated election official. If the Municipality believes the Clerk and Recorder's voter registration list is inaccurate, the Municipality shall immediately advise the Clerk and Recorder and shall work with the Clerk and Recorder on corrections and revisions in a timely manner.

5. VOTING. The Clerk and Recorder shall provide for voter service and polling centers, mail, emergency, and provisional voting, pursuant to the relevant provisions of the Code and/or the Rules.

6. CERTIFICATION OF RESULTS. The Clerk and Recorder shall appoint a canvass board, pursuant to § 1-10-101 or §1-10-201, *et seq*., C.R.S.

7. RECORDS AND STORAGE. The Clerk and Recorder shall store all election records, and any other such materials as required under the Code, for a period of at least twenty-five (25) months after the election. Such storage shall be accessible by the Municipality, if legally necessary, upon accompaniment by the Clerk and Recorder or a designated representative to resolve any challenges or other legal questions that might arise. In addition, upon request, the Clerk and Recorder shall compile a list of the names of persons who voted in the election and, shall provide the Municipality with an electronic list containing the names of those persons.

ARTICLE II: DUTIES OF THE MUNICIPALITY

1. DESIGNATED ELECTION OFFICIAL. The Municipality has designated
   Kadee Rodriguez, City Clerk
   303-739-7094, kvrodrig@auroragov.org

as its "designated election official," pursuant to § 1-1-104(8), C.R.S. The designated election official shall act as the primary liaison between the Municipality and the Clerk and Recorder. The Municipality may provide a secondary contact via email to adams.entities@adcogov.org. All communications concerning the election, whether oral or in writing, shall be directed to the Adams County Election Department, 4430 S. Adams County Parkway, Suite E3102, Brighton, CO 80601; phone number: (720) 523-6480; and facsimile number: (720) 523-6266. Email communications are preferred and should be sent to adams.entities@adamscountyco.gov.

2. ORDINANCE OR RESOLUTION. In order to avoid any potential discrepancies and as allowed by § C.R.S. 1-1-102, the Municipality will pass an Ordinance or Resolution indicating that it will utilize and be subject to the requirements and procedures of the Uniform Election Code of 1992 while participating in this election and that said Code will apply in lieu of the "Colorado Municipal Election Code of 1965", article 10 of title 31, C.R.S., with respect to any election. Municipality will supply a copy of this Ordinance or Resolution when returning a signed copy of this IGA to the Clerk and Recorder.

3. SECTION 203 OF THE VOTING RIGHTS ACT. In order to maintain compliance with 52 USC section 10503, (Section 203 of the Voting Rights Act), the Municipality is required to use a qualified translator or interpreter as defined in § C.R.S. 1-5-903 (4) and provide to the Clerk and Recorder a Spanish translation of the Municipality's ballot certification referenced in Article II, section 9 of this Agreement; and TABOR notice and pro / con statements referenced in Article III of this Agreement at the same time that the original content is provided.

4. STREET LOCATOR FILE. In order for the Clerk and Recorder to provide correct ballots to electors, it is critical that the information contained in the Municipality's street locator file be accurate. It is the Municipality's responsibility to ensure that the information contained in the street locator file is an accurate representation of the Municipality's street indexes contained within the Municipality's legal boundaries.

As long as the Clerk and Recorder has been timely notified of the Municipality's intent to participate in the election, the Clerk and Recorder will provide to the Municipality a street locator file by **July 30, 2026**.

- The file will contain a list of the street address ranges the Clerk and Recorder's system currently shows as being located in the Municipality.

- The designated election official for the Municipality shall inspect the information contained in the locator file and shall notify the Clerk and Recorder's Office by **August 24, 2026,** of any changes, additions or deletions that need to be made. If required, the Clerk and Recorder will make the required changes and resubmit the locator file to the Municipality.

- The Municipality will inspect the file and shall make a final certification as to the accuracy of the locator file by no later than **September 4, 2026**.

- If the locator information and/or certification are not provided by the Municipality on the date specified herein, the Municipality may not participate in the election on **November 3, 2026.**

5. LEGAL NOTICES. The Clerk and Recorder shall publish notice of the election, as required by the Code, and such publication shall satisfy the publication requirement for all political subdivisions participating in the election, pursuant to § 1-5-205(1.4), C.R.S. However, the Municipality shall post and/or publish any other legal notices required of the Municipality, pursuant to relevant provisions of its charter, the Code, TABOR, the Rules, or the Colorado Municipal Code of 1965, § 31-10-101, *et seq.*, C.R.S., except as otherwise provided herein.

6. PETITIONS. Petitions, where applicable, shall be made available through the Municipality's designated election official, pursuant to the applicable laws and/or rules.

7. VERIFICATION OF PETITIONS. Petitions shall be verified by the Municipality, pursuant to the applicable laws and/or rules. The Clerk and Recorder will provide access to voter registration information to the Municipality if petitions are verified.

8. WRITE-IN CANDIDATES. Affidavits of intent to become a write-in candidate, where applicable, shall be filed with the Municipality's designated election official pursuant to the applicable laws and/or rules, and a copy will be provided to the Clerk and Recorder.

9. BALLOT CERTIFICATION AND PREPARATION. The Municipality shall provide to the Clerk and Recorder the Municipality's ballot text and translation by no later than **September 4, 2026 at 3:00 p.m.**, which is sixty (60) days prior to the election, pursuant to § 1-5-203(3)(a), C.R.S. The Municipality shall be solely responsible for the language, content, and accuracy of the ballot text pursuant to § 1-5-203(3)(c).

In accordance with § 1-5-407(7), C.R.S., no printing or distinguishing marks shall be on the ballot except as specifically provided in section 1-40-106 (3)(e) to (3)(g) and (3)(j). Additionally, the ballot text shall be submitted by e-mail as an attachment that conforms to the following requirements, to Crissy Jackson at adams.entities@adamscountyco.gov. Ballot questions and issues will be designated a number and a letter after ballot certification.

The ballot text, sample attached as "Exhibit A", shall be provided:

- In Microsoft Word format

- In Arial 10 point font
- No extraordinary formatting (including, but not limited to, text boxes, charts, spreadsheets, strike-outs, strike-throughs, or symbols)
- Blank lines will be removed if using bullet points.
- Ballot issue title and text shall be provided in all caps.
- All contests must include the "term of office" and "vote for #" information.

For purposes of consistency, when candidates choose to use nicknames, they will appear on the ballot in quotation marks as follows: First Name "Nickname" Last Name.

An audio recording of all candidate names for the Municipality's portion of the ballot must be provided by having candidates call (720) 523-6046 and follow the recorded instructions by no later than the ballot certification deadline of **September 4, 2026 at 3:00 p.m.**

Within one (1) business day of receiving a "proof-ready" copy of the ballot text from the Clerk and Recorder, the Municipality shall proof and authorize the text and layout of its portion of the ballot prior to the printing of ballots. The Municipality will be allowed to make corrections to the ballot proof copy only within the one (1) business day period. If there is no response within the allotted proofing period, the Municipality's portion of ballot text will be considered approved for printing.

10. ELECTION TESTING, AUDIT AND RESULTS. The Municipality may attend and observe any ballot testing, as scheduled by the Clerk and Recorder, prior to the election. The Municipality may also attend and observe any logic and accuracy or post-election audit conducted after Election Day, pursuant to §§ 1-7-509 and 1-7-514, C.R.S. The Municipality understands that election results will not be final and official until certified by the canvass board, which may be up to 22 days after Election Day.

11. ELECTION DAY. On Election Day, the Municipality shall provide election support by telephone and/or in-person from 7 a.m. until 7 p.m. or longer, as requested by the Clerk and Recorder. The Municipality must also act as a voter registration agent as required by § 1-2-202 (2), C.R.S., and assist voters with "same day voter registration" needs, if a voter appears and requests such service.

12. REFERENCE CALENDAR. The Municipality will comply with all of the dates listed in the Important Elections Dates calendar attached as "Exhibit B".

ARTICLE III: TABOR

The Municipality shall be solely responsible for its compliance with the requirements of TABOR, Colo. Const. art. X, § 20, for the purposes of the election, unless otherwise specified herein.

If the Municipality is required to prepare a TABOR notice for any ballot issue(s), the Municipality shall be solely responsible for its preparation, accuracy, and the language contained therein, and shall submit such notice, including pro and con summaries and fiscal information, and the required translations to the Clerk and Recorder by no later than **September 21, 2026 at 3:00 p.m**., which is forty-three (43) days prior to the election, pursuant to § 1-7-904, C.R.S. Such notice, including pro and con summaries and fiscal information, shall be submitted by e-mail as an attachment that conforms to the following requirements, to Crissy Jackson at

adams.entities@adamscountyco.gov.

The notice, sample attached as "Exhibit C", shall be provided:

- in Microsoft Word format
- in Arial 10 point font
- with no extraordinary formatting (including but not limited to text boxes, charts, spread sheets, strike-outs, strike-throughs, bolding, or symbols)
- Blank lines will be removed if using bullet points.

If the Clerk and Recorder is responsible for preparing a TABOR notice package, the Clerk and Recorder shall do so in compliance with the provisions of TABOR, Colo. Const. art. X, § 20, and any pertinent Rules.

Except as otherwise specified herein, the Clerk and Recorder shall in no manner be responsible for the Municipality's compliance with the requirements of TABOR, nor shall the Clerk and Recorder in any manner be responsible for the language contained in the TABOR notice(s) or translations prepared by the Municipality.

The Municipality shall be solely responsible for calculating and providing to the Clerk and Recorder any fiscal information necessary to comply with TABOR, Colo. Const. art. X, § 20(3)(b), and the Clerk and Recorder shall in no way be responsible for the accuracy of the fiscal information, which shall be placed on the ballot issue notice as provided by the Municipality.

If applicable, pursuant to § 1-7-906(2), C.R.S., the Municipality shall be responsible for mailing the ballot issue notice packet to each address of one or more active registered electors who do not reside within the County.

Within one (1) business day of receiving a "proof-ready" copy of the TABOR notice from the Clerk and Recorder, the Municipality shall proof and authorize the text and layout of its portion of the notice prior to the printing of notices. The Municipality will be allowed to make corrections to the notice proof copy only within the one (1) business day period. If there is no response within the allotted proofing period, the Municipality's portion of the TABOR Notice will be approved for printing.

ARTICLE IV: COSTS

The Municipality shall reimburse the County for its prorated share of the actual costs of the election, as permitted under § 1-7-116(2)(b), C.R.S., including the costs associated with the mailing of the TABOR notice package (if applicable). Such proration shall be made based upon a formula of active registered voters within each entity participating in the election. The prorated actual costs shall include those expenses permitted by state law including, but not limited to, the costs of temporary labor, part-time labor, overtime, postage, equipment delivery, extraordinary equipment rental, printing, legal publications, mailings, materials, voter service and polling center if applicable, election worker expenses, and other costs. There may be additional factors, for example anticipated voter turnout, that may affect this cost estimate. A multi-page ballot is possible and will result in additional costs. Actual costs may include charges for extraordinary ballot question length if said length results in increased printing costs. Minimum election cost is $1000.

For the 2026 election, it is estimated that costs to the Municipality will be approximately $2.00 per active registered voter in the Municipality. This is an estimate only.

Pursuant to C.R.S. § 1-7-118(2), costs associated with conducting an election using instant runoff voting will be additional, including but not limited to, programming, ballot design, additional voter information and education, and tabulation. It is estimated that the costs for conducting the election using instant runoff voting will be an additional $ 0.20 per active registered voter in the Municipality. This is an estimate only.

TABOR notice costs will be additional and will be billed for printing based on the number of pages utilized by the Municipality. TABOR notice costs will be based on the number of active registered voter households in the Municipality. There is a $100 TABOR notice cost for entities with 1,000 voters or less. The TABOR notice cost for entities with 2,000 voters or less is $500. Fees for Municipalities with more than 2,000 voters are based on proportional actual costs.
In the event the Municipality has a mandatory recount, the Municipality will be responsible and charged for the actual cost incurred by the Clerk and Recorder for conducting the recount.

In the event that there is an error in the ballot language certified to the Clerk and Recorder by the Municipality, and the Municipality requests that it be corrected, the Clerk and Recorder will make its best effort to correct the error on the ballot if time and circumstances allow. However, the Municipality will be responsible for the cost of correcting the error, including, but not limited to, all costs associated with reprinting the ballots.

The Clerk and Recorder shall submit to the Municipality an invoice for all expenses incurred under this Agreement, and the Municipality shall remit to the Clerk and Recorder the total payment within thirty (30) days of the receipt of such invoice. If the invoice is not paid in full within thirty (30) days, the balance due may be subject to a ten percent (10%) per annum interest rate from the date due until paid in full.

ARTICLE V: CANCELLATION OF THE ELECTION

In the event the election is canceled, notice of such cancellation shall be provided by the Municipality to the Clerk and Recorder. The Municipality shall reimburse the Clerk and Recorder for the actual expenses incurred in preparing for the election, and those expenses shall be paid by the Municipality to the Clerk and Recorder within thirty (30) days of the receipt of an invoice therefor. If cancellation occurs after the certification deadline, full election costs may be incurred. If the actual expenses are not paid in full within thirty (30) days, the balance due may be subject to a ten percent (10%) per annum interest rate from the date due until paid in full.

ARTICLE VI: DAMAGES

Subject to the provisions of the Colorado Governmental Immunity Act, each party assumes liability for losses, costs, demands or actions arising out of or related to any actions, errors or omissions of its officers, employees, or agents in fulfilling its responsibilities for the election or under this Agreement. Nothing contained in this Agreement shall constitute any waiver by either party of the provisions of the Colorado Governmental Immunity Act or any other immunity or

defense provided by statute or common law.

ARTICLE VII: CONDUCT OF THE ELECTION

It is the intent of the Parties that the Clerk and Recorder shall conduct the election, and the Municipality shall timely supply the Clerk and Recorder with all information needed for that part of the election that is related to the Municipality.

ARTICLE VIII: MISCELLANEOUS

1. NOTICES. Any and all notices required to be given to the Parties by this Agreement are deemed to have been received and to be effective: a) three (3) days after the same shall have been mailed by certified mail, return receipt requested; b) immediately upon hand delivery; or c) immediately upon receipt of confirmation that an E-mail transmission thereof was received. All notices shall be addressed to the following Parties:

For the Clerk and Recorder:
Josh Zygielbaum
Adams County Clerk and Recorder
4430 S. Adams County Parkway Suite E3102
Brighton, Colorado 80601
Phone: (720) 523-6500
E-mail: jzygielbaum@adamscountyco.gov

Jennifer D. Stanley, Deputy County Attorney
Adams County Attorney's Office
4430 S. Adams County Parkway, Suite C5000B
Brighton, Colorado 80601
Phone: (720) 523-6116
E-mail: jstanley@adamscountyco.gov

For the Municipality:
Kadee Rodriguez, Aurora City Clerk
City of Aurora
15151 E. Alameda Pkwy.
Aurora, CO 80012
Phone:303-739-7094
Email: kvrodrig@auroragov.org

2. INTEGRATION OF UNDERSTANDING. This Agreement contains the entire understanding of the Parties hereto and neither it, nor the rights and obligations hereunder, may be changed, modified, or waived except by an instrument in writing that is signed by all of the Parties.

3. SEVERABILITY. If any provision of this Agreement is determined to be unenforceable or invalid for any reason, the remainder of this Agreement shall remain in effect. No subsequent action by the Municipality shall impair the rights of the Clerk and Recorder, or the Municipality hereunder without the written consent of both Parties.

4. TIME OF ESSENCE. Time is of the essence under this Agreement. The statutory time frames or requirements of the Code, TABOR, and the Rules shall apply to the completion of any duties or tasks required under this Agreement.

IN WITNESS WHEREOF, the Parties have signed this Agreement to be effective as of the date first written above.

CLERK AND RECORDER
ADAMS COUNTY, COLORADO

_____ _____
Josh Zygielbaum Date

Approved as to form:

_____
Adams County Attorney's Office

CITY OF AURORA
FOR THE MUNICIPALITY:

_____ _____
Name: Kadee Rodriguez Date
Title: City Clerk

ATTEST:

_____ _____
Date

Approved as to form:

_____
Attorney for the Municipality

Exhibit A
Ballot Text Examples

Contests

"District" "Office"
"Term of Office"
"(Vote for #)"

"Candidate names in upper and lower case"

Ballot Questions

"District" Question "#"
"Ballot Title"
"Print ballot question in upper and lower case text."

Ballot Issue

"DISTRICT" BALLOT ISSUE "#"
"BALLOT TITLE"
"PRINT BALLOT ISSUE IN ALL UPPERCASE TEXT."

Exhibit B

Important Election Dates

2026 Election Activity Deadlines		
July 24, 2026	Municipality notifies Clerk of intent to participate	100 days before Election Day
July 30, 2026	Clerk provides Municipality with street locator file for review	96 days before Election Day
August 24, 2026	Municipality notifies Clerk of street locator file corrections	71 days before Election Day
August 25, 2026	Deadline for voter education campaign, if necessary	70 days before Election Day
August 25, 2026	Deadline for Municipality to sign IGA	70 days before Election Day
September 4, 2026	Municipality certifies street locator file	60 days before Election Day
September 4, 2026	Municipality files ballot content with Clerk	60 days before Election Day
September 4, 2026	Municipality provides audio recording of candidates' names to Clerk	60 days before Election Day
September 21, 2026	Municipality certifies TABOR content to Clerk, if applicable	43 days before Election Day
October 2, 2026	Clerk mails TABOR notice to voters, if applicable	30 days before Election Day
October 9, 2026	Clerk begins mailing ballots to all eligible voters, to be completed by October 16, 2026	22 days before Election Day
November 3, 2026	Municipality office must be available 7 a.m. - 7 p.m. to assist Clerk and voters, if necessary	Election Day
November 25, 2026	Clerk completes the canvass and certifies election results	22 days after Election Day

Exhibit C
TABOR Notice Example

[JURISDICTION NAME]
TO: ALL REGISTERED VOTERS
NOTICE OF ELECTION TO [XXXXXXXX XXXXX]

Election Date: Election Hours: Tuesday, November 3, 2026
7:00 AM – 7:00 PM

Local Election Office: Name of Municipality Designated Election Official
Municipality Name
Street Address, City, State Zip
Phone Number

Ballot title and text of Ballot Issue #:
[BALLOT ISSUE TEXT EXACTLY AS IT APPEARS ON BALLOT IN ALL CAPS]

Fiscal Information

Year	**Fiscal Year Spending**
20xx (Actual)	$ xxx,xxx,xxx
20xx (Actual)	$ xxx,xxx,xxx
20xx (Actual)	$ xxx,xxx,xxx
20xx (Actual	$ xxx,xxx,xxx
20xx (Estimated)	$ xxx,xxx,xxx

Overall percentage change in fiscal year spending
over the five-year period from 20xx to 20xx xxxxx%

Overall dollar change in fiscal year spending
over the five-year period from 2020 through 2024: $ xxx,xxx

[Additional sections/tables as needed]*

Please do not use underscore line or footnote for *
Type only the * and comment

Summary of Written Comments For Ballot Issue:
Limited to 500 words, or "No comments were filed by the constitutional deadline."

Summary of Written Comments Against Ballot Issue:
Limited to 500 words, or "No comments were filed by the constitutional deadline."

RESOLUTION NO._____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE INTERGOVERNMENTAL AGREEMENT BETWEEN ADAMS COUNTY AND THE CITY OF AURORA FOR THE COORDINATED ELECTION TO BE HELD NOVEMBER 3, 2026

WHEREAS, pursuant to the Uniform Election Code of 1992 (Articles 1 to 13 of Title 1, C.R.S.) governmental entities are encouraged to cooperate and consolidate elections to reduce taxpayer expenses; and

WHEREAS, the City of Aurora, Colorado (the "City"), and Adams County, Colorado (the "County"), wish to enter into an agreement setting forth the respective responsibilities of the City and the County regarding conducting and administering the November 3, 2026 coordinated general election; and

WHEREAS, the City Council of the City finds and determines that such agreement is in the best interests of the City and its citizens; and

WHEREAS, the City Council is authorized by City Charter Article 10-12, City Code Section 2-31, and Colorado Revised Statutes Section 29-1-203, to enter into intergovernmental agreements through adoption of a Resolution approving the same;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. The Intergovernmental Agreement presented with this Resolution and appended thereto by reference between the City of Aurora, Colorado, and Adams County, Colorado, for conducting and administering the coordinated general election to be held November 3, 2026, is hereby approved which approval shall include adopting Adams County’s designations of Voter Service and Polling Centers (VSPCs).

Section 2. The Mayor and City Clerk are hereby authorized to execute and deliver said Intergovernmental Agreement in substantially the form presented at this meeting, with such technical additions, deletions, and variations as the City Attorney may deem necessary or appropriate and not inconsistent with this Resolution.

Section 3. All Resolutions or parts of Resolutions of the City of Aurora, Colorado, in conflict herewith are hereby rescinded.

Section 4. This Resolution shall take effect immediately without reconsideration.

RESOLVED AND PASSED this___day of_____, 2026.

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ, City Clerk and Designated Election Official

APPROVED AS TO FORM:

PETER A. SCHULTE, CITY ATTORNEY

By: Andrea Wood
ANDREA WOOD, Assistant City Attorney

CITY OF AURORA
Council Agenda Commentary

Item Title: Intergovernmental Agreement (IGA) with Arapahoe County for the 2026 Coordinated Election (Resolution)
Item Initiator: Kadee Rodriguez, City Clerk
Staff Source/Legal Source: Kadee Rodriguez, City Clerk / Andrea Wood, Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Well-Managed: High performing organization, committed to great customer service, innovation, continuous improvement, fiscal stewardship, and maintaining critical infrastructure.

COUNCIL MEETING DATES:

Study Session: 7/13/2026

Regular Meeting: 7/27/2026

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Kadee Rodriguez, City Clerk / Andrea Wood, Assistant City Attorney

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

☐ Approve Item and Move Forward to Study Session

☒ Approve Item and Move Forward to Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

☐ Approve Item as Proposed at Policy Committee

☐ Approve Item as Proposed at Study Session

☐ Approve Item as Proposed at Regular Meeting

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: ***(Check all that apply)***

☐ Recommends Approval ☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation ☐ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

Aurora City Code Section 54-7 declares all regular municipal elections shall be held as part of coordinated elections conducted by the county clerk and recorders for Arapahoe, Adams and Douglas Counties.

Intergovernmental Agreements (IGA) are required by state law for coordinated elections. They outline certain practices and procedures to preserve the integrity of the election process. The IGA's for coordinated elections must be signed no less than 70 days prior to the scheduled election.

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

This Resolution and IGA authorizes the City of Aurora to coordinate with Arapahoe County to conduct a coordinated election. The IGA includes an allocation of responsibilities between the County and City for the preparation and conduct of the coordinated election.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

☐ Revenue Impact ☒ Budgeted Expenditure Impact ☐ Non-Budgeted Expenditure Impact
☐ Workload Impact ☐ No Fiscal Impact

REVENUE IMPACT
Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

BUDGETED EXPENDITURE IMPACT
Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

See 2.02(z) of the IGA and attached shared cost estimate

NON-BUDGETED EXPENDITURE IMPACT
Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

WORKLOAD IMPACT
Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

QUESTIONS FOR COUNCIL

Does Council approve the Intergovernmental Agreement with Arapahoe County for the November 3, 2026 election?

LEGAL COMMENTS

C.R.S. 1-7-116 sets forth that the county clerk and recorder shall be the coordinated election official and shall conduct the elections on behalf of the City and requires that the City and the County enter into an agreement concerning the conduct of the coordinated election. The Council may, by resolution, enter into contracts or agreements with other governmental units or special districts for the joint use of buildings, equipment or facilities, and for furnishing or receiving commodities or services. (City Charter10-12) (Wood)

INTERGOVERNMENTAL AGREEMENT

BETWEEN

ARAPAHOE COUNTY CLERK AND RECORDER

AND

CITY OF AURORA

REGARDING THE CONDUCT AND ADMINISTRATION OF THE

NOVEMBER 3, 2026

GENERAL ELECTION

PREPARED BY:

ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE

ELECTIONS DIVISION

5334 S. PRINCE STREET

LITTLETON, COLORADO 80120

303-795-4511

THIS AGREEMENT is made by and between the Board of County Commissioners of the County of Arapahoe, State of Colorado, on behalf of the Arapahoe County Clerk and Recorder (hereinafter referred to as the "County") and City of Aurora (hereinafter referred to as the “Jurisdiction") (hereinafter collectively referred to as the “Parties”); and

WHEREAS, pursuant to the Uniform Election Code of 1992 (Articles 1 to 13 of Title 1, C.R.S.) as amended, governmental entities are encouraged to cooperate and consolidate elections in order to reduce taxpayer expenses; and

WHEREAS, pursuant to section 1-7-116, C.R.S. if more than one jurisdiction holds an election on the same day in November and the eligible electors for each such election are the same or the boundaries overlap, the County Clerk and Recorder is the coordinated election official and, pursuant to section 1–5–401, C.R.S. shall conduct the elections on behalf of all jurisdictions whose elections are part of the coordinated election utilizing the mail ballot procedures set forth in article 7.5 of title 1; and

WHEREAS, the County and Jurisdiction have determined that section 1-7-116, C.R.S. applies and it is in the best interest of the taxpayers and the electors to enter into this Agreement to conduct a General Election on November 3, 2026; and

WHEREAS, such agreements are authorized by State law.

WHEREAS, the County and the Jurisdiction have a history of successful coordinated elections and have therewith established certain practices and procedures to preserve the integrity of the election process; and

WHEREAS, the Parties understand and agree that conducting coordinated elections subjects all Parties participating in the process to the strictures of Article XXIX of the Colorado Constitution pertaining to Ethics in Government, including that all Parties must: hold the respect and confidence of the people; carry out their duties for the benefit of the people; and avoid conduct that is in violation of their public trust or that creates a justifiable impression in the public that such trust is being violated.

NOW, THEREFORE, for and in consideration of the promises herein contained, the sufficiency of which is hereby acknowledged, the Parties hereto agree as follows:

This election shall be conducted as a Coordinated Election in accordance with the Uniform Election Code of 1992 (Articles 1-13 of Title 1, C.R.S.). The election participants will execute agreements with Arapahoe County for this purpose and may include municipalities, school districts, and special districts within the Arapahoe County limits and the State of Colorado.

The Arapahoe County Clerk and Recorder shall be designated as the Coordinated Election Official (hereinafter “CEO”) and the Jurisdiction hereby identifies Kadee Rodriguez as its Designated Election Official (hereafter “DEO).

FURTHER, the Parties agree as follows:

SECTION I.
PURPOSE AND GENERAL MATTERS

1.01 DEFINITIONS.

A. "**Address Library Report**" means the address report from the Secretary of State voter registration system that defines street addresses and precincts within the jurisdiction.

B. "**Coordinated Election Official**" (hereinafter "CEO") shall mean the County Clerk and Recorder who shall act as the "coordinated election official," as defined within the Code and Rules and, as such, shall conduct the election for the Jurisdiction for all matters in the Code and the Rules which require action by the CEO.

C. "**Colorado Election Code**" or "Code" means any part of the Uniform Election Code of 1992, (Articles 1-13 of Title 1, C.R.S.) or any other Title of C.R.S governing participating Jurisdiction's election matters, as well as the Colorado Constitution, and the State of Colorado Secretary of State (SOS) Rules.

D. "**Coordinated Election**" means an election where more than one jurisdiction with overlapping boundaries or the same electors holds an election on the same day and the eligible electors are all registered electors, and the County Clerk is the Coordinated Election Official for the jurisdictions.

E. "**Contact Officer**" means the individual who shall act as the primary liaison or contact between the Jurisdiction and the County Clerk. The Contact Officer shall be that person under the authority of the County Clerk who will have primary responsibility for the coordination of the election for the Jurisdiction and the procedures to be completed by the County Clerk hereunder.

F. "**Designated Election Official**" (hereinafter "DEO") means the individual who shall be identified by the Jurisdiction to act as the primary liaison between the Jurisdiction and the Contact Officer and who will have primary responsibility for the conduct of election procedures to be handled by the Jurisdiction hereunder. To the extent that the Code requires that an Election Official of the Jurisdiction conduct a task, the DEO shall conduct same.

G. "**IGA**" or **"Agreement"** means this Intergovernmental Agreement between the County and the Jurisdiction for election coordination.

H. **"Jurisdiction"** means a political subdivision as defined in § 1-7.5-103(6), C.R.S. and referenced in the Code and, in this Agreement, is interpreted to refer to the City of Aurora.

I. "**Logic and Accuracy Test**" means a test of all electronic and electromagnetic voting equipment to test mail, provisional and audio ballots, in accordance with § 1-7-509, C.R.S. by processing a preaudited group of ballots.

J. "**Mail Ballot Packet**" means the packet of information provided by the CEO to eligible electors in the mail ballot election. The packet includes the ballot, instructions for completing the ballot, and a return envelope. § 1-7.5-103(5), C.R.S.

K. "**Post Election Audit**" means such audit as set forth substantially in the Colorado Election Code.

L. **"Precinct"** means an area with established boundaries within a political jurisdiction used to establish election districts.

M. "**Proposed Jurisdiction**" means a jurisdiction which may be formed pursuant to this election which is not yet identified by a tax authority code in the County Assessor database. When the context of this Agreement so requires, a Proposed Jurisdiction will simply be referred to as a Jurisdiction.

N. "**SOS**" means the Colorado Secretary of State.

O. "**Election Calendar**" means the "2026 General Election – Abridged Calendar Key Dates for Coordinating Jurisdictions," attached hereto as Attachment B, which is based upon and incorporates the most recent election calendar as published on the SOS website located at www.sos.state.co.us.

P. "**TABOR"** means a ballot issue that is governed by article X, § 20 of the Colorado Constitution.

Q. **"UOCAVA voters"** means military personnel and overseas civilians who are registered to vote and receive services under the Uniformed and Overseas Citizens Absentee Voting Act of 1986 and the Military and Overseas Voter Empowerment Act of 2009.

1.02 JURISDICTIONAL LIMITATION.

A. The Jurisdiction encompasses territory within Arapahoe County. This Agreement shall be construed to apply only to that portion of the Jurisdiction within Arapahoe County.

SECTION II.
COUNTY/JURISDICTION RESPONSIBILITIES

2.01 JOINT RESPONSIBILITIES.

Nothing herein shall be deemed or construed to relieve the County or the Jurisdiction from their official responsibilities for the conduct of the election as generally set forth in the Colorado Election Code.

All parties shall:

A. Familiarize themselves and adhere to all applicable provisions and timelines of the Colorado Election Code while performing their official responsibilities for the conduct of the election, unless superseded by other legal authority.

B. Enforce all applicable provisions of the Fair Campaign Practices Act.

C. Review and execute this IGA with all required signatures on or before the deadline set forth in § 1-7-116(2), C.R.S.

D. Confirm they have sufficient funds available and appropriated in an approved budget to pay their expenses for this election.

E. All parties shall remain cognizant of their obligations under article XXIX of the Colorado Constitution at all times during the election process, from the signing of this IGA to final certification of election results to the SOS.

2.02 COUNTY RESPONSIBILITIES.

The County shall perform the following duties:

A. Designate a Contact Officer to provide assistance and information to the DEO of the Jurisdiction on matters relating to the conduct of this election. Such information shall not include legal advice.

B. Maintain voter records and an address library for Arapahoe County voters within the Colorado SCORE voter registration database. Comply with Colorado SOS and Arapahoe County cyber-security recommendations to protect confidential voter information.

C. Send a certified list of registered voters to the Jurisdiction via secure online method if requested by the DEO of the Jurisdiction.

D. In order to identify which addresses are eligible to receive and vote on the Jurisdiction's ballot question, the County shall perform the following duties for the Address Library:

a. Use the Colorado SCORE voter registration database to produce an Address Library Report that indicates residential street ranges included within the boundaries of the Jurisdiction.

b. Provide the Jurisdiction with the Address Library Report in an electronic format, along with an Acknowledgement Form that the Jurisdiction should use to confirm the accuracy of the ranges, the accuracy of the map of the Jurisdiction's boundaries as found on ArapaMAP or note any errors, omissions, and/or corrections.

c. Verify any errors, omissions, and/or corrections identified by the Jurisdiction against County Assessor data, and where appropriate, modify street ranges to accurately define the eligible electors within the Jurisdiction.

E. Receive certified ballot content from the Jurisdiction in electronic format. Layout the text of the official ballot using the certified content without any modifications or formatting changes. Provide an electronic proof of the ballot to the Jurisdiction's DEO via email for written approval prior to final production. Post a sample ballot to www.ArapahoeVotes.gov

F. Determine the number and letter of each ballot issue and question for the Jurisdiction and any other coordinating jurisdictions participating in the election, in accordance with SOS Rule 4.5.2:

a. If the Jurisdiction is entirely contained within Arapahoe County, the County has authority to set the ballot measure order and number.

b. If the Jurisdiction includes territory in more than one county, the County will coordinate with the other applicable counties for purpose of determining the controlling county and agreeing upon ballot measure numbers for shared issues and questions.

G. Conduct a Logic and Accuracy Test in accordance with § 1-7-509, C.R.S. Invite the Jurisdiction to participate along with the Testing Board to verify the accuracy of electronic vote tabulation equipment. Post a public notice of the Test seven (7) days in advance.

H. Provide a candidate hotline at 303-734-5365, which every candidate running for office in the Jurisdiction (if applicable) shall call to provide the phonetic pronunciation of their name as it appears on their Statement of Intent, title of the office, and Jurisdiction for which they are running.

I. Prepare an accessible audio ballot for the electronic ballot marking devices to be made available to voters upon request at any Voter Service and Polling Center.

J. Contract with a vendor acceptable to the SOS to print and send Mail Ballot Packets to every active registered voter and transmit ballots electronically to every active registered UOCAVA voter.

K. Publish and post the required legal notice of election pursuant to § 1-5-205(1), C.R.S., for the Jurisdiction's ballot issues, ballot questions, and/or candidates.

L. If the Jurisdiction's election includes a TABOR issue, the County shall perform the following duties relative to the TABOR Notice:

a. Provide a Microsoft Word document template for the TABOR Notice to the Jurisdiction with instructions to submit its certified ballot language, pro/con statements and financial summary for each ballot question or issue governed by TABOR by the deadline listed in Attachment B.

b. Prepare the TABOR Notice using the certified content provided by the Jurisdiction, without revision.

c. Contract with a printing vendor to produce and mail one copy of the TABOR Notice to every household where an active registered voter of the Jurisdiction resides at the least cost possible in the time frame as required by law. If the Jurisdiction is a special district, the TABOR Notice also will be mailed to every eligible property owner who is not already a registered voter in Arapahoe County. The County may send the TABOR Notice to persons other than electors of the Jurisdiction in an effort to mail the TABOR Notice package at the "least cost."

d. Post the TABOR Notice on www.ArapahoeVotes.gov.

e. Keep a careful and accurate accounting of time, supplies, printing costs and salaries attributable to the County's TABOR Notice services for the Jurisdiction. The Jurisdiction's proportional share of actual costs shall be based on the County's total expenditures relative to the TABOR Notice.

M. Hire, instruct and oversee election judges and temporary workers necessary for the conduct of the election.

N. Establish and maintain mail ballot 24-hour drop-boxes, and designate and operate Voter Service and Polling Centers as required by the Code.

O. Provide trained personnel to pick up sealed ballot containers containing voted ballots from every Voter Service and Polling Center and 24-hour drop-box each business day. Provide a replacement sealed empty ballot container(s), except if the location is a stand-alone 24-hour drop-box.

P. Provide the necessary equipment, the adequately trained personnel, and the secure facility, and conduct and oversee the process to receive, verify voter signatures, open, tabulate and store ballots.

Q. Maintain a record of every eligible voter's registration and every ballot sent, received, voided and cast using the Colorado SCORE voter registration and election management system. A SCORE download providing an update on every eligible voter's registration and ballot status will be posted on www.ArapahoeVotes.gov daily during the voting period. No person will be given preferential treatment regarding the receipt of updated SCORE information, except that the Clerk's Office may respond to lawful records requests made pursuant to the Colorado Open Records Act.

R. Send letters to voters whose mail ballot envelopes are missing a signature, missing identification or have a signature discrepancy, and provide instructions and an affidavit to cure this issue within eight (8) days of Election Day for the ballot to be counted. Conduct the process to receive and verify voter affidavits and where appropriate, cure and count these ballots.

S. Maintain the following reports for all Arapahoe County eligible voters, and publish a public version (excluding confidential voters) on www.ArapahoeVotes.gov :

a. A registered voter list, including the names of eligible electors;

b. A turnout list, including the names of eligible electors, precinct number, date mail ballot was sent, and date ballot was issued at a Voter Service and Polling Center.

T. Accept public inquiries by phone at 303-795-4511 and by email at elections@arapahoegov.com. Respond to all correspondence and calls within the County's expertise relating to election procedures. Refer members of the public and news media to the DEO for any matters pertaining to the Jurisdiction's race, questions, measures or operations.

U. Post unofficial election results by ballot question after the polls close on Election Night at www.ArapahoeVotes.gov , and regularly update the unofficial results as more eligible ballots are counted. Election results will not be shared before the online posting.

V. Conduct a recount of the ballots cast if required by law or if requested by the Jurisdiction pursuant to state law. In either scenario, the cost of the recount will be charged to the Jurisdiction. If more than one Jurisdiction is involved in the recount, the cost will be pro-rated among the participating Jurisdictions equally.

W. Prepare and run the required Post Election Risk Limiting Audit in accordance with the Code before certifying election results.

X. Appoint a Canvass Board and conduct a canvass of the votes in order to certify the results of the Jurisdiction's election pursuant to § 1-10-101, C.R.S. Provide the Jurisdiction with a copy of all election statements and certificates which are to be created under the Code.

Y. Keep a careful and accurate accounting of time, supplies, printing costs and salaries attributable to the County's administration of the election.

Z. Submit to the Jurisdiction a good faith preliminary cost estimate at the time of this Agreement, an updated cost estimate after the deadline for ballot content to be submitted has passed pursuant to state law, and an itemized invoice for all expenses incurred under this Agreement post-election.

a. The County allocates costs using a Weighted Population Average, which reflects the proportionate number of active registered voters in each Jurisdiction on Election Day compared to the sum of all active registered voters in all coordinating jurisdictions for that election (including the County itself).

b. The total shared costs attributable to the County's administration of the election are multiplied by the Weighted Population Average to determine the Jurisdiction's allocation based on this formula. The final invoice detailing the Jurisdiction's portion of shared election costs will reflect actual cost totals as well as any changes in the total number of coordinating jurisdictions participating in the election and any increases in active voter count between the cost estimates and Election Day.

c. The County has set a minimum election participation fee of $2,000. If the amount calculated for the Jurisdiction using the Weighted Population Average formula is less than this minimum, the County will adjust both the estimate and the final invoice to ensure the minimum fee is met.

AA. Store all election records as required by the Code for 25 months in such a manner that they may be accessed by the Jurisdiction, if necessary, to resolve any challenges or other legal questions that might arise regarding the election.

2.03 JURISDICTION RESPONSIBILITIES.

The Jurisdiction shall perform the following duties:

A. Identify a Designated Election Official to act as liaison between the Jurisdiction and the County.

B. Notify the County prior to executing this IGA if the Jurisdiction's boundaries include property in any other county.

C. Review the Address Library Report provided by the County, which determines which residential addresses are within the jurisdiction. View the street ranges in a map format at: http://gis.arapahoegov.com/ArapaMAP/. Confirm the street ranges and/or map are correct and identify any errors, omissions or deletions if necessary. Provide the County with certification of any annexations, inclusions, and/or exclusions to the Jurisdiction, including all supporting documents. Return via email a signed copy of the provided Acknowledgement Form to the County, including any corrections if necessary, by the date set forth in Attachment B.

a. If the Jurisdiction is a Proposed Jurisdiction not already identified by a tax authority code in the County Assessor's records, the Jurisdiction shall provide the County with a certified legal description, map, and a list of street ranges for all streets within the Proposed Jurisdiction on or

before eighty (80) days prior to Election Day. If residential addresses are not available, provide a list of the land parcel numbers that are within the boundaries of the Proposed Jurisdiction.

D. For elections where owning property in the Jurisdiction is a requirement for voting in the election, the Jurisdiction must perform the following tasks relating to the property owners list:

a. Coordinate directly with the Arapahoe County Assessor's Office to order and pay for an initial and a supplemental certified list of all recorded owners of taxable real and personal property within the Jurisdiction's boundaries in Arapahoe County, in accordance with § 1-5-304, C.R.S. and by the deadlines in Attachment B.

b. Contact Minerva Padron at the Colorado SOS's Office to receive access to DEO SCORE lookup. (Minerva Padron, 855-428-3555 ext. 6332, minerva.padron@sos.state.co.us).

c. Using the list from the Assessor's Office:

i. Remove from the list non-person entities and persons not living in the State of Colorado.

ii. Look up the remaining names using the SOS SCORE look-up tool to determine if each person is a registered voter. Remove from the list those individuals who are not registered to vote.

iii. Remove from the list persons who reside in the district, as they will already receive a mail ballot.

iv. Deliver to the County via email an initial and a supplemental list of property owners who are property owners in the district, registered to vote in the state of Colorado, and not physically residing in the district. Each list should be delivered by the deadline indicated in Attachment B. The list should be a Microsoft Excel spreadsheet and must contain no more than one (1) eligible elector's name per line. Each line must consist of the following separated fields: eligible elector's voter identification number, last name, first name, middle name, mailing address, city, state, zip, parcel number, and phone number, if available.

E. Directly manage the responsibilities defined in § 1-4-901 to 912, C.R.S. for all candidate petitions for all local election races held by the Jurisdiction, including but not limited to: reviewing the petition format, receiving petitions that are filed, verifying voter validity, determining sufficiency, notifying candidates of sufficiency, responding to protest filings, and cures if applicable.

F. Determine the title and text of the Jurisdiction's ballot races, measures and/or issues using plain, non-technical language, worded with simplicity and clarity. Determine the order of candidates in each race by lot drawing, or if applicable, city/town charter.

G. Defer to the County to determine the number and letter of each ballot issue and question, as outlined in Section 2.02. Abstain from communicating or publicizing a ballot issue or question in conjunction with a letter or number before it has been officially determined by the County on the date of ballot content certification under the Code.

H. Submit the Jurisdiction's certified ballot content, verbatim, as it should appear on the ballot for the Jurisdiction's races, questions and issues to the County. Submit the ballot content via email to the elections division at elections@arapahoegov.com on or before the deadline as set forth within Attachment B. Format the ballot content in a Microsoft Word document in plain text; do not include bold, italic, underline, bullets, tables, strikethrough or indentation. Titles should indicate whether the question is a referred measure or an initiative from a citizen petition. TABOR issues must be in all caps. All other measures and races must be mixed case. (Ballot content submitted to the County after the deadline will not appear on the ballot.)

a. The Jurisdiction will be responsible for obtaining a Spanish translation of the Jurisdiction's ballot content using a translator subject to the requirements of the Code and SOS Rules 4.8.8 and 4.8.9.

b. To the extent that the Jurisdiction includes territory in more than one county, the Jurisdiction will coordinate with the County and the other county or counties to determine responsibility for obtaining a Spanish translation so that only one translation is completed for each ballot issue or question and that the same translated version is used by each county.

I. Within one business day of receipt from the County, proofread the layout and the text of the Jurisdiction's portion of the official ballots and provide written notice of acceptance to the County via email to the elections division at elections@arapahoegov.com.

J. If the Jurisdiction's election includes a race, contact all candidates on the ballot and ask them to call the County's candidate hotline at 303-734-5365 by the deadline indicated in Attachment B and record a voicemail with the phonetic pronunciation of their name, the title of the race and jurisdiction for which they are running.

K. If the Jurisdiction's election includes a TABOR issue, the Jurisdiction shall perform the following duties relative to the TABOR Notice by the relevant deadlines indicated in Attachment B:

a. Receive petition representative's written summary of comments relating to ballot issues/ballot questions. Receive and compile community members' written summary of pro/con statements relating to ballot issues/ballot questions.

b. Prepare a financial summary for each ballot question or issue.

c. Prepare a Microsoft Word document using the template provided by the County for the TABOR Notice with the final and exact text of its certified ballot language, pro/con statements and financial summary for each ballot question or issue governed by TABOR by the deadline in Attachment B, delivered to the elections division at elections@arapahoegov.com.

d. Defend and resolve, at the Jurisdiction's sole expense, all challenges related to the candidates, ballot issues and/or ballot questions, or to the TABOR Notice if applicable, as certified to the County.

L. Publish and post any required legal notices for the Jurisdiction's candidates, ballot issues and/or ballot questions, other than the notice published by the County in conformance with § 1-5-205, C.R.S. A copy of such published legal notice shall be submitted to the County for its records.

M. Respond to all correspondence and calls for any matters pertaining to the Jurisdiction's race, question or measures or operations. Refer members of the public and news media to the County for any matters outside of the DEO's expertise relating to election procedures.

N. Notify the CEO by the statutory deadline whether a recount is required or desired. The Jurisdiction shall reimburse the County for the full cost of the recount. If other Jurisdictions are included in the recount, the cost of the recount will be prorated among the participating Jurisdictions as per § 1-10.5-101, C.R.S.

O. Remit to the County the total payment for the Jurisdiction's prorated share of costs for the printing and mailing of ballots, TABOR Notice (if required), any additional or unique election costs resulting from Jurisdiction delays and/or special preparations or cancellations, and all other election expenses within sixty (60) days from the date of receipt of an invoice from the County.

a. For every thirty (30) days an invoice remains unpaid, the Jurisdiction agrees to pay a late fee equal to the greater of $30 or 1.5% of the total invoice amount.

SECTION III.
CANCELLATION OF ELECTIONS

3.01 CANCELLATION OF ELECTION BY THE JURISDICTION.

In the event that the Jurisdiction resolves not to hold the election, notice of such resolution shall be provided to the CEO immediately. The Jurisdiction shall be liable for the full actual costs of the activities of the CEO relating to the election incurred before receipt of such notice and activities of the CEO relating to cancelling the election after the receipt of such notice. The Jurisdiction shall provide and post notice by publication as defined in the Code. In the event that the Jurisdiction resolves not to hold the election after the last day for the DEO to certify the ballot order and content to the CEO (see Attachment B), the text provided by the Jurisdiction cannot be removed from the ballot and/or the Ballot Issue notice (TABOR Notice).

SECTION IV.
MISCELLANEOUS

4.01 NOTICES.

Any and all notices required to be given by this Agreement are deemed to have been received and to be effective: (1) three days after they have been mailed by certified mail, return receipt requested; (2) immediately upon hand delivery; or (3) immediately upon receipt of confirmation that an email or fax was received; to the address of a Party as set forth below or to such Party or addresses as may hereafter be designated in writing:

To County: Joan Lopez
Arapahoe County Clerk and Recorder's Office
Elections Division
5334 S. Prince St.
Littleton, Colorado 80120
Fax: (303) 794-4625
Email: elections@arapahoegov.com

To Jurisdiction: Kadee Rodriguez
City Clerk
15151 E. Alameda Pwky
Aurora, CO 80012
Email: kvrodrig@auroragov.org;
aurora.elections@auroragov.org
Phone: (303) 739-7094

4.02 TERM OF AGREEMENT.

The term of this Agreement shall continue until all statutory requirements concerning the conduct of the election and the creation, printing, and distribution of the TABOR Notice, if needed, are fulfilled.

4.03 AMENDMENT.

This Agreement may be amended only in writing, and following the same formality as the execution of the initial Agreement.

4.04 INTEGRATION.

The Parties acknowledge that this Agreement constitutes the sole and entire Agreement between them relating to the subject matter hereof and that no Party is relying upon any oral representation made by another Party or employee, agent or officer of that Party.

4.05 CONFLICT OF LAW.

In the event that any provision in this Agreement conflicts with the Code or other statute, this Agreement shall be modified to conform to such law.

4.06 TIME OF ESSENCE.

Time is of the essence for this Agreement. The time requirements of the Code shall apply to completion of the tasks required by this Agreement. Failure to comply with the terms of this Agreement and/or the deadlines in Attachment B or the Code may result in consequences up to and including termination of this Agreement.

4.07 GOOD FAITH.

The parties shall implement this Agreement in good faith, including acting in good faith in all matters that require joint or general action.

4.08 NO WAIVER OF GOVERNMENTAL IMMUNITY ACT.

The Parties understand and agree that the County, its commissioners, officials, officers, directors, agents, and employees, are relying on, and do not waive or intend to waive by any provisions of this Agreement, the monetary limitations or any other rights, immunities, protections or defenses provided by the Colorado Governmental Immunity Act (the "CGIA"), §§ 24-10-101 to 120, C.R.S., or otherwise available to the County or the Jurisdiction. To the extent the CGIA imposes varying obligations or contains different waivers for cities and counties, both the Jurisdiction and the County agree that they will remain liable for their independent obligations under the CGIA, and neither party shall be the agent of the other or liable for the obligations of the other.

4.09 NO THIRD PARTY BENEFICIARIES.

The enforcement of the terms and conditions of this Agreement and all rights of action relating to such enforcement shall be strictly reserved to the County and the Jurisdiction, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other or third person under such Agreement.

4.10 GOVERNING LAW: JURISDICTION AND VENUE.

Unless otherwise agreed in writing, this Agreement and the interpretation thereof shall be governed by the laws of the State of Colorado. Venue for any and all legal actions arising under this IGA shall lie in the District Court in and for the County of Arapahoe, State of Colorado.

4.11 SEVERABILITY.

Should any provision of this Agreement be determined by a court of competent jurisdiction to be unconstitutional or otherwise null and void, it is the intent of the parties hereto that the remaining provisions of this Agreement shall be of full force and effect.

4.12 ATTACHMENTS.

The following attachments are incorporated herein by this reference.

Attachment A – 2026 Preliminary Cost Estimate

Attachment B – Key Dates for Coordinating Jurisdictions (subject to updates)

END OF PAGE

Arapahoe County

_____	_____
Joan Lopez, Clerk and Recorder Coordinated Election Official	Date

City of Aurora

_____	_____
Kadee Rodriguez, City Clerk Designated Election Official	Date

ARAPAHOE COUNTY

SHARED COST ESTIMATE

CITY OF AURORA

NOV. 3, 2026 ELECTION COORDINATING COSTS

(with TABOR issue)

Prepared on July 2, 2026

Jurisdiction's Share of Total Election Costs Based On:	
Total Jurisdiction Active Registered Voters	**205,345**
÷ Sum of Active Registered Voters for all Coordinating Entities	**819,081**
= Weighted Population Average (WPA)	**0.250702**

Election Expenses for General Election	**Total Cost**
County Staff	
Permanent staff overtime compensation (after 9/14/2026)	$ 15,000.00
Temporary election staff compensation (after 9/14/2026)	$ 30,000.00
Total	**$ 45,000.00**
Election Judges	
Election Judge training materials	$ 2,000.00
Election Judge compensation	$ 650,000.00
Election Judge communications	$ 500.00
Election Judge food on Election Day	$ 5,000.00
Vehicle expenses (rentals, mileage, etc)	$ 20,000.00
Total	**$ 677,500.00**
Ballot and Envelope Printing (Mail, in-person, test, etc.)	
Mail Ballot Printing	$ 300,000.00
Ballot envelopes (outgoing, return and labels)	$ 125,000.00
Voter instructions, secrey sleeves, inserts	$ 75,000.00
Ballot shipping fees	$ 20,000.00
Ballot Marking Device supplies (card stock, toner, etc)	$ 5,500.00
Total	**$ 525,500.00**
Ballot Printing, Programming & Insertion	
Vendor onsite election support (3rd party vendor only)	$ -
Ballot layout and programming (3rd party vendor only)	$ -
Ballot insertion and mailing fees (3rd party vendor only)	$ 140,000.00
Total	**$ 140,000.00**
VSPC Location Costs	
VSPC set up expenses	$ 5,000.00
VSPC location rental expenses	$ 2,500.00
Election Signage	$ 10,000.00
Office Supplies (pens, forms, etc.)	$ 15,000.00
Electronic equipment for VSPCs purchased/leased	$ 20,000.00
Ballot and equipment delivery/collection	$ 20,000.00
Remote connectivity expenses (Wifi)	$ 1,500.00
Total	**$ 74,000.00**
Security Expenses related to Judges and VSPCs	
Security personnel costs	$ 5,000.00
CBI background checks for Election Judges/temp staff	$ 15,000.00
Total	**$ 20,000.00**
Election Notices	
Statutory notice of election	$ 500.00
TABOR Notice - printing and production	$ 55,000.00
Total	**$ 55,500.00**
Postage	
Mail Ballot Postage	$ 75,000.00
TABOR Notice Postage	$ 30,000.00
Mail Ballot - Undeliverable	$ 10,000.00
Mail Ballot - Insufficient Postage	$ 5,000.00
Total	**$ 120,000.00**

Total Estimated Election Expense	**$**	**1,657,500.00**
Subtract Estimated State Reimbursement (45%)	**$**	**745,875.00**
Total Estimated Election Expense	**$**	**911,625.00**
x Weighted Population Average (WPA)	**$**	**0.2507**
Amount Adjusted to Meet Minimum Particiption Fee	**$**	**-**
Total Due to Arapahoe County	**$**	**228,545.94**

RESOLUTION NO._____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE INTERGOVERNMENTAL AGREEMENT BETWEEN ARAPAHOE COUNTY AND THE CITY OF AURORA FOR THE COORDINATED ELECTION TO BE HELD NOVEMBER 3, 2026

WHEREAS, pursuant to the Uniform Election Code of 1992 (Articles 1 to 13 of Title 1, C.R.S.) governmental entities are encouraged to cooperate and consolidate elections to reduce taxpayer expenses; and

WHEREAS, the City of Aurora, Colorado (the "City"), and Arapahoe County, Colorado (the "County"), wish to enter into an agreement setting forth the respective responsibilities of the City and the County regarding conducting and administering the November 3, 2026 coordinated general election; and

WHEREAS, the City Council of the City finds and determines that such agreement is in the best interests of the City and its citizens; and

WHEREAS, the City Council is authorized by City Charter Article 10-12, City Code Section 2-31, and Colorado Revised Statutes Section 29-1-203, to enter into intergovernmental agreements through adoption of a Resolution approving the same;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. The Intergovernmental Agreement presented with this Resolution and appended thereto by reference between the City of Aurora, Colorado, and Arapahoe County, Colorado, for conducting and administering the coordinated general election to be held November 3, 2026, is hereby approved which approval shall include adopting Arapahoe County’s designations of Voter Service and Polling Centers (VSPCs).

Section 2. The Mayor and City Clerk are hereby authorized to execute and deliver said Intergovernmental Agreement in substantially the form presented at this meeting, with such technical additions, deletions, and variations as the City Attorney may deem necessary or appropriate and not inconsistent with this Resolution.

Section 3. All Resolutions or parts of Resolutions of the City of Aurora, Colorado, in conflict herewith are hereby rescinded.

Section 4. This Resolution shall take effect immediately without reconsideration.

RESOLVED AND PASSED this___day of 2026.

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ, City Clerk and Designated Election Official

APPROVED AS TO FORM:

PETER A. SCHULTE, CITY ATTORNEY

By: Andrea Wood
ANDREA WOOD, Assistant City Attorney

CITY OF AURORA
Council Agenda Commentary

Item Title: Intergovernmental Agreement (IGA) with Douglas County for the 2026 Coordinated Election (Resolution)
Item Initiator: Kadee Rodriguez, City Clerk
Staff Source/Legal Source: Kadee Rodriguez, City Clerk / Andrea Wood, Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Well-Managed: High performing organization, committed to great customer service, innovation, continuous improvement, fiscal stewardship, and maintaining critical infrastructure.

COUNCIL MEETING DATES:

Study Session: 7/13/2026

Regular Meeting: 7/27/2026

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Kadee Rodriguez, City Clerk / Andrea Wood, Assistant City Attorney

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

☐ Approve Item and Move Forward to Study Session

☐ Approve Item and Move Forward to Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

☐ Approve Item as Proposed at Policy Committee

☐ Approve Item as Proposed at Study Session

☐ Approve Item as Proposed at Regular Meeting

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: ***(Check all that apply)***

☐ Recommends Approval ☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation ☐ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

Aurora City Code Section 54-7 declares all regular municipal elections shall be held as part of coordinated elections conducted by the county clerk and recorders for Arapahoe, Adams and Douglas Counties.

Intergovernmental Agreements (IGA) are required by state law for coordinated elections. They outline certain practices and procedures to preserve the integrity of the election process. The IGA's for coordinated elections must be signed no less than 70 days prior to the scheduled election.

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

This Resolution and IGA authorizes the City of Aurora to coordinate with Douglas County to conduct a coordinated election. The IGA includes an allocation of responsibilities between the County and City for the preparation and conduct of the coordinated election.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

☐ Revenue Impact ☒ Budgeted Expenditure Impact ☐ Non-Budgeted Expenditure Impact
☐ Workload Impact ☐ No Fiscal Impact

REVENUE IMPACT
Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

BUDGETED EXPENDITURE IMPACT
Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

Refer to Section 2.02(U) of the IGA

NON-BUDGETED EXPENDITURE IMPACT
Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

WORKLOAD IMPACT
Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

QUESTIONS FOR COUNCIL

Does Council approve the Intergovernmental Agreement with Douglas County for the November 3, 2026 election?

LEGAL COMMENTS

Attorney enters legal comments here

INTERGOVERNMENTAL AGREEMENT

DOUGLAS COUNTY CLERK AND RECORDER

&

City of Aurora

(Enter Jurisdiction Name)

REGARDING THE CONDUCT AND ADMINISTRATION OF:

NOVEMBER 3, 2026

GENERAL ELECTION

SHERI DAVIS, DOUGLAS COUNTY CLERK AND RECORDER
DOUGLAS COUNTY ELECTIONS
CASTLE ROCK, CO 80109
303-660-7444

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*REQUIRES (OR MAY REQUIRE) A SIGNATURE

INTENT TO COORDINATE

JURISDICTION: City of Aurora

Designated Election Official: Kadee Rodriguez, City Clerk

_____ Check here if your Jurisdiction WILL NOT participate in this election.

Please mail or email this page to Douglas County Elections, 125 Stephanie Place, Castle Rock, CO 80109, or Elections@DouglasCO.gov.

_✓_____ Check here if your Jurisdiction WILL participate in this election.
Please complete the remainder of this packet and mail or email it to Douglas County Elections, 125 Stephanie Place, Castle Rock, CO 80109, or Elections@DouglasCO.gov.

Submitting a BALLOT ISSUE(s)? **YES** **NO** **How many?** 3

A ballot issue is a matter arising under Article X Section 20 of the Colorado Constitution as defined in sections 1-41-102 (4) and 1-41-103 (4). It is a **tax/TABOR issue.**

Submitting a BALLOT QUESTION(s)? **YES** **NO** **How many?** uncertain

A ballot question is a matter involving a citizen petition or referred measure other than a ballot issue. It is a **non-tax question.**

Submitting a CANDIDATE CONTEST(s)? **YES** **NO** **How many?** _____

Will property owners be included? **YES** **NO** **How many ?** _____

(Approximate # Owners OK)

PARTICIPATION AGREEMENT

This INTERGOVERNMENTAL AGREEMENT (“Agreement”) is between the Douglas County Board of County Commissioners on behalf of the Douglas County Clerk and Recorder (referred to as the "County") and the Jurisdiction (referred to as the “Jurisdiction"). The “County” and “Jurisdiction” are referred to collectively as the “Parties”.

Under the Uniform Election Code of 1992 (Articles 1-13 of Title 1, C.R.S.), governmental entities are encouraged to cooperate and consolidate elections to reduce taxpayer expenses.

If more than one political subdivision holds an election on the same day in November, and the eligible electors for each election are the same or the boundaries overlap, the County Clerk and Recorder is the Coordinated Election Official (referred to as the “CEO”) and conducts elections on behalf of political subdivisions utilizing the mail ballot procedures outlined in Article 7.5 of Title 1.

The Parties agree this election shall be conducted as a coordinated election following the Uniform Election Code of 1992 (Articles 1-13 of Title 1, C.R.S.), or any other Title of C.R.S. governing the participating Jurisdiction's election matters, as well as the Colorado Constitution, and the Colorado Secretary of State (SOS) Rules (referred to as the “Code”).

The Parties agree that section 1-7-116, C.R.S. applies, and it is in the best interest of taxpayers and electors to enter into this Agreement to conduct the coordinated election as authorized under Article XIV, Section 18 of the Colorado Constitution, and sections 1-7-116 and 29-1-203, C.R.S.

SECTION I.
DEFINITIONS AND JOINT RESPONSIBILITIES
(Information Only)

1.01 DEFINITIONS

A. **Coordinated Election Official** (CEO) is the Douglas County Clerk and Recorder, who acts as the Coordinated Election Official as defined within the Code.
B. **Contact Officer** is the person identified by the County to act as the primary liaison with the Jurisdiction. Under the authority of the CEO, the Contact Officer is responsible for the coordination of the election with the Jurisdiction and the procedures to be completed by the County.
C. **Canvass Board** is a group of representatives appointed by the major political parties before the election. The canvass is the audit function of the election and the process of reconciling the number of ballots counted to the number of voters who voted. The Canvass Board will meet no later than the 22nd day after the election to certify the abstract of votes cast.
D. **Designated Election Official** (DEO) is the person identified by the Jurisdiction to act as the primary liaison with the Contact Officer. The DEO is responsible for the election procedures that must be handled by the Jurisdiction as specified within the Code and this Agreement.
E. **Logic and Accuracy Test** (LAT): The county must conduct a Logic and Accuracy Test on its voting equipment at least 21 days before the election. Voting devices must be tested before they are used in an election. One registered elector from each major political party is required to serve on the Logic and Accuracy Testing Board.
F. **Risk Limiting Audit** (RLA): This audit provides strong statistical evidence that the election outcome is correct. The number of ballots required to conduct an RLA will vary based on the smallest margin of the contest selected by the Secretary of State and the risk limit. The smaller the margin, the more ballots to audit. The smaller the risk limit, the more ballots to audit. The Audit Board is appointed by the major political parties and must complete its report no later than 5:00 p.m. one business day before the canvass deadline. At least one member of each major political party's Canvass Board will serve as an observer of the audit.
G. **TABOR** (Taxpayer Bill of Rights) is a constitutional provision (Colo. Const. art. X, § 20) that requires voter approval for tax increases and the issuance of ballot issue notices before the election.

1.02 JOINT RESPONSIBILITIES

The Parties agree to the statutory and regulatory requirements for coordinated elections and ballot issue notices (TABOR) and will adhere to all applicable provisions of the Code that are necessary or appropriate to perform the duties required.

The Parties agree to their official responsibilities in the conduct of the election, including responsibilities under the Fair Campaign Practices Act and any local ordinances concerning fair campaign practices.

1.03 JURISDICTION

The Jurisdiction encompasses territory within Douglas County. This Agreement applies only to the portion of the Jurisdiction within Douglas County.

- If the Jurisdiction is entirely contained within Douglas County, the Contact Officer establishes the ballot number and order under 1-5-407(5), C.R.S.

- If the Jurisdiction is split among more than one county, the Contact Officer will coordinate with other counties to agree upon the ballot number and order per Colorado SOS Election Rule 4.2.

SECTION II.
COUNTY AND JURISDICTION RESPONSIBILITIES
(Information Only)

The County and the Jurisdiction will each perform their respective duties and/or functions as outlined in this Agreement:

2.01 COUNTY RESPONSIBILITIES:

A. Assist the Jurisdiction on any matter related to the election to ensure smooth and efficient operations by designating a Contact Officer to act as the primary liaison between the County and the Jurisdiction. This does not include providing legal advice.

B. Provide an Address Confirmation Form (Appendix A) accompanied by an Address Library Report and Jurisdiction Boundary Map that defines Jurisdictional boundaries using residential street ranges based on County Assessor records. The Address Library Report will include the address report from the Secretary of State voter registration system, which defines street addresses within the Jurisdiction.

C. Verify any Address Library Report errors, omissions, and/or corrections identified by the Jurisdiction against County Assessor data, and where appropriate, modify street ranges to accurately define the eligible electors within the Jurisdiction.

D. Contract for the mail ballot packets to be used in the election (ballot, voter instructions, and official return envelope) and remit payment directly to the vendor.

E. Provide ballot layouts compliant with the Code for proofreading and signature approval by the Jurisdiction before final ballot printing.

F. Mail the ballot packets as required by the Code.

G. Provide a certified list of the Jurisdiction's registered voters, as requested.

H. Conduct all associated tasks relating to election judges, including eligibility, placement, training, and oversight in the conduct of the election.

I. Conduct all functions of the Canvass Board to certify election results and provide the Jurisdiction with a copy of all election statements required under the Code.

J. Prepare and conduct the Logic and Accuracy Test.

K. Publish and post the required legal notices under 1-5-205(1), C.R.S.

L. Refer members of the public and press to the DEO regarding specific questions about the Jurisdiction's ballot measures or candidates.

M. Provide all necessary equipment, system programming, and personnel for ballot tabulation.

N. Conduct and oversee the process of counting ballots and reporting results.

O. Conduct a recount of the ballots cast if required by law, requested by the Jurisdiction, or requested by an interested party as allowed by the Code.

P. Prepare and conduct the Risk Limiting Audit before certifying election results.

Q. Provide the Jurisdiction with an invoice for all expenses incurred under this Agreement.

R. Archive and maintain all election records as required by the Code.

2.02 JURISDICTION RESPONSIBILITIES:

A. Identify a DEO who is responsible for the Jurisdiction's statutory and regulatory requirements in the conduct of the election.

B. Notify the Contact Officer if the Jurisdiction is shared by an additional county or counties.

C. Provide a copy of the Ordinance or Resolution stating that the Jurisdiction has adopted the exclusive use of the Code for the conduct of the election and that the Jurisdiction will participate in the coordinated election following the terms and conditions of this Agreement.

D. Confirm sufficient funds are available and appropriated in the Jurisdiction's approved budget to pay for election expenses. The Jurisdiction recognizes that the County cannot accurately predict the exact cost for the election but agrees it will pay its calculated prorated share and has appropriated sufficient funds to do so.

E. Return this Intergovernmental Agreement with all required information and signatures completed on or before the seventieth (70) day before the election per the Code.

F. May appoint one representative to participate in the Canvass Board. If there is not a representative appointed, an employee of the Douglas County Clerk and Recorder will be appointed on the Jurisdiction's behalf by the Contact Officer.

G. May appoint one representative to participate in the Logic and Accuracy Test. If there is not a representative appointed, an employee of the Douglas County Clerk and Recorder will be appointed on the Jurisdiction's behalf by the Contact Officer.

H. May choose to appoint an observer for the Risk Limiting Audit. If there is not a representative appointed, an employee of the Douglas County Clerk and Recorder will be appointed on the Jurisdiction's behalf by the Contact Officer.

I. Certify Jurisdictional boundaries by completing and returning the Address Confirmation Form or the Jurisdiction Boundary Map (Appendix A).

J. Review all candidate petition information, if applicable, and verify the information against voter registration records, and where applicable, county assessor records per 1-4-908, C.R.S. After review, the DEO will notify the candidate of the number of valid signatures and whether the petition is sufficient or insufficient. Upon determining that the petition is sufficient, and after the time for protest has passed, the DEO will certify the candidate to the ballot and notify the Contact Officer.

K. The DEO will refer correspondence and calls relating to the election outside of the DEO's expertise to the Contact Officer for response.

L. Determine ballot measure titles and text. Certify candidates, the number of selections a voter should make (e.g., Vote for One), and whether there is a certified write-in candidate. Provide the list of ballot measures and candidate contests electronically to the Contact Officer in a plain text format, on or before the sixtieth (60) day before the election, no later than 5:00 p.m. (Appendix E and Appendix F).

The ballot content must be certified in the order in which it will appear on the ballot and must include specific instructions (e.g., Vote for One, etc.). The certified list of candidates and ballot measures will be final, and the Contact Officer is not responsible for making any changes after the certification, except those prescribed by statute. The use of all capital letters is reserved for tax (TABOR) issues only, per the Code.

Use APPENDIX E: BALLOT MEASURES FORM, APPENDIX F: CANDIDATE CONTESTS FORM, and APPENDIX H: BALLOT ISSUE NOTICE TEMPLATE to create and submit ballot content and ballot issue notices in the correct format.

M. At the time ballot content is certified to the County, the DEO or candidates will provide the phonetic pronunciation of each candidate's name for use on the ADA-accessible audio ballot. Record a voice message at (303) 663-6279 and include the candidate's name, jurisdiction, and title of office no later than sixty (60) days before the election.

N. Indicate whether ballot content is a referred measure or an initiative from a citizen petition. The Jurisdiction understands and agrees that any ballot content not submitted according to statutory deadlines may result in candidates, issues, or questions not being on the ballot for the coordinated election.

O. Proofread the layout and text of the Jurisdiction's portion of the official ballot, and if applicable, of the Ballot Issue Notices booklet (TABOR Book), and provide written confirmation (in electronic format) of acceptance before printing.

    a. **Approval or requested changes must be provided to the Contact Officer within four (4) hours of the Jurisdiction receiving ballot layout and text from the county and within two (2) hours of the Jurisdiction receiving the proof for any Ballot Issue Notices to be included in the TABOR Book.**

    b. This may require availability outside of normal business hours. Such acceptance is final, and no changes will be made after written notice (in electronic format) is given to the Contact Officer. Failure to respond by the deadline will be considered acceptance "as is". A penalty for delay or rework of the ballot or TABOR Book will result in an additional fee to the Jurisdiction for all associated costs to fix or correct Jurisdictional errors.

P. Perform the following tasks if Jurisdictional property owners are eligible to vote:

    a. Notify Contact Officer of the Title under which the political subdivision is formed, and specifically which property owners are eligible to vote in the election.

    b. Provide a certified list of eligible property owners, as determined by the Jurisdiction, who:
        i. Own property within the Jurisdiction, appear on the State of Colorado list of registered voters, and reside at an address that is not within the boundaries of Douglas County ("Out of County" property owners); or,

ii. Own property within the Jurisdiction, appear on the Douglas County list of registered voters, reside at an address that may not match the property address as shown on the County Assessor's list, but is within the boundaries of Douglas County ("In County" property owners).

c. Coordinate directly with the Douglas County Assessor's Office (303-660-7450) or visit their website to obtain the list of all recorded owners of taxable real and personal property at https://apps.douglasco.gov/assessor/advanced-search/

d. Exclude non-person entities, property owners not living in the state of Colorado, property owners not registered to vote, and property owners who reside in the district and will already receive a ballot.

e. Submit the list as a clearly named Microsoft Excel electronic file. The spreadsheet must include only one (1) eligible elector's name per line. Each line must consist of the following separated fields: Last name, first name, middle name, mailing address, city, state, zip, parcel number, phone number (if available), and voter identification number.

Q. Publish and post any required legal notices for the Jurisdiction's ballot content (other than the notice required by 1-5-205(1), C.R.S., which Douglas County will publish), and email a copy of the published legal notice to the Douglas County Recording Office at Recording@DouglasCO.gov, to provide an official record.

R. Provide phone support on Election Day from 7:00 am – 7:00 pm. A designated phone support contact person for the Jurisdiction must be provided upon execution of this Agreement. Emergency contact information must also be provided for this purpose.

S. Notify the Contact Officer within 24 hours of the completion of the final ballot tabulation whether a recount is required or desired. The Jurisdiction will reimburse the County for the full cost of the recount. If other Jurisdictions are included in the recount, the cost will be prorated among the participating Jurisdictions per 1-10.5-101, C.R.S., and SOS Rule 10.9.5.

T. Within thirty (30) days from the date of receipt of a recount invoice, the Jurisdiction must remit total payment to the County.

U. Pay any additional or unique election costs resulting from Jurisdiction delays, mistakes, recounts, and/or special preparations or cancellations relating to the Jurisdiction's participation in the coordinated election. Charges are $1.00 per registered voter (with a minimum charge of $1,000) not including publication cost, excess ballot column inches

cost ($3,000 for exceeding five (5) column inches), special text formatting cost for italics, underlining, bullet points, numbering, tables, strike-through text, or indentations ($500 if applicable), the use of all capital letters for non-TABOR issues per the Code, or TABOR Notice costs with a (minimum charge of $500).

Illustrative Pro-Rated Costs Table if costs of TABOR Notice were $3,744.57 and other public notices were $66.58.

Registered Voters	Eligible Property Owners	TABOR Households	Content Length Over 5 Inches	Basic Coordination Charge	TABOR Notice Charge (min. $500)	Excess Content Length Charge	Public Notice Charge	Special Formatting Charge	Total Charges
302858	0	134985	10.75	$ 302,858.00	$ 14,351.52	$ 32,250.00	$ 4.88	$ -	$ 349,464.40
79	63	42	4.00	$ 1,000.00	$ 500.00	$ 12,000.00	$ 4.88	$ -	$ 13,504.88
46097	0	0	14.75	$ 46,097.00	$ -	$ 44,250.00	$ 4.88	$ 500.00	$ 90,851.88
140	0	60	8.75	$ 1,000.00	$ 500.00	$ 26,250.00	$ 4.88	$ -	$ 27,754.88
253	106	120	0.00	$ 1,000.00	$ 500.00	$ -	$ 4.88	$ -	$ 1,504.88

SECTION III.
CANCELLATION OF ELECTION
(Information Only)

3.01 CANCELLATION OF ELECTION BY THE JURISDICTION

In the event the Jurisdiction resolves to cancel the election, notice must be provided to the Contact Officer immediately. The Jurisdiction is responsible for the full cost of election activities incurred both before and after the Contact Officer receives notice of cancellation. The Jurisdiction must provide and publish the cancellation notice per the Code. If the Jurisdiction resolves to cancel the election after the deadline for the DEO to certify ballot order and content to the Contact Officer, the text provided by the Jurisdiction cannot be removed from the ballot and/or the TABOR Book.

SECTION IV.
MISCELLANEOUS

4.01 NOTICES

Notices required under this Agreement are deemed received and effective: (1) three days after they have been mailed by certified mail, return receipt requested; (2) immediately upon hand delivery; 3) or upon email receipt, to the address of the Parties as indicated here:

To County:
Sheri Davis
Douglas County Clerk and Recorder
Elections Division
125 Stephanie Place
Castle Rock, Colorado 80109

Email: Elections@DouglasCO.gov

To Jurisdiction:
(Enter Contact and address information)

Kadee Rodriguez, Aurora City Clerk

15151 E. Alameda Pkwy., Aurora, CO 80012

Email: kvrodrig@auroragov.org and aurora.elections@auroragov.org

4.02 TERM OF AGREEMENT

The term of this Agreement shall continue until all statutory requirements concerning the conduct of the coordinated election are fulfilled.

4.03 AMENDMENT

This Agreement may be amended only in writing and following the same formality as the execution of the initial Agreement.

4.04 INTEGRATION

The Parties acknowledge that this Agreement constitutes the sole Agreement between them relating to the coordinated election and does not include any oral statements made by the Parties' employees, agents, or officers.

4.05 CONFLICT OF AGREEMENT WITH LAW, IMPAIRMENT

If any provision in this Agreement conflicts with the Code or other statute, this Agreement will be modified to conform to such law. No resolution of either party to this Agreement can impair the rights of the CEO or the Jurisdiction without the consent of the other party.

4.06 TIME OF ESSENCE

Time is of the essence for this Agreement. The time requirements for the completion of the tasks in this Agreement are determined by the Code. Failure to comply with the terms and deadlines outlined in this Agreement or the Code may result in consequences up to and including termination of this Agreement.

4.07 GOOD FAITH

The Parties implement this Agreement in good faith and will act in good faith in all matters that require joint or general action.

4.08 NO WAIVER OF GOVERNMENTAL IMMUNITY ACT

The Parties understand and agree that they, their commissioners, officials, officers, directors, agents, and employees, are relying on and do not waive or intend to waive by any provisions of this Agreement, the monetary limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act (CGIA) Sections 24-10-101 - 120, C.R.S., or otherwise available to the County or the Jurisdiction. To the extent the CGIA imposes varying obligations or contains different waivers for cities and counties, both the Jurisdiction and the County agree that they will remain liable for their independent obligations under the CGIA, and neither party shall be the agent of the other or liable for the obligations of the other.

4.09 NO THIRD-PARTY BENEFICIARIES

The enforcement of the terms and conditions of this Agreement and all rights of action relating to its enforcement are strictly reserved for the County and the Jurisdiction. Nothing contained in this Agreement allows a claim or right of action by anyone other than the Parties.

SIGNATURE PAGE

The execution of this Agreement between the Parties is effective on the latest date noted below. **Sign and date here:**

GENERAL ELECTION OFFICIAL:

_____

Douglas County Clerk and Recorder Date

THE BOARD OF COMMISSIONERS OF THE COUNTY OF DOUGLAS, COLORADO:
(Board signature required if coordination cost will exceed $25,000)

_____ _____

Douglas County Board of County Commissioners Chairperson Date

_____

Attest – Clerk to the Board

APPROVED AS TO FISCAL CONTENT:

_____

Douglas County Director of Finance

APPROVED AS TO LEGAL FORM:

_____

Douglas County Attorney

JURISDICTION SIGNATURES:

By: _____ Date: _____

Title: _____

By: _____ Date: _____

Title: _____

Attest (Name/Title): _____

APPENDIX A: ADDRESS CONFIRMATION FORM

JURISDICTION NAME: _____

The address ranges identified in the **Address Library Report** provided with this Agreement represent all current addresses within the Jurisdiction according to the Douglas County Elections Voter Registration System address report. Douglas County Elections only maintain residential addresses, not business or commercial addresses.

Review the **Address Library Report** to confirm the address ranges are accurate and include all residential addresses within your Jurisdiction. These addresses will be used to identify eligible electors within the Jurisdiction. It is the Jurisdiction's responsibility to know all current addresses within its boundaries.

If there is an error in the **Address Library Report**, please note it on the table below and sign this form. If there are no errors, omissions, and/or corrections, it is still essential to sign, date, and return this form to Douglas County Elections.

Section 1

Enter information on the table, if applicable. If more space is needed, please create a separate document.

Street Name	Dir.	Street Type	Low/High Range	Odd/ Even	Zip Code	Notes
Example: Main	E	St.	101/603	Even	80104	

Section 2

Enter all counties the Jurisdiction includes:

County Name(s):

_____

_____

_____

_____

If the Jurisdiction does not include more than one county, write N/A here: _____

FOR PROPOSED DISTRICTS: Provide a certified legal description, map, and street listing (including street ranges).

Please indicate if any of the above information is submitted to Douglas County Elections electronically. ELECTRONIC FILE(S) SENT ON: _____

(Enter Date Here)

PROVIDE SIGNATURE

I have reviewed the Jurisdiction's **Address Library Report** provided by Douglas County Elections and certify it to be a true and accurate description of the address ranges defining boundaries of the Jurisdiction, except for any discrepancies that are noted on this form.

_____ _____

Signature Date

ANNEXATIONS, INCLUSIONS, EXCLUSIONS

This form may be used in conjunction with the provided **Jurisdiction Boundary Map** in place of reviewing and verifying the Address Library Report provided.

JURISDICTION NAME: _____

To ensure Douglas County Elections has the most current information, please complete either Section 1 or Section 2 below regarding any Annexations, Inclusions, and Exclusions for your Jurisdiction.

Section 1

Since January 1 of the current year, the Jurisdiction has approved (check all that apply):
_____ Annexations
_____ Inclusions
_____ Exclusions

All supporting documents on the applicable Annexation(s), Inclusion(s), or Exclusion(s) are attached to this form and should be used by Douglas County Elections to update address information for the Jurisdiction.

By signing below, I acknowledge and certify that the information is true and accurate.

_____
____
Signature Date

Section 2

I acknowledge and certify the Jurisdiction has not approved any Annexation(s), Inclusion(s), or Exclusion(s) since January 1 of the current year.

By signing below, I acknowledge and certify that the information is true and accurate.

_____
____
Signature Date

APPENDIX B: CONTACT INFORMATION FORM

Please enter your Jurisdiction's information.

Jurisdiction: City of Aurora

Designated Election Official: Kadee Rodriguez, City Clerk
Name

15151 E. Alameda Pkwy.
Mailing Address

Aurora, CO 80012
City, State, Zip

kvrodrig@auroragov.org
Email

303-739-7094
Phone

Represented by: Pete Schulte, City of Aurora
Attorney / Law Firm

15151 E. Alameda Pkwy.
Mailing Address

Aurora, CO 80012
City, State, Zip

pschulte@auroragov.org
Email

303-739-7030
Phone

Per this Agreement, please indicate the Jurisdiction representative(s) who will participate in the following activities:

REQUIRED PARTICIPATION

Election Day phone support for citizen inquiries
November 3, 2026, 7:00 a.m. – 7:00 p.m.

Name: _____

Phone: _____

Email: _____

OPTIONAL PARTICIPATION

If a representative is not designated for these optional activities, the Douglas County Elections office will designate a staff member to serve on behalf of the Jurisdiction.

Logic and Accuracy Test (LAT)
(Enter date, time, location, info)

Name: _____

Phone: _____

Email: _____

Risk Limiting Audit (RLA)
(Enter date, time, location, info) Additional days may be needed.

Name: _____

Phone: _____

Email: _____

Canvass Board and Final Certification of Election
(Enter date, time, location, info)

Name: _____

Phone: _____

Email: _____

Douglas County Contact Information

(Information Only)

- Douglas County General Election Official:
  Sheri Davis, Clerk and Recorder
  301 Wilcox Street, Castle Rock, CO 80104
  Clerk@DouglasCO.gov
  303-663-7364

- Douglas County Contact Officer
  Jessica Svoboda
  125 Stephanie Place, Castle Rock, CO 80109
  Elections@DouglasCO.gov
  303-814-4339

- Douglas County Deputy Director of Elections
  Jack Twite Jr.
  125 Stephanie Place, Castle Rock, CO 80109
  jtwite@DouglasCO.gov
  303-814-7618

- Douglas County Senior Assistant Attorney
  Chris Pratt
  100 Third Street, Castle Rock, CO 80104
  cpratt@DouglasCO.gov
  303-660-7321

APPENDIX C: IMPORTANT DATES

(Information Only)

EVENT	DATE
Last day to provide in writing to the County Clerk and Recorder Notice of Intent to coordinate for the 2026 General Election (-100 days)	July 24
Last day to return signed IGA to the Contact Officer (-90 days)	August 4
Last day to return completed Address Confirmation Form (Appendix A) or Boundary Map to ensure accurate voter information (-70 days)	August 25
Last day to submit certified ballot order and content to the Contact Officer (-60 days)	September 4
Last day for Secretary of State to certify state ballot order and content to county clerk (-57 days)	September 4
Last day to mail ballots to Uniformed and Overseas electors (UOCAVA) (-45 days)	September 19
Last day to submit Ballot Issue Notice (TABOR) Language and summarized Pro/Con & Fiscal Impact Statements to Contact Officer (-43 days)	September 21
Logic and Accuracy Test (LAT)	September 25
Logic and Accuracy Test (LAT) – Alternate Date	September 28
Ballots mailed to voters (-22 days)	October 9
Ballot Drop Boxes open (-15 days minimum)	October 9
Voter Service and Polling Centers (VSPCs) open (-15 days)	October 19
Last day voter can request our office mail a ballot (-8 days)	October 26
ELECTION DAY	November 3, 7 AM – 7 PM
Risk Limiting Audit (RLA)	November 17 (Additional days may be needed)
Canvass Board and Final Certification of Election	November 20
Canvass Board and Final Certification of Election – Alternate date	November 23
Final Certification of Election deadline	November 25

APPENDIX D: IGA CHECKLIST

Use this checklist to track and complete all items as outlined in this Agreement. Dates reflect the Douglas County Elections timeline based on statutory requirements and deadlines.

✓	DATE	EVENT
	On or Before July 24	Provide in writing to the County Clerk and Recorder notice of intent to coordinate.
	Upon Clerk and Recorder's receipt of intent to coordinate	Receive and review the Agreement and accompanying documents from the Contact Officer, including important District addressing verification.
	August 4	• Complete and return all required documents of the Agreement via mail or email to the Contact Officer, Elections@DouglasCO.gov. • Provide a copy of the Ordinance or Resolution outlining intent to participate in the coordinated election. • Provide a statement to confirm sufficient funds to pay for election expenses are available and appropriated in the Jurisdiction's approved budget. • For PROPOSED DISTRICTS: Provide a certified legal description, map, and street listing (including street ranges).
	September 4	• Provide certified ballot content and order to the Contact Officer. C.R.S 1-5-203(3). Refer to Section 2.02 (L) of the IGA for specific requirements. USE TEMPLATES PROVIDED IN APPENDIX H AND I. • As applicable, provide phonetic pronunciation of each candidate's name via voicemail. Refer to Section 2.02 (M) of the IGA for instructions. • Proofread ballot layout and text for Jurisdiction's portion of the official ballot and provide written acceptance of content or written notice of necessary changes. Refer to Section 2.02 (O) of the IGA for instructions.
	September 21	Provide Contact Officer with full text of any required ballot issue notices (TABOR) and all summarized pro/con statements. USE TEMPLATE PROVIDED IN APPENDIX G.

	September 30	For elections where property owners are eligible electors: Provide all applicable eligible property owner list(s). Refer to Section 2.02 (P) of the agreement and APPENDIX A for instructions and requirements.
	October 9	For elections where property owners are eligible electors: Provide a supplemental list of applicable eligible property owner(s) for eligible voters not submitted in the original list from October 1. Refer to Section 2.02 (P) of the agreement and APPENDIX A for instructions and requirements.
	November 3, 2026	ELECTION DAY Jurisdiction phone support is required during voting hours from 7:00 a.m.-7:00 p.m. to provide information as needed to the Douglas County Elections office, public, or media.
	Post-Election Day	• Notify Contact Officer within 24 hours of completion of final ballot tabulation if a recount is required. • Remit payment within 30 days of receipt of billing invoice.

Appendix E: BALLOT MEASURES FORM

*Please use this form to provide the required information for **each** Ballot Measure submitted.*

1. **Name of coordinating entity:** _____

2. **Ballot measure type:** ☐ **Ballot Issue (Tax/TABOR)** ☐ **Ballot Question (Non-Tax/TABOR)**

3. **Subject matter summary for contest heading (optional)**

   _____

4. **Ballot measure text:** Enter the ballot measure's text in the form of a question, exactly as it should be printed on the ballot. Please note:

   - **Ballot Issues (tax) under TABOR must be certified in ALL UPPERCASE LETTERS**
   - **Ballot Questions not arising under TABOR must be certified in sentence case (upper and lower case letters)**
   - **Include standard measure responses with the ballot measure text (YES/FOR NO/AGAINST)**

Appendix F: CANDIDATE CONTEST FORM

*Please use this form to provide the required information for **each** of your candidate contests.*

1. **Name of coordinating entity:** _____

2. **Name of elected office or position:** _____

3. **Representation type:** Under the applicable election laws of the coordinating entity, state whether candidates for this office are elected at large by all electors of the coordinating entity, or by district. **Check one:**

   ☐ Candidates for this office are elected at-large ☐ Candidates for this office are elected by district

4. **Contest title:** Please enter the office or position title, district (if needed), term length, and the number of elected positions to be filled for this office using the following format and example:

Format:	**Example:**
Office Title – District	Councilmember – District 2
Term Length (Vote for Number)	Four-Year Term (Vote for One)

   Title: _____

   Term Length: _____

5. **Named candidates:** State the names of all candidates for this office, exactly as they should be printed on the ballot, and in the exact order they should be printed on the ballot.

   - Add additional lines if necessary
   - Candidate names must be in proper case
   - Candidate names may not include any title or degree designating the business or profession of the candidates
   - A candidate's name may include one nickname, if the candidate regularly uses the nickname, and the nickname does not include any part of a political party name

   1. _____
   2. _____
   3. _____
   4. _____
   5. _____
   6. _____

6. **Write-in candidates:** State whether this race will have write-in candidates. ☐ **Yes** ☐ **No**

   If your answer to Question 6 is Yes, also state:

   a. The number of separate write-in lines that should be printed on the ballot. _____
   (The number of write-in lines should equal the number of elected positions to be filled.)

   b. Under the ballot access laws and rules that apply to the coordinating entity, is there any possibility that an eligible elector may file papers with the DEO to qualify as a write-in candidate ***after*** the DEO certifies ballot content to the County Clerk?

      ☐ **Yes** ☐ **No**

   c. State the names of the eligible write-in candidates for this race:

      1. _____
      2. _____
      3. _____
      4. _____

APPENDIX G: BALLOT ISSUE NOTICE AGREEMENT (TABOR BOOK)

The Ballot Issue Notices booklet (TABOR Book) is the publication required by the Colorado State Constitution, Article X, Section 20, for ballot issues that call for increases in the tax rate or government debt. The County must mail the Ballot Issue Notice booklet to electors.

THE COUNTY WILL PERFORM THE FOLLOWING TASKS FOR THE BALLOT ISSUE NOTICES BOOKLET (TABOR BOOK):

A. Determine the most cost-effective method for mailing ballot issue notices and the portion of the cost the Jurisdiction is responsible for.
B. Determine the ballot issue numbers.
C. Place the ballot issue notices received from Jurisdictions participating in the election in the proper order in the Ballot Issue Notices booklet.
D. Mail a Ballot Issue Notices booklet to each address that includes registered electors as required by law.
E. Refer calls concerning the substance of the ballot issues or the operations of the Jurisdiction to the DEO for the Jurisdiction.

THE JURISDICTION WILL PERFORM THE FOLLOWING TASKS FOR THE BALLOT ISSUE NOTICES BOOKLET (TABOR BOOK):

A. Complete circulation, approval, review, and all other activities as required by the Code to produce the Jurisdiction's ballot issue notice. The DEO will interact with any Jurisdiction petition representatives to ensure that the Contact Officer receives the summary of written comments for and against the ballot issue within the time required by the Code.
B. Determine the ballot title and text within the restrictions as outlined by the County in this Agreement.
C. Include, within its ballot issue notice, the ballot title in this format: "NOTICE OF ELECTION TO INCREASE TAXES/TO INCREASE DEBT/ON A CITIZEN PETITION/ON A REFERRED MEASURE." See template provided in APPENDIX H.
D. **Prepare the text of the ballot issue notice using the template provided in APPENDIX H.** The ballot issue notice must include any Jurisdiction voter-approved additions, and:
    a. The election date and hours, and the local Jurisdiction contact name, office address, and telephone number
    b. Ballot title and text
    c. Required fiscal information
E. Accept and summarize the filed comments in favor of and in opposition to the ballot issue received from eligible electors of the Jurisdiction and the public, as required for use in the ballot issue notice.
F. Provide the certified content of the Jurisdiction's completed ballot issue notice to the Contact Officer as a plain text file via email.
G. Proofread the layout and the text that the Contact Office provides of the Jurisdiction's portion of the official Ballot Issue Notices booklet and provide written notice (electronic format) of acceptance before the printing of the ballots. **Approval or requested changes must be received**

within four (4) business hours after the Douglas County Elections Contact Officer emails the draft to the jurisdiction. This may require availability outside of normal business hours, and no changes will be made after acceptance is given to the Contact Officer. If the deadline is not met, the Contact Officer will consider the proof final "as is".

a. A penalty for delay or rework of the ballot or ballot issue notices booklet will result in an additional fee to the Jurisdiction for all associated correction costs. The ballot issue notice may not be changed by the Jurisdiction without written approval from the Contact Officer and can be requested no later than the 42nd day before the election.

H. Resolve, at the Jurisdiction's expense, any and all challenges pertaining to ballot issue notices certified to the County.

Jurisdiction Signature

By: _____ Date: _____

County Signature

By: _____ Date: _____

Appendix H: BALLOT ISSUE NOTICE TEMPLATE (TABOR BOOK)

Please use this template and replace the highlighted fields with your Ballot Issue Notice information.

TO: ALL REGISTERED VOTERS
NOTICE OF ELECTION TO INCREASE TAXES/TO INCREASE DEBT *(choose one or both options)*
ON A CITIZEN PETITION/ON A REFERRED MEASURE *(choose one option)*

ENTER YOUR JURISDICTION NAME HERE

Election Date: November 3, 2026

Election Hours: 7:00 A.M. – 7:00 P.M.

Designated Election Official Address and Telephone Number:
Enter your DEO contact person
Enter your DEO office address
Enter your DEO office telephone number

Ballot Issue Title and Text: *(see Article X, Section 20, of the Colorado Constitution for legal guidance)*
Enter your ballot issue title
Enter your ballot issue text – TEXT MUST BE WRITTEN IN ALL CAPS

Fiscal Information:

Fiscal Year	Fiscal Year Spending
2024 (Actual)	$ Enter dollar amount
2026 (Actual)	$ Enter dollar amount
2026 (Estimated)	$ Enter dollar amount

Overall Percentage Change in Fiscal Year Spending	Enter percent change %
Overall Dollar Change in Fiscal Year Spending	$ Enter dollar amount

Estimated first full fiscal year maximum dollar amount of increase	$ Enter dollar amount
Estimated first full fiscal year spending without the increase	$ Enter dollar amount

Summary of Written Comments FOR (enter issue title):
See C.R.S. 1-7-903 for guidance
- OR –
Enter: No comments were filed by the constitution deadline

Summary of Written Comments AGAINST (enter issue title):
See C.R.S. 1-7-903 for guidance
- OR –
Enter: No comments were filed by the constitution deadline

APPENDIX I: BALLOT ISSUE NOTICE PROOF ACCEPTANCE FORM (TABOR BOOK)

The Douglas County Elections Contact Officer will send the Jurisdiction proof for any submitted Ballot Issue Notice(s) that the Jurisdiction must review and approve for inclusion in the Ballot Issue Notices booklet (TABOR Book) as required under Colorado law.

THE JURISDICTION MUST THOROUGHLY REVIEW ALL INFORMATION ON THE PROOF AND EITHER APPROVE IT OR PROVIDE ANY NECESSARY CORRECTIONS WITHIN FOUR (4) BUSINESS HOURS AFTER THE CONTACT OFFICER EMAILS THE PROOF.

This short approval window is necessary to comply with statutory election deadlines in Colorado. Douglas County Elections cannot begin printing the official Ballot Issue Notices booklet (TABOR Book) until this completed form is received from each applicable Jurisdiction.

The Douglas County Elections Contact Officer will confirm receipt of this Approval Form when it is received.

_____ BALLOT ISSUE NOTICE(S) APPROVED

_____ BALLOT ISSUE NOTICE(S) APPROVED *WITH REVISIONS NOTED*

JURISDICTION: _____

DEO NAME: _____

DEO SIGNATURE: _____

DATE: _____ TIME: _____

RESOLUTION NO._____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE INTERGOVERNMENTAL AGREEMENT BETWEEN DOUGLAS COUNTY AND THE CITY OF AURORA FOR THE COORDINATED ELECTION TO BE HELD NOVEMBER 3, 2026

WHEREAS, pursuant to the Uniform Election Code of 1992 (Articles 1 to 13 of Title 1, C.R.S.) governmental entities are encouraged to cooperate and consolidate elections to reduce taxpayer expenses; and

WHEREAS, the City of Aurora, Colorado (the "City"), and Douglas County, Colorado (the "County"), wish to enter into an agreement setting forth the respective responsibilities of the City and the County regarding conducting and administering the November 3, 2026 coordinated general election; and

WHEREAS, the City Council of the City finds and determines that such agreement is in the best interests of the City and its citizens; and

WHEREAS, the City Council is authorized by City Charter Article 10-12, City Code Section 2-31, and Colorado Revised Statutes Section 29-1-203, to enter into intergovernmental agreements through adoption of a Resolution approving the same;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. The Intergovernmental Agreement presented with this Resolution and appended thereto by reference between the City of Aurora, Colorado, and Douglas County, Colorado, for conducting and administering the coordinated general election to be held November 3, 2026, is hereby approved which approval shall include adopting Douglas County’s designations of Voter Service and Polling Centers (VSPCs).

Section 2. The Mayor and City Clerk are hereby authorized to execute and deliver said Intergovernmental Agreement in substantially the form presented at this meeting, with such technical additions, deletions, and variations as the City Attorney may deem necessary or appropriate and not inconsistent with this Resolution.

Section 3. All Resolutions or parts of Resolutions of the City of Aurora, Colorado, in conflict herewith are hereby rescinded.

Section 4. This Resolution shall take effect immediately without reconsideration.

RESOLVED AND PASSED this___day of_____, 2026.

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ, City Clerk and Designated Election Official

APPROVED AS TO FORM:

PETER A. SCHULTE, CITY ATTORNEY

By: Andrea Wood
ANDREA WOOD, Assistant City Attorney

CITY OF AURORA
Council Agenda Commentary

Item Title: Wild Horse Dam Memorandum of Understanding (MOU) (Resolution)
Item Initiator: Sarah Young, Assistant General Manager of Planning and Engineering, Aurora Water
Staff Source/Legal Source: Sarah Young, Assistant General Manager of Planning and Engineering, Aurora Water / Ian Best, Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Healthy: Connecting natural and built environments with multimodal networks, ensuring access to parks and recreation, and preserving sustainable water supplies.

COUNCIL MEETING DATES:

Study Session: 7/13/2026

Regular Meeting: 7/27/2026

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: ☐ Yes ☐ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Waiver of reconsideration is requested due to the timing of the Memorandum of Understanding (MOU) and enabling Aurora Water to move more quickly through the permit and NEPA (National Environmental Policy Act) processes.
Sarah Young, Assistant General Manager of Planning and Engineering, Aurora Water / Ian Best, Assistant City Attorney

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

☐ Approve Item and Move Forward to Study Session

☒ Approve Item and Move Forward to Regular Meeting

☐ Information Only

☐ Approve Item as Proposed at Policy Committee

☐ Approve Item as Proposed at Study Session

☐ Approve Item as Proposed at Regular Meeting

☒ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: Water Policy

Policy Committee Date: 6/17/2026

Action Taken/Follow-up: ***(Check all that apply)***

☐ Recommends Approval

☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation

☒ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

On June 17, 2026, the Water Policy Committee supported moving a Memorandum of Understanding for the Wild Horse Dam forward to the July 13, 2026 Study Session.

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

The Wild Horse Reservoir project is necessary for Aurora Water to provide reliable water supply during severe droughts and critical system emergencies. The Bureau of Land Management is the lead Federal Agency on the project due to federal mineral materials excavations required to effectively build the dam in the preferred location. The project will also evaluate the use of additional federal mineral materials located close to the site. This authorization would be in the form of a Free Use Permit authorization.

This Memorandum of Understanding (MOU) describes the process by which BLM and Aurora Water will approach the evaluation of the Free Use Permit application and associated NEPA process and does not include any funding.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

☐ Revenue Impact ☐ Budgeted Expenditure Impact ☐ Non-Budgeted Expenditure Impact
☐ Workload Impact ☒ No Fiscal Impact

REVENUE IMPACT
Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

N/A

BUDGETED EXPENDITURE IMPACT
Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

N/A

NON-BUDGETED EXPENDITURE IMPACT
Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

N/A

WORKLOAD IMPACT
Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

N/A

QUESTIONS FOR COUNCIL

Does Council approve moving an Memorandum of Understanding with the Bureau of Land Management for the purpose of preparing an Environmental Assessment or Environmental Impact Statement for the Wild Horse Dam Mineral Materials Disposal project forward to the July 27, 2026 Council meeting?

LEGAL COMMENTS

Aurora Water is authorized to enter into contracts or agreements with other governmental units, including special districts, for the joint use of buildings, equipment or facilities or for furnishing or receiving commodities and services (City Charter Section 10-12)(Best).

MEMORANDUM OF UNDERSTANDING
BETWEEN THE CITY OF AURORA ACTING BY AND THROUGH ITS UTILITY ENTERPRISE AND
THE U.S. DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

FOR THE PURPOSE OF PREPARING
AN ENVIRONMENTAL ASSESSMENT or
ENVIRONMENTAL IMPACT STATEMENT
FOR THE WILD HORSE DAM MINERAL
MATERIALS DISPOSAL PROJECT

I. BACKGROUND AND PURPOSE

The U.S. Department of the Interior, Bureau of Land Management (BLM) has preliminarily determined that either an environmental assessment (EA) or an environmental impact statement (EIS) will be prepared to analyze the potential environmental impacts associated with the City of Aurora, acting by and through its Utility Enterprise (hereinafter referred to as Aurora Water) proposal for a mineral materials free use permit (FUP) in support of a new dam located about four miles south of the community of Hartsel in the south-central portion of Park County, Colorado. The project is called the Wild Horse Dam Mineral Materials Disposal Project (hereinafter referred to as WHD). The WHD Project area encompasses portions of 6th P.M. T12S R74W, Sections 19-21 and 31-35; 6th P.M. T12S R75W, Sections 21-25 and 28-33; and 6th P.M. T12S R75W, Sections 3-9 and 17, and is located in the Royal Gorge Field Office.

This Memorandum of Understanding (MOU) establishes an agreement between Aurora Water and the BLM regarding 1) definition of the responsibilities and roles of the participating parties; and 2) specification of the procedures to be followed during preparation of the EA or EIS and connected documents, including revisions to the Mine and Reclamation Plan associated with the FUP. The EA or EIS will be prepared in order to conform to the responsibilities of the BLM as specified by the National Environmental Policy Act of 1969, as amended (NEPA). Aurora Water and the BLM are each a "party" and collectively are the "parties."

II. GENERAL PROVISIONS

The BLM and Aurora Water intend to work together in a professional and productive manner under NEPA and all other applicable federal and state laws. Both the BLM and Aurora Water are committed to maintaining the integrity of the NEPA process. As the lead agency, the BLM is responsible for assuring compliance with the requirements of NEPA. The BLM will ensure that the WHD Project conforms to the terms and provisions of the Eastern Colorado Resource Management Plan (ECRMP) , including any amendments and revisions thereof. *See* 43 C.F.R. § 1610.5-3(a).

To facilitate timely and efficient completion of required environmental documents, Aurora Water has agreed to contract the EA or EIS preparation with a consulting firm (hereinafter referred to as the Contractors) approved by BLM. The Contractors will conduct the environmental analysis process under the supervision of Aurora Water and prepare an EA or EIS for BLM review at Aurora Water's expense.

ln accordance with 516 DM 1 Appendix 1 Section 10, to reduce duplication to the fullest extent possible, other federal, state, and local agencies having jurisdiction by law or special expertise will be informed and invited to provide input and cooperate with the parties to this MOU during the preparation of the EA or EIS.

III. NEPA COMPLIANCE

The EA or EIS for the WHD Project will be prepared with an issues based approach in accordance with NEPA (42 USCA §§ 4321 - 4370e) and in compliance with all applicable regulations and laws passed subsequently, including United States Department of the Interior (DOI) regulations at 43 CFR Part 46, Subpart B, § 46.105 - 46.225 , DOI guidance (516 Department Manual 1), and other applicable guidance currently in place and as updated by DOI policy.

As the lead agency, the BLM is responsible for analyses and documents that conform to the NEPA, and other pertinent federal laws and regulations. Aurora Water agrees it will retain the Contractors to produce analyses and work product that meets BLM standards. Before beginning work on the WHD EA or EIS, the Contractors will submit a professional integrity statement certifying that the environmental analysis is prepared with professional and scientific integrity, using reliable data and resources, and meets any relevant Federal information quality standards and bureau needs for decision-making. In addition, the Contractors shall submit a disclosure statement in a format of their choosing, specifying any financial or other interest the entity has in the outcome of the action 43 C.F.R. § 46.107(g). Finally, Aurora Water will provide the bureau with all relevant supporting information, including all studies, surveys, and technical reports pertaining to the environment prepared by the applicant or applicant-directed Contractors for the Proposed Action (516 DM 1 Appendix 2 Section 9).).

The EA or EIS will assess the potential environmental impacts of Aurora Water's Proposed Action, the No Action alternative, and any reasonable alternatives selected by the BLM and will serve to inform the BLM Responsible Official and the public. The BLM has preliminarily identified that analysis should include the excavation of federal mineral estate at the proposed dam abutments as well as the full construction of the dam and spillway (as planned actions), but not projects further separated by time or place such as the inundation of the reservoir, recreation buildouts, or potential South Platte streamflow changes. The components that must be analyzed in the WHD EA or EIS shall include, but not be limited to, the following:

- Aurora Water's Proposed Action – excavation and utilization of federal mineral estate in the construction of a dam embankment as part of a larger plan to develop the Wild Horse Dam; this proposed dam is near the town of Hartsel in the south-central portion of Park County, CO. The dam would be located on private lands. Federal mineral estate materials would be used in the preparation of the dam abutments and in the embankment itself.
- No Action - the denial of Aurora Water's federal mineral materials free use permit (FUP);
- Any reasonable development alternatives to the Proposed Action;
- Abandonment and reclamation activities upon completion of the excavation of and subsequent use of federal mineral materials in the dam abutments and embankment construction; and
- Defining project design features and/or mitigation measures from the project at hand meant to address impacts to resources including cultural, Tribal, wildlife, socioeconomics, and

others as identified by the BLM, and compliance with other NEPA requirements.

IV. AUTHORITIES

This MOU is consistent with the BLM's authority under the NEPA, the DOI NEPA Implementing Regulations at 43 C.F.R. § Part 46, and the DOI Handbook of NEPA Implementing Procedures (516 DM 1) and is entered into under the following authorities:

A. The National Environmental Policy Act of 1969, as amended (Pub. L. No. 91-190, 42 U.S.C. §§ 43I 2-4370e);

B. The Federal Land Policy and Management Act of 1976 (Pub. L. No. 94-579, 43 U.S.C. §§ 1701-1784); and

C. Bureau of Land Management Minerals Materials Disposal Regulations, (43 CFR Chapter 2, Part 3600 – 3604)

V. RESPONSIBILITIES

A. BLM Rights and Responsibilities

The BLM will be the lead federal agency in the preparation of the EA or EIS and will be responsible for compliance with the requirements of NEPA, DOI regulations, and other applicable federal laws and regulations. The BLM will be responsible for completion of Section 7 consultation or conferencing with the U.S. Fish and Wildlife Service in compliance with the Endangered Species Act (ESA), if required. Additionally, the BLM will complete any necessary consultation with the State Historic Preservation Office (SHPO) and Tribal Nations for cultural and historic properties in compliance with the National Historic Preservation Act (NHPA).

Aurora Water will pay for and oversee the Contractors(s) of their choice (hereinafter referred to as the Contractors) to conduct the analysis and prepare the EA or EIS in accordance with accepted "applicant prepared NEPA" procedures (*See* 43 C.F.R. § 46.107 and DOI 516 DM 1 Section 5.1 and Appendix 1 page 47). The BLM's Responsible Official, his/her appointed Project Manager, and BLM interdisciplinary team members will provide a framework and direction to Aurora Water and its Contractors in development of the EA or EIS and will review and provide suggested improvements and/or substantive corrections on drafts of this document and associated support materials in accordance with NEPA and relevant implementing regulations.

Aurora Water and the BLM have already coordinated in the selection of a third-party Contractor, hereinafter referred to as the 3PT, to assist the BLM in the administration of and other support activities associated with this Project. This secondary contract is in addition to Aurora Water's applicant-directed Contractor(s) of their choice to produce and document the EA or EIS. The 3PT will be paid for by Aurora Water but will take direction from and answer to the BLM. The BLM will limit 3PT activities to those necessary for NEPA analysis of the Project and with reasonable and efficient levels of effort. Supporting activities assigned to the 3PT could include, but are not limited to: keeping a complete and up-to-date Decision File for the Project

delivered to BLM on a quarterly basis; organizing various meetings and taking meeting notes for distribution to the appropriate individuals; assisting BLM in the coordination of Aurora Water's contractors with BLM resource specialists to identify issues to be analyzed in detail in the EA or EIS and coordination of reviews for proposed methods of analysis; helping BLM draft Action Alternative(s) chosen for detail analysis documentation; development and tracking of a project schedule; assisting in the collection, summarization, and reporting of data and information from Tribal Nations for an ethnography study of the project location and surrounding area; support in conducting government to government consultation with Tribal Nations; provide support in developing materials for DOI or BLM briefing requirements and materials to be placed on ePlanning; and, if public scoping or a draft EA or EIS public comment period is utilized, support with public involvement activities such as developing scoping materials including maintaining mailing lists, attending and participating in public meetings, and organizing and developing responses to public comments.

BLM's Responsible Official will designate for the BLM a Project Manager (PM) as a sole point of contact for all matters related to both preparation of the EA or EIS by Aurora Water's Contractors as well as support activities by the 3PT under the two separate Scopes of Work. Communications between Aurora Water and their Contractors will be direct and may not involve the BLM as an intermediary. All communications between Aurora Water and the 3PT, with the exception of specific budget documents or when authorized by the BLM, shall occur through the BLM. The 3PT will submit all requests for specific information needed for the Project through the BLM. Any and all work performed by the 3PT will be submitted directly to the BLM, and in no case will Aurora Water review, modify, or edit the 3PT's work prior to its submission to the BLM.

The BLM's Responsible Official is responsible for the accuracy, scope, and content of the NEPA document and is required to independently evaluate and approve the analysis before the BLM may rely on it. The Responsible Official will use expertise and professional judgement to evaluate whether analyses, methodologies, and documents that are relied upon and prepared in support of the NEPA analysis by Aurora Water and its Contractors conform to NEPA, DOI NEPA Implementing Regulations including deadlines for completion, the DOI Handbook of NEPA Implementing Procedures, and other pertinent Federal laws, authorities, and regulations.

If the BLM Responsible Official determines the NEPA document submitted by Aurora Water does not meet the BLM's standards, the BLM with administrative support from the 3PT, may work with Aurora Water and its Contractors to improve the document with an objective of meeting the BLM's standards while meeting the statutory deadline. BLM will focus on substantive comments specific to the accuracy, scope and content of the draft EA or EIS documents and will allow writing preferences, formatting, and similar non-substantive content be at the discretion of Aurora Water and its Contractors. If the BLM deems it necessary, the BLM may assume responsibility for completing the NEPA document itself.

At any time, the BLM may request more information, revise analysis methodologies, or choose not to use the applicant-prepared NEPA document for the proposed Project.

The Responsible Official must document the BLM's independent evaluation of the NEPA document and include documentation of that review in the NEPA document.

The BLM will prepare any decision documents. Any decision to authorize the proposed Project and what, if any, terms and conditions apply in accordance with the BLM's jurisdiction, remains solely the responsibility of the BLM.

The BLM, with support from the 3PT, will be responsible for compiling the Decision File. Much of the Decision File will be based on Aurora Water's Contractors project file, and will be transmitted to the BLM as work products are finalized and as important communications occur.

The BLM is solely responsible for publishing the NEPA document on government websites and formal public-facing publications, such as the Federal Register.

The BLM will invite Aurora Water, their Contractors, and the 3PT to attend Cooperating Agency meetings with federal, state, regional, and local agencies and other groups with jurisdiction or special expertise related to the Project throughout the NEPA process as appropriate under NEPA and any pertinent regulations. The BLM will ensure that Aurora Water is kept informed of issues, pending meetings, and outcomes of any meetings held so that Aurora Water and their Contractors can ensure that technical information is accurate and complete.

The BLM requires Aurora Water and their Contractors provide adequate copies of all maps, reports, and draft documents to allow for timely review(s). The BLM and 3PT will provide reviews in a timely manner.

The BLM will converse with Aurora Water and their Contractors on the Project description as needed, particularly during impact analysis, to assist in improving the Project description to avoid, mitigate, or otherwise address adverse impacts.

The BLM will be responsible for determining frequency, location, format, and content of public scoping meetings, if any. The 3PT, at BLM direction, will be responsible for administrative support and logistical arrangements for any public scoping meetings. If public scoping is utilized the BLM will receive public scoping comments and/or comments on a draft EA or EIS, and direct the 3PT's actions with regard to comments received. If public scoping is utilized, the 3PT shall provide all needed administrative support and consultation to the BLM for scoping comment content analysis, and will provide a scoping report to the BLM, who will transmit the report to Aurora Water and its Contractors within three to four weeks of completion of the public scoping meeting.

When requested to do so by Aurora Water, the BLM and the 3PT will treat specific data provided by Aurora Water as confidential and proprietary to the extent permitted by law. This responsibility extends to both BLM employees, Aurora Water's Contractors, and 3PT use of the information. In the event that any confidential or proprietary information is required by law to be released by the BLM, Aurora Water shall be provided written notice of any such proposed release in advance of such release.

The BLM, with support from the 3PT, will maintain a mailing list for distribution of any scoping materials and other notifications to the Project interested publics.

B. Aurora Water's Rights and Responsibilities

Aurora Water will appoint a primary contact person to serve as contact for all general matters relating to the preparation of the WHD EA or EIS.

The Contractors, at Aurora Water' expense, will be responsible for providing an electronic copy of the Draft and Final EA or EIS documents in a PDF format or a medium acceptable to the BLM. Aurora Water and the Contractors will assist the BLM in fulfilling its responsibilities for the

requirements of NEPA, DOI regulations, and other pertinent federal laws and regulations.

In compliance with applicable Aurora City Code and procurement processes, Aurora Water will be responsible for developing and executing a contract with the Contractors and a separate contract with the 3PT for support activities. The contract between Aurora Water and the Contractors, and the contract between Aurora Water and the 3PT, will require timely completion of all work activities pursuant to the schedule attached as Exhibit 2 current to the signing of this MOU.

Aurora Water will be responsible for all costs and any continuing costs incurred by both their Contractors and the 3PT until terminated by Aurora Water, other than as set forth in Section V(A). Aurora Water acknowledges that its Contractors will be required to sign a professional integrity statement (See Exhibit 1) certifying that the environmental analysis is prepared with professional and scientific integrity, using reliable data and resources, and meets any relevant Federal information quality standards and bureau needs for decision-making. In addition, its Contractors shall submit a disclosure statement in a format of their choosing, specifying any financial or other interest the entity has in the outcome of the action (46 CFR §46.107(g)). Finally, Aurora Water acknowledges that once it has completed the analysis for the EA or EIS, it shall submit to the BLM all relevant supporting information, including all studies, surveys, and technical reports pertaining to the environment prepared by Aurora Water and its Contractors for the Proposed Action and any Action Alternatives analyzed in detail (516 DM 1 Appendix 2 Section 9).

For the purposes of initiating the NEPA process, Aurora Water shall provide to the BLM, in writing, the items outlined in 43 CFR 46.107(e)(1)-(8). Aurora Water shall provide the Contractors and the 3PT with any MOUs or agreements pertinent to the preparation of the WHD EA or EIS.

To the extent practicable, Aurora Water will submit to the BLM any information, studies, or other documentation that might be relevant to the analysis of the potential environmental impacts of the WHD Project as early as practicable in the NEPA process.

Aurora Water will provide to the BLM, as specified by the BLM Responsible Official, any justifiable, necessary, or relevant technical and environmental information it may have which is needed, at the BLM's discretion, for environmental analysis and documentation for the Proposed Action and any Action Alternatives. Aurora Water's will provide BLM with all substantive documentation relevant to and used in the preparation of the EA or EIS, per 43 CFR 46.107(f) including, but not limited to, interdisciplinary (IDT) and Contractor's EA or EIS team meeting notes, e-mail messages, analysis protocols and methodologies and data, rationale, maps, GIS data and its Federal Geographic Data Committee (FGDC)-compliant metadata, and any other supporting information used in the preparation of the WHD Project EA or EIS. Such information is part of the Decision File for this Project's EA or EIS. The Decision File for the WHD Project will be maintained on the 3PT's SharePoint site. The Royal Gorge Field Office, Aurora Water, its Contractors, and the 3PT shall share responsibility with BLM for ensuring the Decision File is complete and accurate.

Aurora Water will be financially responsible for the development, coordination and completion of all reasonable cultural and historic identification efforts and biological surveys associated with this Project.

As requested by the BLM, Aurora Water and its Contractors will attend meetings and participate in the identification of appropriate mitigation measures to resolve or lessen potential adverse impacts of the Project. As the lead federal agency, the BLM remains solely responsible for the selection of mitigation and minimization measures for the EA or EIS that are authorized by the Materials Act of 1947 and implementing regulations, and in compliance with NEPA, the DOI NEPA regulations and procedures, and other pertinent federal laws and regulations.

Aurora Water will specify in the agreement with its Contractors that the Contractors shall be responsible for: (1) responding, as necessary, to BLM requests for information (BLM will make these requests through Aurora Water); (2) if scoping is utilized, helping the BLM and 3PT prepare responses to public comments arising during the EA or EIS process; (3) developing other information (i.e., mapping, public meeting materials, etc.) as deemed necessary by the BLM during the preparation of the EA or EIS, and as necessary during BLM's preparation of the Decision Record; (4) following the procedures outlined in this MOU; and (5) providing digital files, including colored maps and tables, supporting GIS files including metadata, to established BLM standards.

Except as described in Section V.A., Aurora Water will be responsible for all costs for analysis, internal review drafts, and final copies of the EA or EIS document prepared by its Contractors.

C. Joint Responsibilities

The BLM, in cooperation with Aurora Water, its Contractors, and the 3PT, will develop an EA or EIS Preparation Schedule that projects key dates. The EA or EIS Preparation Schedule, current as of the signing of this MOU, is attached as Exhibit 2. Prior to the formal initiation of the official NEPA process, the Parties will finalize a project schedule that meets the applicable statutory deadlines for completing the NEPA process. Changes to the schedule will require advance notice by the BLM to Aurora Water and its Contractors. Should a party not be able to meet a key date requirement, e-mail notification shall be given to the other parties in advance whenever practicable and, if not in advance, as soon as practicable. The notification shall include a projected date the requirement will be met. All parties will use best efforts to adhere to, and assist each other in adhering to, the EA or EIS Preparation Schedule. Schedule changes shall be approved administratively.

D. Information Sharing Responsibilities.

The BLM will independently evaluate and consider all information and comments provided by Aurora Water, and the BLM remains solely responsible for the content and analysis in the EA or EIS as required by 43 C.F.R. § 46.107(c). The BLM shall inform Aurora Water of the outcome of interim and final decisions.

Until such time as BLM accepts the EA or EIS, Aurora Water or its Contractors shall not provide copies of the document to other interested parties or the general public unless approved by the BLM.

Project applicants are uniquely situated to provide special information or experience to be considered in the NEPA process. The BLM has discretion throughout the NEPA process to require submission of information from the project applicant for possible use by the agency in evaluating the impacts of the proposed Project, and the applicant has the ability to submit information at any time to the agency 43 C.F.R. § 46.107(e-f). The BLM recognizes that Aurora Water, as the project applicant seeking BLM approval of a mineral material free use permit, has information and experience relevant to the WHD Project.

As appropriate, meetings or conference calls between the BLM, Aurora Water and their Contractors, and the 3PT will be held at least monthly or as otherwise agreed upon during the preparation of the EA or EIS to keep BLM informed on the progress of the EA or EIS and informed regarding data needs or changes. Additional meetings or conference calls may be

scheduled on an as-needed basis. Agenda topics will be identified at the end of each meeting for the following meeting. Meeting notes, prepared by the 3PT and reviewed by all the parties, will include a task list identifying action items, responsible parties, and due dates.

In addition to the items listed below, the BLM may request information from Aurora Water at other stages of the NEPA analysis. 43 C.F.R. § 46.107(e-f). Aurora Water' responses to information requests and submitted information will be included in the Decision File for the EA or EIS.

VI. ALTERNATIVES SELECTION

The BLM shall ensure that the EA or EIS presents a reasonable range of alternatives as required under NEPA, and includes relevant environmental/social/economic issues and environmental effects. As alternatives are developed, the BLM may request information from Aurora Water relative to the feasibility of reasonable alternatives to Aurora Water's Proposed Action for analysis in the WHD EA or EIS. However, the BLM remains solely responsible for identifying the reasonable range of alternatives as required under NEPA.

VII. ADMINISTRATIVE AND LEGAL PROVISIONS

A. Applicable Law

The parties agree to comply with all applicable laws governing activities under this MOU.

B. Term of MOU

This MOU will commence upon the date last signed and executed by the duly authorized representatives and will terminate in accordance with provisions listed below in VI., part D (Termination) or when the Decision Record/Record of Decision for the WHD EA or EIS is issued by the BLM, whichever occurs first.

C. Amendments

Either party may request changes to the contents of this MOU. Any changes, modifications, revisions, or amendments to this MOU, will be incorporated upon acceptance by written instrument, executed and signed by all parties to this MOU. The General Manager of Aurora Water (or designee) may sign amendments to this MOU, if any, without further action of the Aurora City Council.

D. Termination

Either Aurora Water or the BLM may terminate this MOU after thirty (30) days written notice to the other party of its intention to do so. During this period, the parties will enter negotiations to resolve the disagreement(s). If the disagreement(s) have not been resolved by the end of the 30-day period, the MOU will terminate. In the event negotiations are progressing but are not concluded by the end of the 30-day period, the party initiating the request to terminate may request termination be postponed for an additional 30-day period.

In the event of termination of the MOU, and at the request of Aurora Water, the BLM will initiate

preparation of any remaining analysis and documentation covered by this MOU consistent with staff and budget limitations. Unless Aurora Water withdraws its application for the Project, Aurora Water will be required to submit to the BLM all information and records held by Aurora Water and its Contractors(s) that were used for EA or EIS preparation up to the point of MOU termination, as well as information and records held by Aurora Water and the Contractors(s) needed to support continued preparation of the EA or EIS.

E. Limitations

In executing this MOU and taking any other action contemplated hereby, Aurora Water reserves the right to contest, in any administrative or judicial proceedings, any and all decisions concerning the EA or EIS or any other federal requirements related to the proposed Project whether written or oral. Aurora Water recognizes that nothing in this MOU commits the BLM to permit the Project or otherwise take action favorable to Aurora Water upon all or any part of the proposal.

F. Entirety of Agreement

This MOU, including all attachments and exhibits, represents the entire and integrated agreement between the parties and supersedes all prior negotiations, representations, and agreements concerning the Project EA or EIS, whether written or oral. In addition, this MOU supersedes the February 28, 2023 MOU Between the City of Aurora Acting By and Through its Utility Enterprise and the US Department of the Interior Bureau of Land Management for the Purpose of Preparing an Environmental Impact Statement for the Wild Horse Reservoir Project.

G. Severability

Should any portion of this MOU be determined to be illegal or unenforceable, the remainder of the MOU will continue in full force and effect, and either party may renegotiate the terms affected by the severance.

H. Assignability

This MOU may be assigned, transferred, or conveyed to any third party by Aurora Water.

I. Exchange of Information

Data provided pursuant to this MOU may contain proprietary or pre-decisional BLM information or information provided by Aurora Water. All records or information requested of either party by the other will be reviewed by the releasing party prior to release to the requesting party. To the extent permissible under law, any recipient of proprietary or pre-decisional information agrees not to disclose this information to the public or other parties. To the extent permissible by law, any recipient of this information agrees not to transmit or otherwise divulge this information without written approval from BLM or Aurora Water or both. Any breach of this provision may result in termination of this MOU. Requests for information will be made through the points of contact identified in Section VII Contacts, below.

J. Third Party Beneficiary Rights

The parties do not intend to create in any other individual or entity the status of third party beneficiary, and this MOU must not be construed so as to create such status. The rights, duties and obligations contained in this MOU operate only between the parties to this MOU and inure solely to the benefit of the parties of this MOU. The provisions of this MOU are intended only to

assist the parties in determining and performing their obligations under this MOU. The parties to this MOU intend and expressly agree that only parties signatory to this MOU will have any legal or equitable right to seek to enforce this MOU, to seek any remedy arising out of a party's performance or failure to perform any term or condition of this MOU, or to bring an action for the breach of this MOU.

K. Administrative Consideration

In carrying out the terms of this MOU, there shall be no discrimination against any person because of race, creed, color, sex or national origin.

The terms of this MOU are effective only to the extent the BLM is authorized to take actions, and to the extent funds are appropriated or otherwise made available.

Nothing in this agreement shall be construed as obligating the BLM to expend, or as involving the BLM in any obligation for future payment of money in excess of appropriations authorized by law and administratively allocated for these purposes, except as specifically set forth herein.

L. Sole Obligation of Utility Enterprise

(a) This MOU shall never constitute a general obligation or other indebtedness of the City of Aurora (..the City"), or a multiple fiscal year direct or indirect debt or other financial obligation whatsoever of the City within the meaning of the Constitution and laws of the State of Colorado or of the Charter and ordinances of the City. (b) In the event of a default by the City's Utility Enterprise of any of its obligations under this MOU, the BLM shall have no recourse for any amounts owned to it against any funds or revenues of the City except for those revenues derived from rates, fees or charges for the services furnished by, or the direct or indirect use of, the Water System and deposited in the Water Enterprise Fund, as the terms "Water System" and "Water Enterprise Fund" are defined in City Ordinance No 2003-18, and then only after the payment of all operation and maintenance expenses of the Water System and all debt service and reserve requirements of any bonds, notes, or other financial obligations of the Utility Enterprise secured by a pledge of the net revenues of the Water Enterprise Fund. Notwithstanding any language herein to the contrary, nothing in this MOU shall be construed as creating a lien upon any revenues of the Utility Enterprise or the City.

All documents released to the public must reflect the independent judgment of the BLM. The BLM is responsible for the adequacy and objectivity of all such documents.

M. Dispute Resolution

In the event of any disagreement between the Royal Gorge Field Office and Aurora Water regarding the scope of work, schedule, performance of Contractors or the 3PT, data requests, or other issues relating to the WHD Project and EA or EIS that cannot be resolved between the Royal Gorge Field Office and Aurora Water within a reasonable time, either party may refer the disagreement to the Rocky Mountain District Manager, and if resolution cannot be reached at the District, to the BLM Colorado State Director to timely resolve said issue. Nothing herein shall be construed, however, as limiting the rights of Aurora Water to seek other relief as entitled by law.

VII. CONTACTS:

The primary points of contact for carrying out the provisions of this MOU are:

Aurora Water:

Sarah Young (syoung@auroragov.org)

April Jackson (ajackson@auroragov.org)

BLM:

Sarah Garcia Castro (sgarciacastro@blm.gov)

Tracy E. Perfors (tperfors@blm.gov)

VIII. SIGNATURES

For City of Aurora, Colorado Acting by and through its Utility Enterprise

_____ _____
Mike Coffman, Mayor **Date**

Attest:

_____ _____
Kadee Rodriguez, City Clerk **Date**

Approved as to form for Aurora:

Ian J Best _____ 6/25/2026 _____ 26.22 _____
Ian Best, Assistant City Attorney **Date** **ACS #**

State of Colorado)
) ss
County of Arapahoe)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026 by Mike Coffman, Mayor, acting on behalf of the Utility Enterprise of the City of Aurora, Colorado

Witness my hand and official seal _____

My commission expires : _____ (Seal)

For Bureau of Land Management:

Douglas O. Mayes, Field Manager	**Date**

Department of Interior, Rocky Mountain Region Office of the Solicitor, Approval as to Form

Kimberly A. Jackson, Attorney Advisor	**Date**

Exhibit 1
Professional Integrity Statement

As the applicant, I certify that the environmental analysis and submitted information associated with this MOU will be conducted with the highest standards of professional and scientific integrity. The analysis will be based on reliable data and sound scientific methods, utilizing credible and appropriate resources. Furthermore, the work will comply with all applicable Federal information quality standards and will be designed to meet the BLM's legal requirements for informed and effective decision-making.

_____	_____	_____
Signature	Organization	Date

Exhibit 2
Schedule

RESOLUTION NO. R2026- ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, EXPRESSING THE AURORA CITY COUNCIL'S APPROVAL OF A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF AURORA, ACTING BY AND THROUGH ITS UTILITY ENTERPRISE AND THE UNITED STATES OF AMERICA DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT FOR THE PURPOSE OF PREPARING AN ENVIRONMENTAL ASSESSMENT OR ENVIRONMENTAL IMPACT STATEMENT FOR THE WILD HORSE DAM MINERAL MATERIALS DISPOSAL PROJECT

WHEREAS, the U.S. Department of the Interior, Bureau of Land Management ("BLM") has preliminarily determined that either an environmental assessment ("EA") or an environmental impact statement ("EIS") will be prepared to analyze the potential environmental impacts associated with Aurora Water's proposal for a mineral materials free use permit in support of a new Wild Horse Reservoir dam to be located in Park County, Colorado; and

WHEREAS, Aurora Water and the BLM seek to enter into this Memorandum of Understanding ("MOU") to establish the: 1) definition of the responsibilities and roles of Aurora Water and BLM; and 2) the procedures to be followed during preparation of the EA or EIS and associated documents, including revisions to the mine and reclamation plan associated with the free use permit; and

WHEREAS, this MOU supersedes the February 28, 2023, "MOU between Aurora Water and the BLM for the Purpose of Preparing an Environmental Impact Statement for the Wild Horse Reservoir Project"; and

WHERAS, this MOU does not obligate Aurora Water to expend funds, but describes, amongst other things, the parties' understanding of how Aurora Water may contract with a third party contractor of its choice to conduct analysis and prepare the EA or EIS in accordance with the applicant prepared NEPA standards; and

WHEREAS, the BLM is authorized to enter the MOU pursuant to the National Environmental Policy Act of 1969, as amended, and other applicable federal law; and

WHEREAS, Aurora Water is authorized to enter into contracts or agreements with other governmental units, including special districts, for the joint use of buildings, equipment or facilities or for furnishing or receiving commodities and services (City Charter Section 10-12).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, THAT:

Section 1. The Memorandum of Understanding between the City of Aurora, acting by and through its Utility Enterprise and the United States of America Department of the Interior, Bureau of Land Management regarding the preparation of an environmental assessment

or environmental impact statement for the Wild Horse Dam Mineral Materials Disposal Project is hereby approved.

Section 2. The Mayor, City Clerk, and City Attorney are hereby authorized to execute the attached MOU in substantially the form presented at this meeting with such technical additions, deletions, and variations as may be deemed necessary or appropriate by the City Attorney.

Section 3. The General Manager of Aurora Water (or designee) is hereby authorized to administratively approve and execute amendments to this MOU, if necessary for the furtherance of the Wild Horse Project and in the best interests of Aurora Water and its customers.

Section 4. All resolutions or parts of resolutions of the City in conflict herewith are hereby rescinded.

RESOLVED AND PASSED this _____ day of _____ 2026.

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

PETER A. SCHULTE, CITY ATTORNEY

By: Ian J Best RLA
IAN BEST, Senior Assistant City Attorney

CITY OF AURORA
Council Agenda Commentary

Item Title: Aurora Cultural Arts District Boundaries (Resolution)
Item Initiator: Aaron Vega, Project Manager, Library and Cultural Services
Staff Source/Legal Source: Aaron Vega, Project Manager, Library and Cultural Services / Britt M. Wirth, Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Connected and Engaged: Providing programming, learning resources, and amenities that reflect the rich history and contributions of our vibrant communities.

COUNCIL MEETING DATES:

Study Session: 7/13/2026

Regular Meeting: 7/27/2026

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Aaron Vega, Project Manager, Library and Cultural Services / Britt Wirth, Assistant City Attorney

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

☐ Approve Item and Move Forward to Study Session

☒ Approve Item and Move Forward to Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

☐ Approve Item as Proposed at Policy Committee

☐ Approve Item as Proposed at Study Session

☐ Approve Item as Proposed at Regular Meeting

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: Public Relations, Communications, Tourism, Libraries, Boards and Commissions & Citizen Groups

Policy Committee Date: 5/12/2026

Action Taken/Follow-up: ***(Check all that apply)***

☒ Recommends Approval

☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation

☐ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

Reviewed and approved at the May 12, 2026, Public Relations, Communnications, Tourism, Libraries, Boards and Commission & Citizen Groups Policy Committee (PR+) meeting. The minutes of this meeting will be approved at the July 14, 2026, PR+ meeting.

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

Resolution to acknowledge the expanded boundaries of the Aurora Cultural Arts District.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

☐ Revenue Impact ☐ Budgeted Expenditure Impact ☐ Non-Budgeted Expenditure Impact
☐ Workload Impact ☒ No Fiscal Impact

REVENUE IMPACT
Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

BUDGETED EXPENDITURE IMPACT
Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

NON-BUDGETED EXPENDITURE IMPACT
Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

WORKLOAD IMPACT
Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

QUESTIONS FOR COUNCIL

Shall the City Council of the City of Aurora, Colorado, approve a resolution expressing support for the expanded boundaries of the Aurora Cultural Arts District.

LEGAL COMMENTS

City Council shall act only by ordinance, resolution, or motion. (City Charter Section 5-1.) A Resolution may be used for a statement of policy or other matters that are not required to be adopted by ordinance. (Article IV, Section 2, Rules of Order & Procedure for the Aurora City Council.) (Wirth)

ACAD

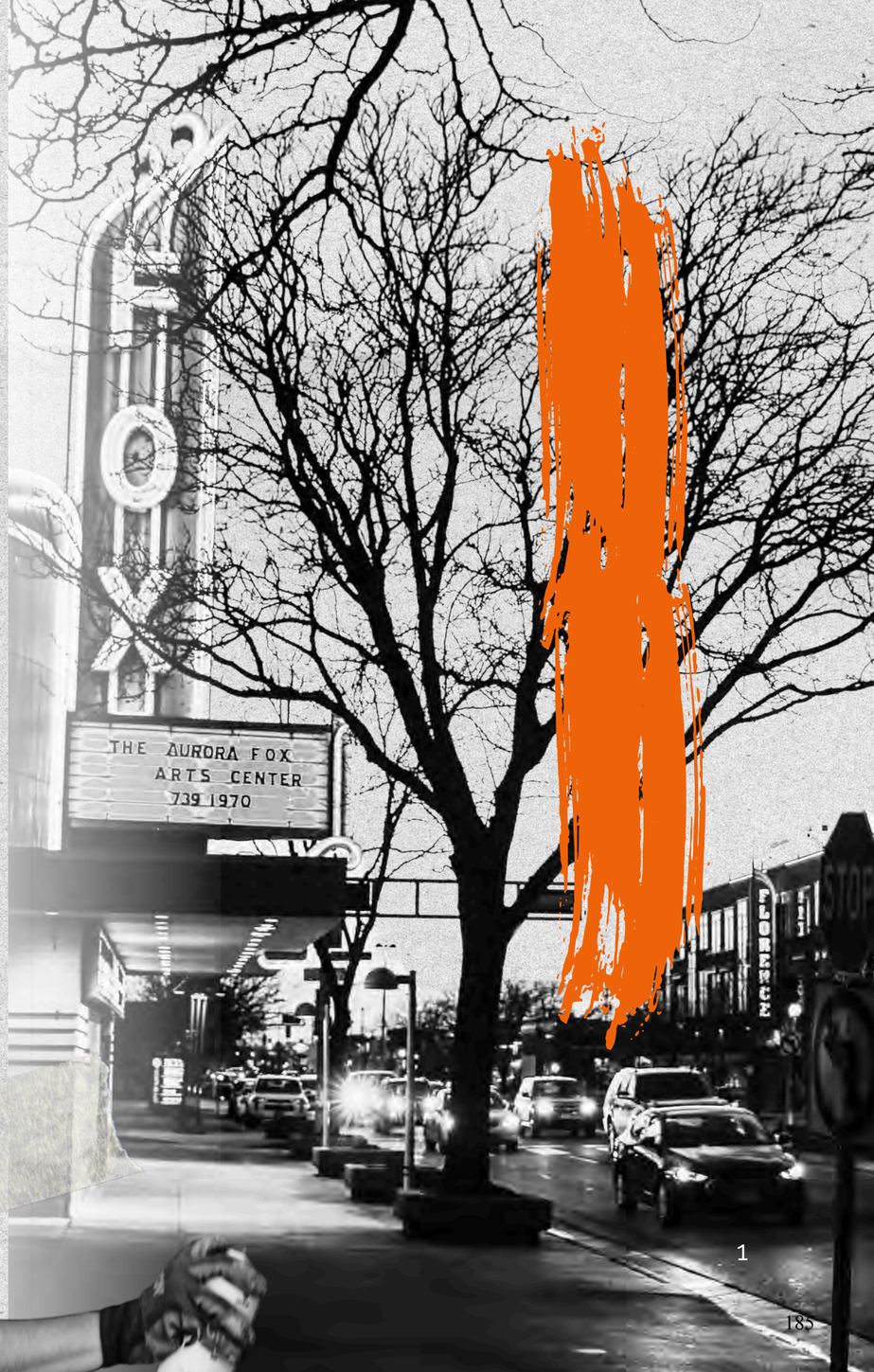
Aurora Cultural Arts District

AN ARTS DISTRICT FOR EVERYONE









THE BACKSTORY!

AARON VEGA, PROJECT MANAGER - LIBRARY & CULTURAL SERVICES



HISTORY:

IN THE EARLY 2000S THE CITY OF AURORA BEGAN DISCUSSING THE REDEVELOPMENT OF THE AREA CURRENTLY KNOWN AS THE AURORA CULTURAL ARTS DISTRICT. IN OCTOBER 2002, THE CITY APPROVED THE FLETCHER PLAZA URBAN RENEWAL AREA AND PLAN WHICH LAID OUT THE REDEVELOPMENT CONCEPT AND GOALS FOR THE AREA.

THE OVERALL DEVELOPMENT CONCEPT FOR THE PLAN INCLUDED THREE MAJOR COMPONENTS:

1) BUILDING A CIVIC AND CULTURAL CORE IN THE AREA (INCLUDING THE MARTIN LUTHER KING JR. LIBRARY, THE FOX ARTS CENTER AND FLETCHER PLAZA)
2) SUPPORTING THE ARTS (INCLUDING SUPPORT AND DEVELOPMENT OF ARTS STUDIOS AND USES)
3) DEVELOPING URBAN RESIDENTIAL AND NEW RETAIL SPACE.

Aurora Cultural Arts District

IN 2012, AT THE DIRECTION OF THE CITY COUNCIL, STAFF CONDUCTED EXTENSIVE PUBLIC OUTREACH TO UPDATE AND DETERMINE PRIORITIES IN THE AREA OF THE COLFAX CORRIDOR (COLFAX CORRIDOR STUDY). THE STUDY CONFIRMED THE ORIGINAL GOALS OF THE FLETCHER PLAZA URBAN RENEWAL PLAN, WITH THE PUBLIC CITING PRIORITIES IN DEVELOPING ARTS AND ENTERTAINMENT USES AND JOBS AND ECONOMIC DEVELOPMENT AS THEIR HIGHEST PRIORITIES, FOLLOWED CLOSELY BY REDUCING POVERTY AND INCREASING CLEANLINESS AND SAFETY. FOLLOWING THE STUDY, THE CITY COUNCIL RECONFIRMED THE FLETCHER PLAZA URBAN RENEWAL PLAN AND AMENDED THE PLAN TO UPDATE THE OBJECTIVES; THE PLAN WAS FORMALLY AMENDED IN JUNE 2014.



IN NOVEMBER 2021, THE AURORA CULTURAL ARTS DISTRICT WAS AWARDED A “CREATIVE DISTRICT” DESIGNATION BY THE STATE’S COLORADO CREATIVE INDUSTRIES (CCI), WHICH PROVIDES FORMAL RECOGNITION AND ON-GOING SUPPORT BY THE STATE OF COLORADO.

IN 2025 THE CITY AND THE ACAD BOARD SIGNED A MEMORANDUM OF UNDERSTANDING (MOU) AND RENEWED THEIR FOCUS ON BEING A CHAMPION FOR THE ARTISTS AND ARTS ORGANIZATIONS IN THE DISTRICT. THE MOU ALSO ALLOWED AARON VEGA TO STEP IN AS THE CITY LIAISON TO THE BOARD.

THEY RECENTLY VOTED TO CHANGE THE NAME OF THE NON-PROFIT TO THE CREATIVE ALLIANCE OF DOWNTOWN AURORA TO HELP DIFFERENTIATE BETWEEN THE DISTRICT AND THE GOVERNING BODY.

MISSION:

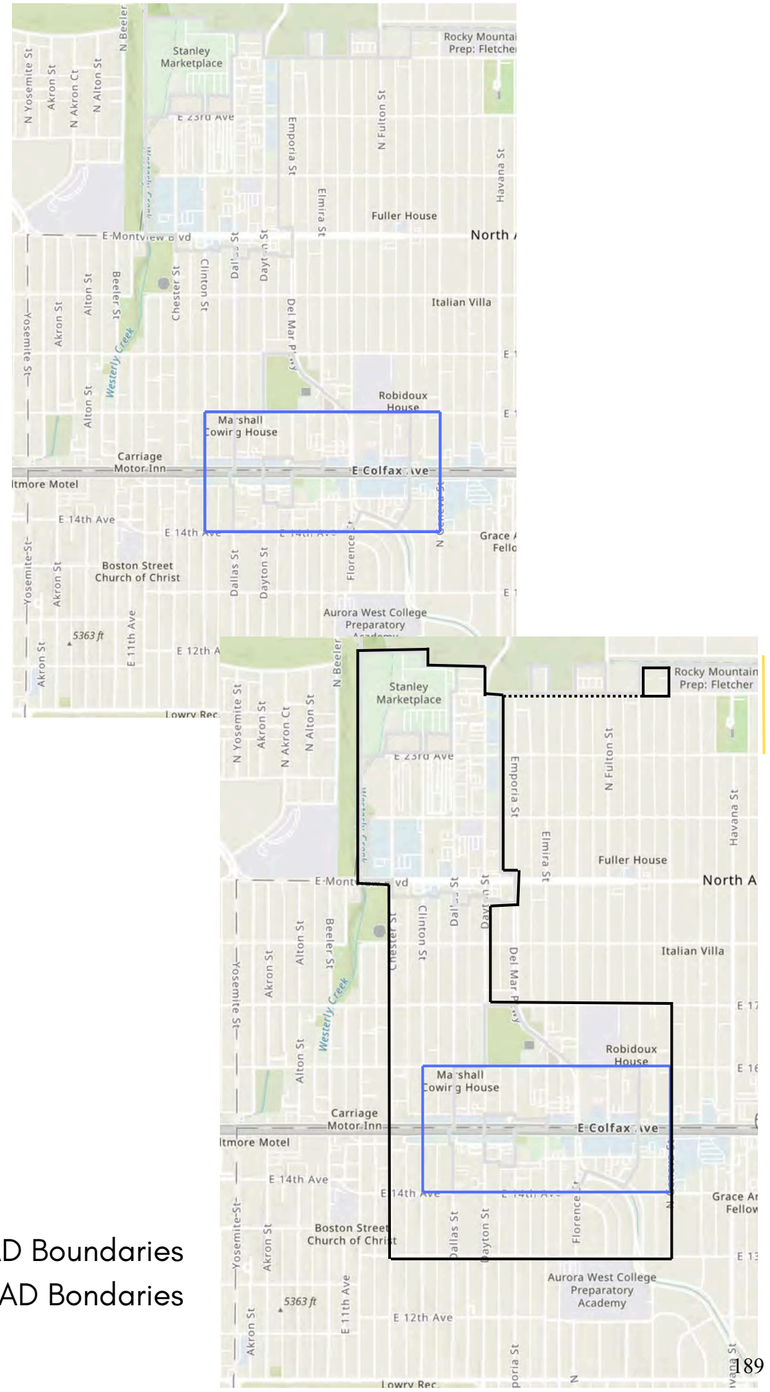
CADA ENCOURAGES ARTISTIC AND CULTURAL CREATIVITY THROUGH ADVOCACY, PROMOTING PROGRAMS, AND PROVIDING OPPORTUNITIES FOR DIVERSE EXPRESSION.

ACAD + CADA
Aurora Cultural Arts District
Creative Alliance of Downtown Aurora

RECERTIFICATION

CCI REQUIRES ARTS DISTRICTS TO RECERTIFY EVERY 5 YEARS. THIS OFFERS THE DISTRICT A CHANCE TO INCLUDE BUSINESSES AND INSTITUTIONS THAT HAVE EXPRESSED INTEREST IN BEING A PART OF THE ONLY CERTIFIED ARTS DISTRICT IN AURORA, ADAMS COUNTY, AND ARAPAHOE COUNTY. THOSE ORGANIZATIONS INCLUDE: STANLEY MARKETPLACE; SECOND DAWN BREWING; AND CENTRAL PARK COLLECTIVE. IN FEB 2026, THE CADA BOARD VOTED TO EXPAND THE ARTS DISTRICT BOUNDARIES TO INCLUDE THOSE CREATIVE SPACES. THE EXPANDED BOUNDARIES ALSO GIVE ACCESS TO BETTER EQUIPED OURDOOR SPACES LIKE AURORA CITY PARK TO HELP ENCOURAGE FESTIVALS AND COMMUNITY EVENTS.





Blue: Former ACAD Boundaries
Black: 2026 Board Approved ACAD Bondaries

ACAD + CADA

Aurora Cultural Arts District

Creative Alliance of Downtown Aurora

THE ASK

RESOLUTION NO. R2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, EXPRESSING SUPPORT OF THE NEW BOUNDARIES OF THE AURORA CULTURAL ARTS DISTRICTS.



RESOLUTION NO. R2026- ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, EXPRESSING SUPPORT OF THE EXPANDED BOUNDARIES OF THE AURORA CULTURAL ARTS DISTRICT.

WHEREAS, the City of Aurora, Colorado ("City"), values its collaboration with the East End District Association, doing business as the Creative Alliance of Downtown Aurora ("CADA"), a Colorado non-profit, collectively the ("Parties"); and

WHEREAS, the Parties have collaborated to oversee, develop, and market the Aurora Cultural Arts District ("District"); and

WHEREAS, the Parties have a common goal of fostering arts, culture, and economic vitality within the community, enhancing the City's quality of life, and supporting artists; and

WHEREAS, the District was designated as a certified Colorado Creative District in 2021 by Colorado Creative Industries ("CCI"), a part of the Colorado Office of Economic Development and International Trade; and

WHEREAS, the CCI designation provides vetted districts with targeted resources, funding, and structural support to boost the local creative economy; and

WHEREAS, the State of Colorado, through CCI, requires recertification every five years; and

WHEREAS, as part of the recertification, CADA expanded the District's boundaries to include the Stanley Marketplace, the Central Park Collective, Second Dawn Brewing, and other businesses and institutions that have expressed interest in being part of the certified District; and

WHEREAS, the expanded District boundaries also give access to better-equipped outdoor spaces like Aurora City Park to help encourage increased opportunities for community engagement through festivals and community events; and

WHEREAS, the CCI designation requires the City's support of the expanded boundaries as part of the District recertification process; and

WHEREAS, the Parties seek formal support and recognition of the new District boundaries.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, THAT:

Section 1. The Aurora City Council recognizes and supports the expanded boundaries of the Aurora Cultural Arts District.

Section 2. All resolutions or parts of resolutions of the City in conflict herewith are hereby rescinded.

RESOLVED AND PASSED this _____ day of _____ 2026.

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

PETER A. SCHULTE, CITY ATTORNEY

By: _____
BRITT M. WIRTH, Assistant City Attorney

CITY OF AURORA
Council Agenda Commentary

Item Title: Boston Street Triangle - Direct Sale to Logical, Potential Purchaser
Item Initiator: Hector Reynoso, Manager of Real Property Services, Public Works
Staff Source/Legal Source: Hector Reynoso, Manager of Real Property Services, Public Works / Michelle Gardner, Senior Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Well-Managed: High performing organization, committed to great customer service, innovation, continuous improvement, fiscal stewardship, and maintaining critical infrastructure.

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: 7/13/2026

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

R2026-90 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE CONVEYANCE OF CERTAIN CITY-OWNED PROPERTY IN ADAMS COUNTY TO AURORA PUBLIC SCHOOLS AS THE LOGICAL POTENTIAL PURCHASER
Waiver of reconsideration is requested to allow for transfer to take place as soon as possible so that Aurora Public Schools (APS) may timely proceed with their project improvements.
Hector Reynoso, Manager of Real Property Services, Public Works / Michelle Gardner, Senior Assistant City Attorney
Waiver of reconsideration is requested to allow for transfer to take place as soon as possible so that APS may timely proceed with their project improvements.
Hector Reynoso, Manager of Real Property and Survey Services / Michelle Gardner, Senior Assistant City Attorney

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

☐ Approve Item and Move Forward to Study Session
☐ Approve Item and Move Forward to Regular Meeting
☐ Information Only
☐ Approve Item as Proposed at Policy Committee
☐ Approve Item as Proposed at Study Session
☒ Approve Item as Proposed at Regular Meeting

☒ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: ***(Check all that apply)***

☐ Recommends Approval ☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation ☐ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

N/A

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

BACKGROUND

Pursuant to BPM 4-14, Section 7.4, APS is requesting the direct sale of a small triangular parcel adjacent to Boston P–8 to Aurora Public Schools, that includes the vacated 14th Avenue right-of-way and being more particularly described in the attached Exhibit A, and Ordinance No. 2018-62 is attached for reference. The parcel has been used by APS for nearly a decade to support school operations, student safety, and community programming and APS is identified as the owner of record by the Adams County Tax Assessor. The Boston P-8 improvement and addition project is being undertaken to address growing enrollment, instructional needs, and aging infrastructure at the existing school. The expansion will add classrooms, upgrade facilities, and modernize circulation and safety features to better serve students and the community. As the Boston addition and site redevelopment move forward, APS must reconfigure portions of the school grounds to meet current building, safety, and stormwater requirements. Clear title to this land is necessary to complete required stormwater, circulation, and safety improvements that are directly tied to the new site plan. The triangle parcel and the vacated 14th Avenue right-of-way are essential to implementing these improvements and cannot be fully redeveloped without complete ownership certainty.

CURRENT USE OF THE TRIANGLE PARCEL

Aurora Public Schools actively uses this triangle parcel as a small outdoor space that supports daily school functions. Adams County Tax Assessor recognizes Aurora Public Schools as the owner. Key uses include:

- Passive outdoor space for students and staff. The site contains picnic tables, benches, and shaded areas where students and staff spend time outdoors in a natural setting.
- Parent waiting and resting area. Families routinely use the space during student pick-up times.
- Safe student access. The adjacent vacated right-of-way is closed with concrete barricades, allowing students to safely cross from the school to the parcel during the school day.
- Community access. The parcel is fenced for student safety, but an open gate provides controlled access for community use.
- Tree canopy. The site contains numerous mature trees. Many are older and in declining health, but they currently provide shade and a natural buffer for the school.

While the parcel supports these functions, most active recreation occurs at playgrounds located closer to the school building, not on the triangle parcel.

PARTNERSHIP WITH LOCAL NON-PROFIT

APS partners with a local non-profit that operates a bicycle sharing, safety, and maintenance program from the triangle parcel. This includes:

- Storage of bicycles in a secure container located on the parcel;
- Summer bike safety classes for students and community members; and
- Basic maintenance and repair tutorials.

This program is well-used and is an important community amenity tied to the school.

PLANNED REDEVELOPMENT AND FUTURE USE

The Boston addition is a major capital project that requires reconfiguration of the school site to support the expanded school population, enhance safety, and comply with updated stormwater management regulations. The project incorporates both the vacated 14th Avenue ROW and the triangle parcel to ensure adequate space for parking, circulation, and stormwater detention that the enlarged school facility will need.

Following redevelopment:

- A portion of the parcel will be used for a new parking lot to support the expanded school.
- The majority of the parcel will remain a passive, landscaped area, including native plantings and a new stormwater retention pond.
- Tree management will be required. Some trees must be removed due to age, condition, and construction constraints. APS will preserve as many as feasible and will re-landscape and beautify the remaining areas.
- The bicycle program will continue. APS will relocate the bike storage container and maintain the partnership with the non-profit.

These improvements are essential to meeting stormwater requirements, improving site safety, and supporting the expanded school population.

PROPERTY STATUS AND NEED FOR DIRECT SALE

The City and APS have long operated under the understanding that the triangle parcel was to be conveyed by the City as part of the 2019 actions associated with the 14th Avenue street vacation. The parcel appears as APS-owned in Adams County records; however, we have not been able to locate the final conveyance document. We have located the street vacation ordinance and easement reservations. To avoid delays to the Boston P-8 addition and ensure legal clarity for construction, APS seeks to finalize the conveyance through a direct sale to APS as the logical potential purchaser (LPP).

A direct sale is appropriate because:

- The parcel is already fully integrated into APS operations.
- The district has maintained, secured, and programmed the site for nearly a decade.
- The land is essential for required stormwater detention and site redesign.
- The parcel has no independent development potential for the City.
- The public benefit is maximized by supporting school expansion and continued community programming.

NEXT STEPS

APS is coordinating a full site survey and potential replat to consolidate the school property, the vacated ROW, and the triangle parcel into a single, legally defined school campus. Completing the

direct sale will allow their project to proceed without delay and will formalize their long-standing use of the land.

RECOMMENDATION

City staff is recommending proceeding with the direct sale to APS of the triangle parcel to formalize existing use, eliminate title uncertainty, and allow the Boston P–8 addition and stormwater improvements to proceed without delay. This action will ensure continuity of student safety measures, preserve community programming, and support critical infrastructure upgrades required for the school's long-term functionality.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

☐ Revenue Impact ☐ Budgeted Expenditure Impact ☐ Non-Budgeted Expenditure Impact
☐ Workload Impact ☒ No Fiscal Impact

REVENUE IMPACT
Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

N/A

BUDGETED EXPENDITURE IMPACT
Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

N/A

NON-BUDGETED EXPENDITURE IMPACT
Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

N/A

WORKLOAD IMPACT
Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

N/A

QUESTIONS FOR COUNCIL

Does Council approve the direct sale to APS, as the logical potential purchaser, of the triangle parcel to formalize existing use, eliminate title uncertainty, and to allow the Boston P–8 school and stormwater improvements with the requested waiver of reconsideration?

LEGAL COMMENTS

The City of Aurora has the authority to acquire, hold, lease, and dispose of property, both real and personal. (Colorado Revised Statute Section 31-15-101(d)). The Mayor or designee, upon authorization by a majority vote of the members of City Council voting thereon, shall execute all conveyances of any interest in real property by the City; provided, however, that the City shall not sell or convey any lands granted to, or purchased for use and used by the City for park purposes, without

a majority vote of the City's registered electors at a special or regular municipal election. (City Code Section 2-31(1)). City Council may approve a direct sale to a Logical, Potential Purchaser ("LPP") requesting to acquire City-owned property in order for the LPP to satisfy a goal set by City Council for the benefit of the citizens and/or employees of the City. (BPM 4-14). (M. Gardner)

*Motion to approve shall include a waiver of reconsideration.

RESOLUTION NO. R2026-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE CONVEYANCE OF CERTAIN CITY-OWNED PROPERTY IN ADAMS COUNTY TO AURORA PUBLIC SCHOOLS AS THE LOGICAL POTENTIAL PURCHASER

WHEREAS, the City of Aurora ("City") and Aurora Public Schools ("APS") have operated under the understanding that a small triangular parcel located at Boston Street and 14th Avenue in Adams County and adjacent to APS' Boston P-8 School ("Boston Triangle Parcel") was to be conveyed by the City to APS as part of the City's Ordinance No. 2018-62 street vacation process for 14th Avenue; and

WHEREAS, the Boston Triangle Parcel has been used by APS for nearly a decade to support school operations, student safety, and community programming; and

WHEREAS, APS is identified as the owner of record of the Boston Triangle Parcel by the Adams County Tax Assessor, however, the conveyance document is not found in the property records; and

WHEREAS, to avoid delays with APS' Boston P-8 school additions and improvements, and to ensure legal clarity for their construction commitments, APS now seeks to finalize the conveyance of the Boston Triangle Parcel through a direct sale as the logical potential purchaser; and

WHEREAS, City staff recommends the conveyance by Bargain and Sale Deed of the Boston Triangle Parcel to APS, pursuant to BPM 4-14, Section 7, as the logical potential purchaser; and

WHEREAS, the conveyance of the Boston Triangle Parcel will benefit the citizens of Aurora by providing improved education facilities; and

WHEREAS, pursuant to Colorado Revised Statute Section 31-15-101(d), the City has the authority to acquire, hold, lease, and dispose of property, both real and personal; and

WHEREAS, pursuant to City Code Section 2-31, the Mayor, upon authorization by a majority vote of the members of City Council voting thereon, shall execute all conveyances of any interest in real property by the City; and

WHEREAS, the City Council of the City of Aurora finds and determines that it is in the best interest of the City and the citizens of Aurora to authorize the conveyance of the Boston Triangle Parcel to Aurora Public Schools as the logical potential purchaser.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. The conveyance of the Boston Triangle Parcel by Bargain and Sale Deed to Aurora Public Schools as the logical potential purchaser is hereby approved.

Section 2. The Mayor and the City Clerk are hereby authorized to execute and deliver the deed and related documents on behalf of the City in substantially the form presented at this meeting with such technical additions, deletions, and variations as the City Attorney may deem necessary or appropriate and not inconsistent with this Resolution.

Section 3. All resolutions or parts of resolutions of the City in conflict herewith are hereby rescinded.

Section 4. This resolution shall take effect immediately without reconsideration.

RESOLVED AND PASSED this ____ day of _____, 2026.

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

PETER A. SCHULTE, City Attorney

RLA

Michelle Gardner
_____
MICHELLE GARDNER, Sr. Assistant City Attorney

BARGAIN AND SALE DEED WITH RESERVATIONS

This Bargain and Sale Deed with Reservations (this "**Deed**") is dated this _day of _____, 20___, between the CITY OF AURORA ("**Grantor**"), a home-rule municipal corporation of the counties of Adams, Arapahoe, and Douglas, organized and existing under and by virtue of the laws of the State of Colorado, hereinafter referred to as "Grantor", whose legal address is 15151 East Alameda Parkway, Aurora, CO 80012 and _____("**Grantee**"), whose legal address is _____._____.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby alienates, releases, grants, bargains, sells and conveys to Grantee, its successors and assigns forever, all of that certain real property situate, lying and being in Arapahoe County, State of Colorado, and more particularly described on **Exhibit A** attached hereto (the **"Premises**");

RESERVING, HOWEVER, unto Grantor two (2) utility easements in the areas legally described on **Exhibit A – Reservation 1** and **Exhibit A – Reservation 2** for the purpose of constructing, reconstructing, operating, maintaining, repairing, replacing, and inspecting utilities and all fixtures, devices, and structures necessary or useful for such utilities. Such easements include the right of ingress and egress over and across the Premises for Grantor, its agents, contractors, utility providers, and emergency service vehicles. Grantor may remove, construct, reconstruct, operate, and maintain improvements located within the easement areas as reasonably necessary to exercise the rights reserved herein, at Grantee's sole cost and expense; and,

RESERVING, HOWEVER, unto Grantor, all subsurface minerals and water ("Minerals") underlying the property, including but not limited to oil, gas, coal, coalbed methane, hydrocarbons, and metals of every kind and nature (but excluding sand and gravel), together with the right to prospect for, mine, and extract such Minerals within and under the property: provided, however, that nothing herein shall be construed as reserving unto Grantor, and Grantor specifically and irrevocably disclaims, waives, and releases (1) any right to locate wells, drill sites, mine entrances, pipelines, storage tanks, or other facilities on the property, (2) any easement on or over the surface of the property for the purpose of prospecting for, mining, extracting, transporting, or storing such Minerals, or (3) any right to extract such Minerals by any surface mining methods or to disturb the surface of the property or any improvements thereon in any manner whatsoever.

Notwithstanding the doctrine of merger of estates or any other rule of law, all easements, dedications, rights-of-way, covenants, restrictions, and other interests affecting the Premises—whether shown on a recorded plat or created by separate recorded instrument—shall survive Grantor's ownership of the fee estate and shall remain in full force and effect following this conveyance. This includes, without limitation, any utility, drainage, access, or public-use easements previously dedicated or recorded.

This Deed is made in Colorado and shall be governed by and interpreted in accordance with the law of Colorado.

The Premises are conveyed AS IS, WHERE IS, WITH ALL FAULTS, and without representation

or warranty, express or implied, as to the physical condition of the Premises, the value of the Premises, its merchantability or fitness for a particular purpose. Grantee hereby assumes responsibility of all maintenance and all improvements below grade or above grade excepting the grantor therefrom.

Grantee shall be solely responsible for the maintenance, repair, and replacement of all improvements located on, above, or below the surface of the Premises. Grantor shall have no responsibility for such maintenance.

This conveyance is made subject to the reservations contained herein, all easements, covenants, restrictions, rights-of-way, dedications, and other matters of record, and all existing interests affecting the Premises.

To have and to hold the Premises and improvements unto the Grantee, its successors and assigns forever, subject to the reservations contained herein and to all matters of record.

IN WITNESS WHEREOF, Grantor has executed this Bargain and Sale Deed as of the day and year first written above.

ATTEST:

By_____
Kadee Rodriguez, City Clerk

CITY OF AURORA

By_____
Mike Coffman, Mayor

COUNTY OF _____}
} ss.
STATE OF COLORADO }

The foregoing instrument was acknowledged before me this ___day of _____, 2026, by Mike Coffman, Mayor of the City of Aurora. WITNESS my hand and official seal.

My commission expires: _____ Notary Public: _____

APPROVED AS TO FORM:

By:_____
Michelle Gardner, Senior Assistant City Attorney

REVIEWED BY:

By: _____
Hector Reynoso, Real Property Services Manager

EXHIBIT A

A parcel of land situated in the NW 1/4 of Section 3, Township 4 South, Range 67 West of the 6th Principal Meridian, City of Aurora, County of Arapahoe, State of Colorado, being a part of Lots 1, 33, 34, 35 & 36, Block 5, Colfax Square, the plat of said subdivision being recorded on November 20, 1893, in Book 13 at Page 14 in the office of the Arapahoe County Clerk and Recorder, together with that portion of E. 14th Ave. acquired by Vacation Ordinance No. 2018-62 being recorded on January 16, 2019, at Rec. No. D9004562 in said office, more particularly described as follows:

Beginning at the NE corner of said Block 5;

Thence S00°03'06"E, coincident with the easterly line of said Block 5, a distance of 121.04 feet to the southeasterly corner of said portion of E. 14th Ave. acquired by Vacation Ordinance No. 2018-62, said point being a point of non-tangent curvature;

Thence coincident with the southerly line of said portion of E. 14th Ave. acquired by Vacation Ordinance No. 2018-62 the following three (3) courses:

1. Thence along said curve to the right (whose chord bears N65°15'21"W, a distance of 121.04 feet) having a radius of 252.50 feet, and a central angle of 27°44'06", an arc distance of 122.23 feet to a point of non-tangent curvature;
2. Thence along said curve to the right (whose chord bears N49°55'09"W, a distance of 56.76 feet) having a radius of 1106.90 feet, and a central angle of 02°56'18", an arc distance of 56.76 feet to a point of non-tangent curvature;
3. Thence along said curve to the left (whose chord bears N60°13'21"W, a distance of 65.29 feet) having a radius of 160.00 feet, and a central angle of 23°32'41", an arc distance of 65.75 feet to a point on the northerly line of said Block 5, said point being a point of non-tangency;

Thence N89°36'52"E, coincident with said northerly line, a distance of 209.91 feet to the **Point of Beginning**.

The above-described parcel containing 14,091 square feet (0.324 acres) more or less.

Reserving unto the City of Aurora two utility easements being a portion of the above-described parcel, more particularly described as RESERVATION 1 and RESERVATION 2 below:

RESERVATION 1

Commencing at the NE corner of said Block 5;

(continued)

Thence S00°03'06"E, coincident with the easterly line of said Block 5, a distance of 106.92 feet to the **Point of Beginning**;

Thence S00°03'06"E, a distance of 14.12 feet to a point of non-tangent curvature;

Thence along said curve to the right (whose chord bears N72°40'56"W, a distance of 56.65 feet) having a radius of 252.50 feet, and a central angle of 12°52'56", an arc distance of 56.77 feet to a point of non-tangency;

Thence N58°20'01"W, a distance of 69.69 feet to a point of non-tangent curvature;

Thence along said curve to the right (whose chord bears N49°48'14"W, a distance of 52.30 feet) having a radius of 1106.90 feet, and a central angle of 02°42'27", an arc distance of 52.31 feet to a point of non-tangent curvature;

Thence along said curve to the left (whose chord bears N60°13'21"W, a distance of 65.29 feet) having a radius of 160.00 feet, and a central angle of 23°32'41", an arc distance of 65.75 feet to a point of non-tangency;

Thence N89°36'52"E, a distance of 19.59 feet;

Thence S58°20'01"E, a distance of 201.63 feet;

Thence N89°21'56"E, a distance of 18.81 feet to the **Point of Beginning**.

The above-described easement containing 2,791 square feet (0.064 acres) more or less.

RESERVATION 2

Commencing at the NE corner of said Block 5;

Thence S89°36'52"W, coincident with the northerly line of said Block 5, a distance of 117.77 feet to the **Point of Beginning**;

Thence S00°17'49"E, a distance of 15.43 feet;

Thence S89°36'52"W, a distance of 9.01 feet;

Thence S25°38'47"W, a distance of 31.83 feet to a point of non-tangent curvature;

Thence along said curve to the right (whose chord bears N48°53'19"W, a distance of 16.94 feet) having a radius of 1106.90 feet, and a central angle of 00°52'37", an arc distance of 16.94 feet to a point of non-tangent curvature;

(continued)

Thence along said curve to the left (whose chord bears N49°03'32"W, a distance of 3.40 feet) having a radius of 160.00 feet, and a central angle of 01°13'04", an arc distance of 3.40 feet to a point of non-tangency;

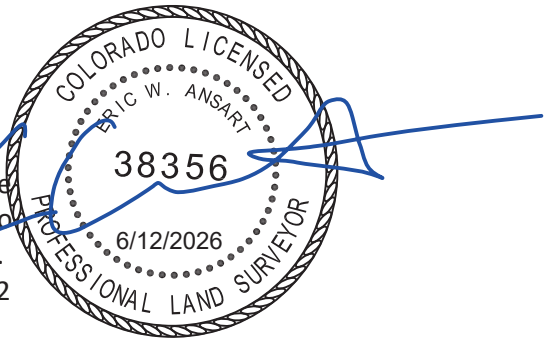
Thence N37°21'14"E, a distance of 38.64 feet;

Thence N89°36'52"E, a distance of 14.59 feet to the **Point of Beginning**.

The above-described easement containing 762 square feet (0.018 acres) more or less.

Bearings based on the north line of Block 5, Colfax Square, the plat of said subdivision being recorded on November 20, 1893, in Book 13 at Page 14 in the office of the Arapahoe County Clerk and Recorder, being N89°36’52”E, and all lineal units are represented in US Survey Feet.

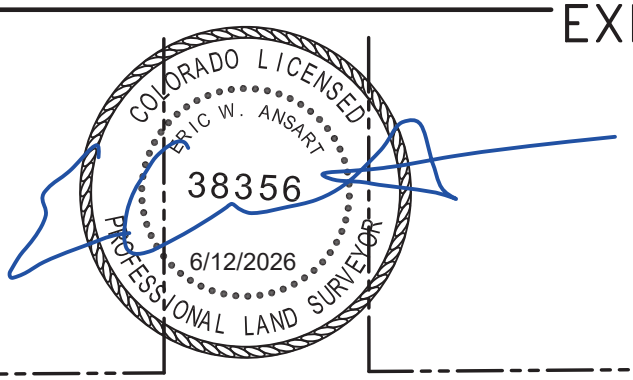
Illustrations attached hereto and made a part hereof.



Eric W. Ansart
Colorado PLS# 38356
For and on behalf of the
City of Aurora, Colorado
13636 E. Ellsworth Ave.
Aurora, Colorado 80012

ILLUSTRATION FOR

EXHIBIT A



Curve Table					
Curve #	Delta	Length	Radius	Chord Brg.	Chord
C1	27° 44' 06"	122.23'	252.50'	N65° 15' 21"W	121.04'
C2	02° 56' 18"	56.76'	1106.90'	N49° 55' 09"W	56.76'
C3	23° 32' 41"	65.75'	160.00'	N60° 13' 21"W	65.29'

BEARINGS BASED ON THE NORTH LINE OF BLOCK 5, COLFAX SQUARE, BEING N89°36'52"E

THE ABOVE DESCRIBED PARCEL CONTAINS 14,091 SQUARE FEET (0.324 ACRES) MORE OR LESS

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description

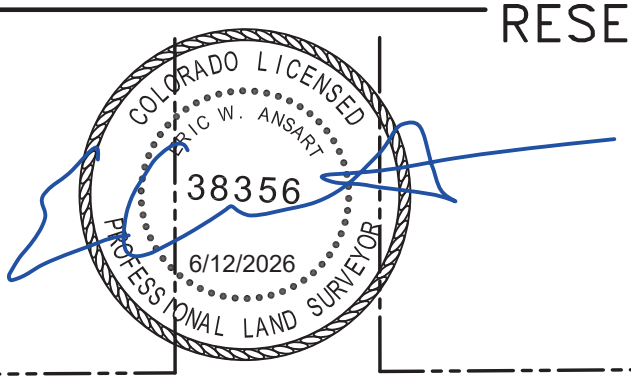
CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	PARCEL TYPE
EWA	NONE	____
CHECKED BY:	DATE:	JOB NUMBER:
DMR	2/17/2026	N/A

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SEC. 3, T4S, R67W, 6TH P.M.,, BEING A PART OF BLOCK 5, COLFAX SQUARE, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

ILLUSTRATION FOR

RESERVATION 1



Line Table		
Line #	Length	Direction
L1	14.12'	S00° 03' 06"E
L2	69.69'	N58° 20' 01"W
L3	19.59'	N89° 36' 52"E
L4	18.81'	N89° 21' 56"E

Curve Table					
Curve #	Delta	Length	Radius	Chord Brg.	Chord
C1	12° 52' 56"	56.77'	252.50'	N72° 40' 56"W	56.65'
C2	02° 42' 27"	52.31'	1106.90'	N49° 48' 14"W	52.30'
C3	23° 32' 41"	65.75'	160.00'	N60° 13' 21"W	65.29'

BEARINGS BASED ON THE NORTH LINE OF BLOCK 5, COLFAX SQUARE, BEING N89°36'52"E

THE ABOVE DESCRIBED PARCEL CONTAINS 2,791 SQUARE FEET (0.064 ACRES) MORE OR LESS

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description

CITY OF AURORA, COLORADO

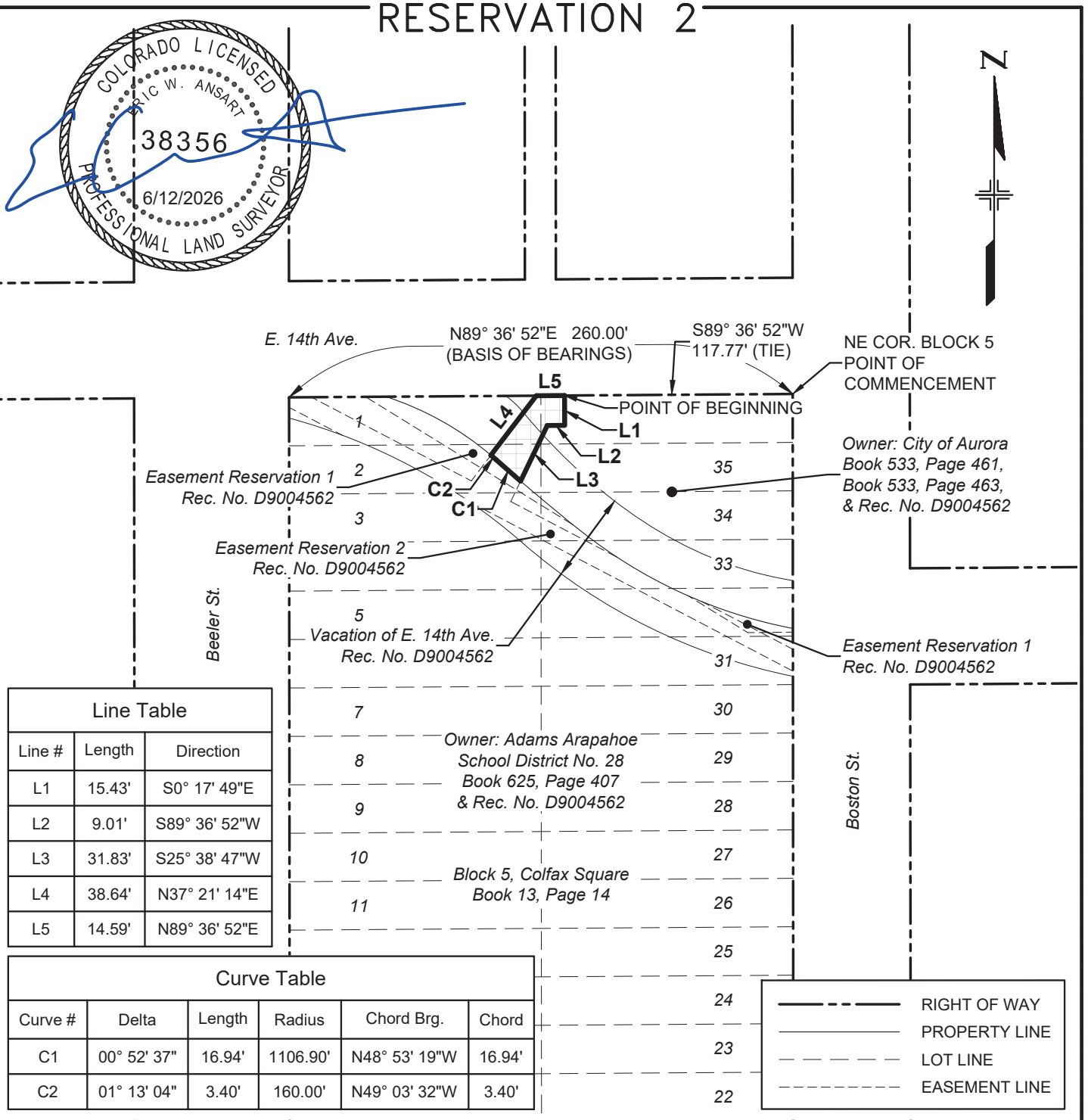
DRAWN BY:	SCALE:	PARCEL TYPE
EWA	NONE	UE
CHECKED BY:	DATE:	JOB NUMBER:
DMR	2/17/2026	N/A

A UTILITY EASEMENT SITUATED IN THE NW 1/4 OF SEC. 3, T4S, R67W, 6TH P.M.,, BEING A PART OF BLOCK 5, COLFAX SQUARE, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

ILLUSTRATION FOR

RESERVATION 2

COLORADO LICENSED
ERIC W. ANSART
38356
6/12/2026
PROFESSIONAL LAND SURVEYOR



Line Table		
Line #	Length	Direction
L1	15.43'	S0° 17' 49"E
L2	9.01'	S89° 36' 52"W
L3	31.83'	S25° 38' 47"W
L4	38.64'	N37° 21' 14"E
L5	14.59'	N89° 36' 52"E

Curve Table					
Curve #	Delta	Length	Radius	Chord Brg.	Chord
C1	00° 52' 37"	16.94'	1106.90'	N48° 53' 19"W	16.94'
C2	01° 13' 04"	3.40'	160.00'	N49° 03' 32"W	3.40'

RIGHT OF WAY
PROPERTY LINE
LOT LINE
EASEMENT LINE

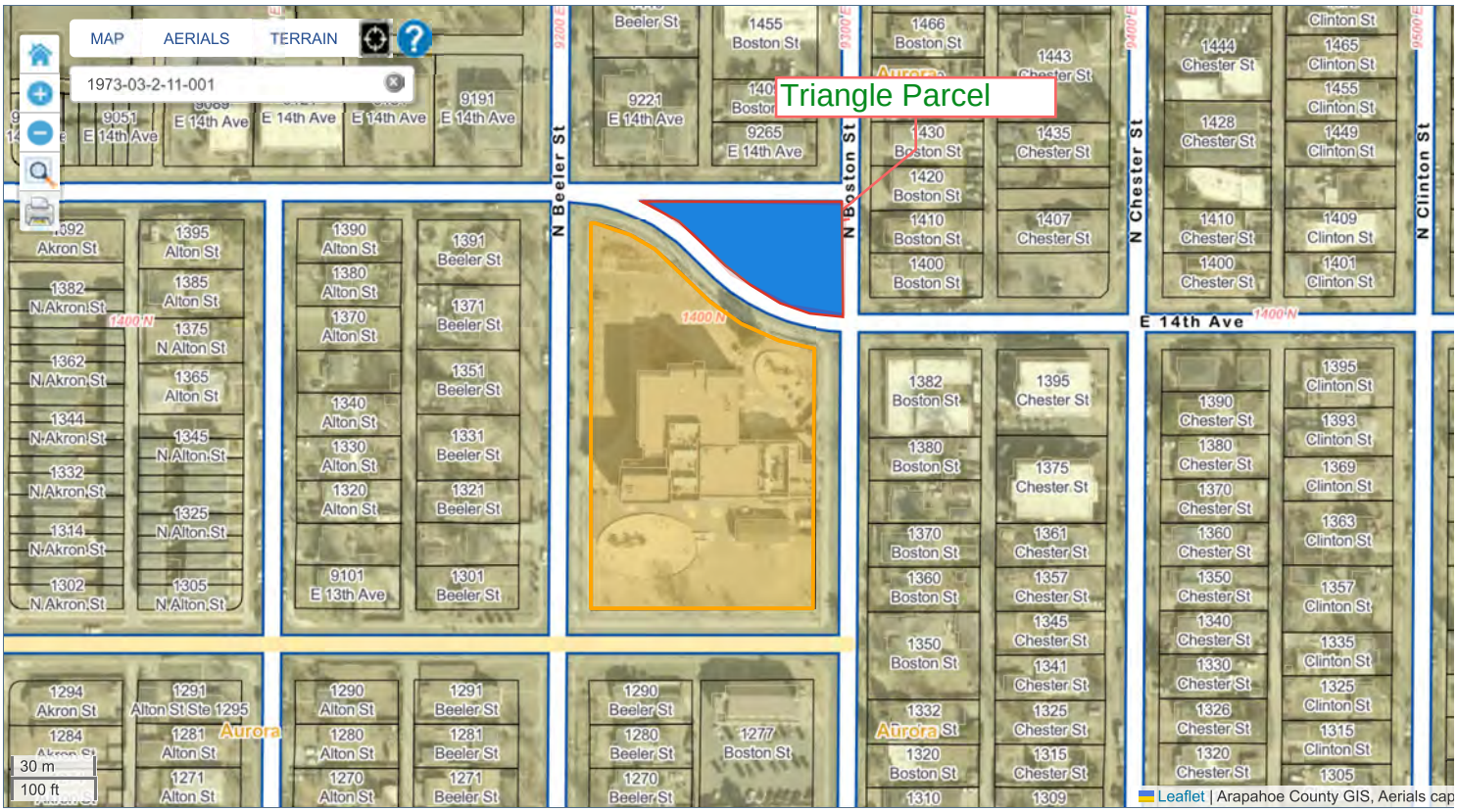
BEARINGS BASED ON THE NORTH LINE OF BLOCK 5, COLFAX SQUARE, BEING N89°36'52"E
THE ABOVE DESCRIBED PARCEL CONTAINS 762 SQUARE FEET (0.018 ACRES) MORE OR LESS
This drawing does not represent a monumented survey. It is intended only to depict the attached legal description

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	PARCEL TYPE
EWA	NONE	UE
CHECKED BY:	DATE:	JOB NUMBER:
DMR	2/17/2026	N/A

A UTILITY EASEMENT SITUATED IN THE NW 1/4 OF SEC. 3, T4S, R67W, 6TH P.M.,, BEING A PART OF BLOCK 5, COLFAX SQUARE, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

EXHIBIT A


MAP
AERIALS
TERRAIN
1973-03-2-11-001
Triangle Parcel
N Beeler St
N Boston St
N Chester St
N Clinton St
E 14th Ave
1400'N
9200'E
9300'E
9400'E
9500'E
9051 E 14th Ave
9191 E 14th Ave
9221 E 14th Ave
9265 E 14th Ave
9101 E 13th Ave
1455 Boston St
1466 Boston St
1443 Chester St
1444 Chester St
1465 Clinton St
1455 Clinton St
1428 Chester St
1449 Clinton St
1430 Boston St
1435 Chester St
1420 Boston St
1410 Boston St
1407 Chester St
1400 Boston St
1410 Chester St
1409 Clinton St
1400 Chester St
1401 Clinton St
1092 Akron St
1395 Alton St
1382 N Akron St
1385 Alton St
1375 N Alton St
1362 N Akron St
1365 Alton St
1344 N Akron St
1345 N Alton St
1332 N Akron St
1325 N Alton St
1314 N Akron St
1302 N Akron St
1305 N Alton St
1390 Alton St
1391 Beeler St
1380 Alton St
1371 Beeler St
1370 Alton St
1351 Beeler St
1340 Alton St
1331 Beeler St
1330 Alton St
1320 Alton St
1321 Beeler St
1301 Beeler St
1382 Boston St
1395 Chester St
1380 Boston St
1375 Chester St
1370 Boston St
1361 Chester St
1360 Boston St
1357 Chester St
1350 Boston St
1345 Chester St
1341 Chester St
1332 Aurora St
1325 Chester St
1320 Boston St
1315 Chester St
1310
1309
1390 Chester St
1395 Clinton St
1380 Chester St
1393 Clinton St
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1330 Chester St
1325 Clinton St
1326 Chester St
1315 Clinton St
1320 Chester St
1305
1294 Akron St
1291 Alton St Ste 1295
1284
1281 Alton St
Aurora
1271 Alton St
1290 Alton St
1291 Beeler St
1280 Alton St
1281 Beeler St
1270 Alton St
1271 Beeler St
1290 Beeler St
1280 Beeler St
1270 Beeler St
1277 Boston St
30 m
100 ft
Leaflet | Arapahoe County GIS, Aerials cap

EFFECTIVE DATE: 1-12-19

ORDINANCE
01/16/2019 10:51 AM RF: $43.00 DF: $0.00
Arapahoe County Clerk, CO
Page: 1 of 7
Joan Lopez, Clerk & Recorder
Electronically Recorded
D9004562

ORDINANCE NO. 2018 - 62

A BILL

FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, VACATING A PORTION OF THE PUBLIC RIGHT-OF-WAY FOR EAST 14TH AVENUE, A CURVED ROAD BETWEEN BEELER STREET AND BOSTON STREET, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO AND RESERVING A UTILITY EASEMENT THEREIN (BOSTON ELEMENTARY STREET VACATION)

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. The public right-of-way known as East 14th Avenue, a curve road between Beeler Street and Boston Street, City of Aurora, County of Arapahoe, State of Colorado, more particularly described in Exhibit A, is hereby vacated.

Section 2. The City of Aurora, Colorado, hereby reserves unto itself a utility easement as described in Exhibit A.

Section 3. All acts, orders, resolutions, ordinances, or parts thereof, in conflict with this ordinance are hereby repealed to the extent of such conflict. This repealer shall not be construed as reviving any resolution, ordinance, or part thereof, heretofore repealed.

Section 4. Pursuant to Section 5-5 of the City Charter, the second publication of this ordinance shall be by reference, utilizing the ordinance title. Copies of this ordinance are available at the office of the City Clerk.

INTRODUCED, READ, AND ORDERED PUBLISHED this 19th day of November, 2018.

PASSED AND ORDERED PUBLISHED BY REFERENCE this 10th day of December, 2018.

BOB LEGARE, Mayor

ATTEST:

MICHAEL LAWSON, Interim City Clerk

APPROVED AS TO FORM:

DANIEL L. MONEY, Assistant City Attorney

EXHIBIT A

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Beginning at the northwest corner of that parcel of land described in Book 625 at Page 407 in the office of the Arapahoe County Clerk and Recorder;

Thence N0°03'06"W, coincident with the west line of said Block 5, a distance of 10.71 feet to the northwest corner of said Block 5;

Thence N89°36'52"E, coincident with the north line of said Block 5, a distance of 111.89 feet to a point of non-tangent curvature to the right;

Thence along said curve (whose chord bears S46°43'25"E, a distance of 12.38 feet) having a radius of 50.00 feet and a central angle of 14°13'37", an arc length of 12.42 feet to a point of reverse curvature;

Thence along said curve (whose chord bears S46°47'49"E, a distance of 75.06 feet) having a radius of 300.00 feet and a central angle of 14°22'26", an arc length of 75.26 feet to a point of compound curvature;

Thence along said curve (whose chord bears S67°13'24"E, a distance of 91.61 feet) having a radius of 200.00 feet and a central angle of 26°28'44", an arc length of 92.43 feet to a point on the east line of said Block 5;

Thence S0°03'06"E, coincident with said east line, a distance of 49.41 feet to the northeast corner of said parcel of land described in Book 625 at Page 407, said point being a point of non-tangent curvature to the right;

Thence coincident with the northerly line of said parcel and along said curve (whose chord bears N63°44'33"W, a distance of 155.79 feet) having a radius of 304.01 feet and a central angle of 29°41'36", an arc length of 157.55 feet to a point of reverse curvature;

Thence coincident with the northerly line of said parcel and along said curve (whose chord bears N61°52'18"W, a distance of 136.53 feet) having a radius of 304.01 feet and a central angle of 25°57'07", an arc length of 137.70 feet to the Point of Beginning.

Said parcel containing 12,062 square feet (0.277 acres) more or less.

Bearings based on the north line of Block 5, Colfax Square, being N89°36'52"E

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Thence N89°36'52"E, coincident with the north line of said Block 5, a distance of 30.15 feet;

Thence S58°20'01"E, a distance of 201.63 feet;

Thence N89°21'56"E, a distance of 18.81 feet to a point on the east line of said Block 5;

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Thence S89°21'56"W, a distance of 23.28 feet;

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Said parcel containing 3,804 square feet (0.087 acres) more or less.

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Thence N62°22'21"W, a distance of 188.29 feet to a point of non-tangent curvature to the left;

Thence along said curve (whose chord bears N62°22'21"W, a distance of 74.13 feet) having a radius of 304.01 feet and a central angle of 14°00'19", an arc length of 74.31 feet to a point of non-tangency;

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Eric W. Ansart
Colorado PLS# 38356
For and on behalf of the
City of Aurora, Colorado
13636 E. Ellsworth Ave.
Aurora, Colorado 80012

ILLUSTRATION FOR EXHIBIT A



Curve Table

Curve	Delta	Length	Radius	Chord Brg.	Chord
C1	14° 13' 37"	12.42'	50.00'	S46° 43' 25"E	12.38'
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CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	H O W FILE NUMBER
EWA	NONE	N/A
CHECKED BY	DATE	JOB NUMBER
DMR	8/21/17	N/A

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PAGE 1 OF 3

ILLUSTRATION FOR RESERVATION 1



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CITY OF AURORA, COLORADO			A UTILITY EASEMENT SITUATED IN THE NW 1/4 OF SEC. 3, T4S, R67W, 6TH P.M., BEING A PART OF BLOCK 5, COLFAX SQUARE, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
DRAWN BY EWA	SCALE NONE	R.O.W. FILE NUMBER N/A	
CHECKED BY DMR	DATE 8/21/17	JOB NUMBER N/A	

PAGE 2 OF 3

ILLUSTRATION FOR RESERVATION 2



Line Table

Line	Bearing	Length
L1	N89° 36' 52"E	11.55'
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CITY OF AURORA, COLORADO

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CHECKED BY: DMR	DATE: 8/21/17	JOB NUMBER: N/A

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PAGE 3 OF 3

EFFECTIVE DATE: 1-12-19

ORDINANCE NO. 2018 - 62

A BILL

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MICHAEL LAWSON, Interim City Clerk

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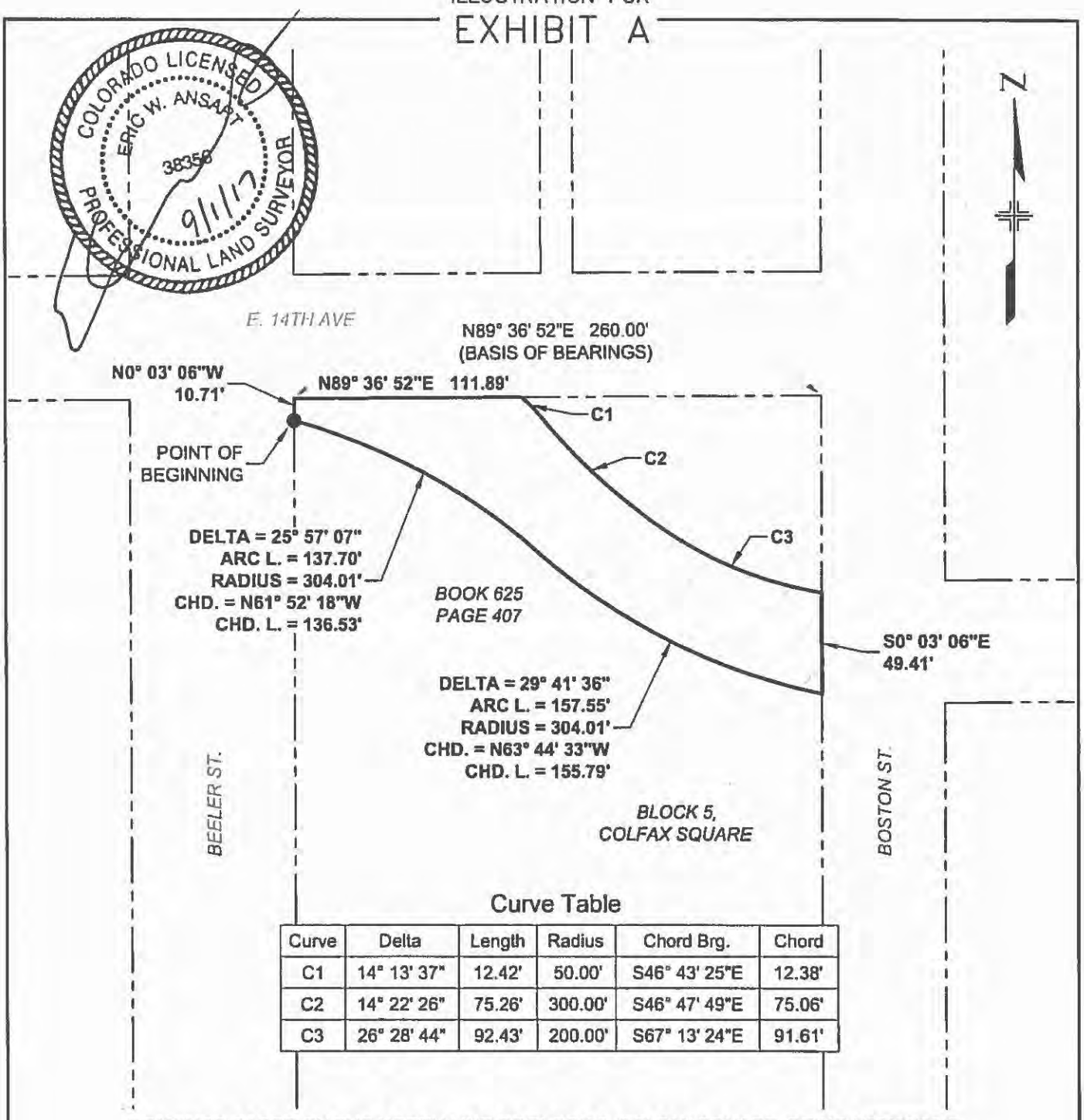
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Eric W. Ansart
Colorado PLS# 38356
For and on behalf of the
City of Aurora, Colorado
13636 E. Ellsworth Ave.
Aurora, Colorado 80012

ILLUSTRATION FOR

EXHIBIT A



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CITY OF AURORA, COLORADO

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EWA	NONE	N/A
CHECKED BY	DATE	JOB NUMBER
DMR	8/21/17	N/A

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SEC. 3, T4S, R67W, 6TH P.M., BEING A PART OF BLOCK 5, COLFAX SQUARE, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

ILLUSTRATION FOR

RESERVATION 1



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ILLUSTRATION FOR

RESERVATION 2



Line Table

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CITY OF AURORA
Council Agenda Commentary

Item Title: Windler Tract F - Direct Sale to Logical, Potential Purchaser
Item Initiator: Hector Reynoso, Manager of Real Property Services, Public Works
Staff Source/Legal Source: Hector Reynoso, Manager of Real Property Services, Public Works / Michelle Gardner, Senior Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Well-Managed: High performing organization, committed to great customer service, innovation, continuous improvement, fiscal stewardship, and maintaining critical infrastructure.

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: 7/13/2026

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

R2026-91 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE CONVEYANCE OF CERTAIN CITY-OWNED PROPERTY IN ADAMS COUNTY TO GVP WINDLER, LLC AS THE LOGICAL POTENTIAL PURCHASER
Waiver of reconsideration is requested to allow for developers plan approvals and closing date deadlines.
Hector Reynoso, Manager of Real Property Services, Public Works / Michelle Gardner, Senior Assistant City Attorney
Waiver of reconsideration is requested to allow for developers plan approvals and closing date deadlines.
Hector Reynoso, Manager of Real Property and Survey Services, Public Works / Michelle Gardner, Senior Assistant City Attorney

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

☐ Approve Item and Move Forward to Study Session
☐ Approve Item as Proposed at Policy Committee
☐ Approve Item and Move Forward to Regular Meeting
☐ Approve Item as Proposed at Study Session
☐ Information Only
☒ Approve Item as Proposed at Regular Meeting
☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: ***(Check all that apply)***

☐ Recommends Approval

☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation

☐ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

N/A

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

Purpose

The previous landowner is requesting the direct sale of Tract F, Windler Subdivision Filing No. 10, recorded on September 30, 2024, in the Adams County Clerk and Recorder's Office under Reception No. 2024000053732, for the property to be conveyed to the original grantor, GVP Windler, LLC as the logical potential purchaser.

Background

Tract F was inadvertently dedicated to the City through the subdivision plat for Windler Subdivision Filing No. 10. The dedication was not requested by the City, nor was it consistent with the intended ownership structure for this portion of the development. Upon review, staff determined that the tract was not needed for municipal purposes and that the dedication resulted from a platting error rather than a planned conveyance.

Because the tract was unintentionally dedicated and holds no independent municipal function, the original grantor is the logical and appropriate party to receive title to the property. The original grantor is the party with the underlying development interest, the surrounding ownership, and the operational need for the tract as part of the subdivision's design and build-out.

Direct Sale Authority

Under the City's BPM 4-14, a direct sale may be used when the property is appropriate for conveyance to a logical, identifiable party and when competitive bidding would not serve a public purpose. In this case:

- The tract was mistakenly dedicated to the City.
- The original grantor is the only party with a functional use for the property.
- Returning the property to the original grantor corrects the platting error and aligns ownership with the intended subdivision layout.

Accordingly, City staff is recommending the direct sale to the logical potential purchaser consistent with the City's authorization procedures. All City departments were notified of the proposed direct sale through the standard canvassing process. Each department either indicated no objection or did not respond, and under the City's canvassing procedures, a non-response is treated as no objection.

Property Description (see Exhibit A)

- **Tract:** Tract F

- **Subdivision:** Windler Subdivision Filing No. 10
- **Recording Date:** September 30, 2024
- **Reception Number:** 2024000053732
- **County:** Adams County Clerk and Recorder's Office

Rationale for Conveyance to the Original Grantor
The original developer is the only practical and appropriate purchaser because:

- The tract was intended to remain under the developer's control as part of the subdivision's internal layout.
- The City has no operational, strategic, or municipal-use need for the tract.
- Retaining the tract would create long-term maintenance obligations without public benefit, since the approved master plan requires the parcel to be developed, owned, and maintained as a public park by the Windler Metro District or HOA.
- Re-conveying the tract resolves the inadvertent dedication and restores the intended ownership pattern.

Recommendation
City staff recommends proceeding with the direct sale to the original developer to correct the platting error and ensure proper alignment of ownership with the subdivision's design and intended use.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

☐ Revenue Impact ☐ Budgeted Expenditure Impact ☐ Non-Budgeted Expenditure Impact
☐ Workload Impact ☒ No Fiscal Impact

REVENUE IMPACT
Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

N/A

BUDGETED EXPENDITURE IMPACT
Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

N/A

NON-BUDGETED EXPENDITURE IMPACT
Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

N/A

WORKLOAD IMPACT
Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

N/A

QUESTIONS FOR COUNCIL

Does Council approve the direct sale to the original developer, as the logical potential purchaser, correcting the platting error and ensuring proper alignment of ownership with the subdivision's design and intended use, with the requested waiver of reconsideration?

LEGAL COMMENTS

Pursuant to Colorado Revised Statute Section 31-15-101(d), the City of Aurora has the authority to acquire, hold, lease, and dispose of property, both real and personal. Pursuant to City Code Section 2-31(1), the Mayor or designee, upon authorization by a majority vote of the members of City Council voting thereon, shall execute all conveyances of any interest in real property by the City; provided, however, that the City shall not sell or convey any lands granted to, or purchased for use and used by the City for park purposes, without a majority vote of the City's registered electors at a special or regular municipal election. Pursuant to BPM 4-14, City Council may approve a direct sale to a Logical, Potential Purchaser ("LPP") requesting to acquire City-owned property in order for the LPP to satisfy a goal set by City Council for the benefit of the citizens and/or employees of the City. (M. Gardner)

*Motion to approve shall include a waiver of reconsideration.

RESOLUTION NO. R2026-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE CONVEYANCE OF CERTAIN CITY-OWNED PROPERTY IN ADAMS COUNTY TO GVP WINDLER, LLC AS THE LOGICAL POTENTIAL PURCHASER

WHEREAS, the original developer and owner, GVP Windler, LLC ("Original Owner"), desires the City of Aurora ("City") to convey Tract F, Windler Subdivision Filing No. 10, recorded on September 30, 2024, in the Adams County Clerk and Recorder's Office under Reception No. 2024000053732 ("Tract F"), by Bargain and Sale deed to them as the logical potential purchaser; and

WHEREAS, Tract F was inadvertently dedicated to the City through the subdivision plat for Windler Subdivision Filing No. 10; and

WHEREAS, the dedication of Tract F was not requested by the City, nor was it consistent with the intended ownership structure for this portion of the development project; and

WHEREAS, upon review, City staff has determined that Tract F is not needed for municipal purposes and that the prior dedication resulted from a platting error rather than a planned conveyance; and

WHEREAS, because Tract F was unintentionally dedicated to the City and holds no independent municipal function, the Original Owner is the logical and appropriate party to receive title to Tract F because the Original Owner holds the underlying development interest, has surrounding property ownership, and has operational need for Tract F as part of their subdivision design and build-out; and

WHEREAS, City staff recommends the conveyance of Tract F by Bargain and Sale Deed to the Original Owner, pursuant to BPM 4-14, Section 7, as the logical potential purchaser; and

WHEREAS, the conveyance of Tract F will benefit the citizens of Aurora by providing improved development opportunities and resources in Aurora; and

WHEREAS, pursuant to Colorado Revised Statute Section 31-15-101(d), the City has the authority to acquire, hold, lease, and dispose of property, both real and personal; and

WHEREAS, pursuant to City Code Section 2-31, the Mayor, upon authorization by a majority vote of the members of City Council voting thereon, shall execute all conveyances of any interest in real property by the City; and

WHEREAS, the City Council of the City of Aurora finds and determines that it is in the best interest of the City and the citizens of Aurora to authorize the conveyance of Tract F to the Original Owner as the logical potential purchaser.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. The conveyance of Tract F by Bargain and Sale Deed to the Original Owner as the logical potential purchaser is hereby approved.

Section 2. The Mayor and the City Clerk are hereby authorized to execute and deliver the deed and related documents on behalf of the City in substantially the form presented at this meeting with such technical additions, deletions, and variations as the City Attorney may deem necessary or appropriate and not inconsistent with this Resolution.

Section 3. All resolutions or parts of resolutions of the City in conflict herewith are hereby rescinded.

Section 4. This resolution shall take effect immediately without reconsideration.

RESOLVED AND PASSED this ____ day of _____, 2026.

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

PETER A. SCHULTE, City Attorney

RLA
Michelle Gardner
_____
MICHELLE GARDNER, Sr. Assistant City Attorney

BARGAIN AND SALE DEED

This Bargain and Sale Deed (this "**Deed**") is dated this____ day of _____, 20___, between the CITY OF AURORA ("**Grantor**"), a home-rule municipal corporation of the counties of Adams, Arapahoe, and Douglas, organized and existing under and by virtue of the laws of the State of Colorado, hereinafter referred to as "Grantor", whose legal address is 15151 East Alameda Parkway, Aurora, CO 80012 and _____, a _____ corporation whose legal address is _____ ("**Grantee**").

WITNESSETH, that Grantor, for and in consideration of the sum of $10.00, in hand paid, and other good and valuable consideration, the receipt whereof is hereby confessed and acknowledged, hereby alienates, releases, grants, bargains, sells and conveys to Grantee, its successors and assigns forever, all of that certain real property situate, lying and being in Adams County, State of Colorado, and legally described as:

Tract F, Windler Subdivision Filing No. 10, recorded in the Adams County Clerk and Recorder's Office under Reception # 2024000053732 on September 30, 2024, hereinafter referred to as the **"Property**", subject to all matters of record.

Notwithstanding the doctrine of merger of estates or any other rule of law, all easements, dedications, rights-of-way, covenants, restrictions, and other interests affecting the Property—whether shown or established on the recorded plat or created by separate recorded instrument—are intended to and shall survive Grantor's ownership of the fee estate and shall remain in full force and effect following this conveyance. This includes, without limitation, the ten-foot utility easements dedicated on the plat. Grantor expressly reserves and preserves all such interests for the benefit of the public, utility providers, and all other intended beneficiaries.

This Deed is made in Colorado and shall be governed by and interpreted in accordance with the law of Colorado.

The Property is conveyed AS IS, WHERE IS, WITH ALL FAULTS, and without representation or warranty, express or implied, as to the physical condition of the Property, the value of the Property, its merchantability or fitness for a particular purpose.

To have and to hold the Property unto the Grantee, its successors and assigns forever, subject to real property taxes for the year 2026 and subsequent years, a lien not yet due or payable, and subject to the statutory exceptions.

IN WITNESS WHEREOF, Grantor has executed this Bargain and Sale Deed as of the day and year first written above.

ATTEST: CITY OF AURORA

By_____ By_____

Kadee Rodriguez, City Clerk Mike Coffman, Mayor

STATE OF COLORADO }
} ss.
COUNTY OF _____}

The foregoing instrument was acknowledged before me this _____day of _____ _____, 2026, by Mike Coffman, Mayor of the City of Aurora.

WITNESS my hand and official seal.

My commission expires: _____

_____
Notary Public

APPROVED AS TO FORM:

By:_____
Michelle Gardner
Senior Assistant City Attorney

REVIEWED BY:

By: _____
Hector Reynoso
Real Property & Survey Services Manager

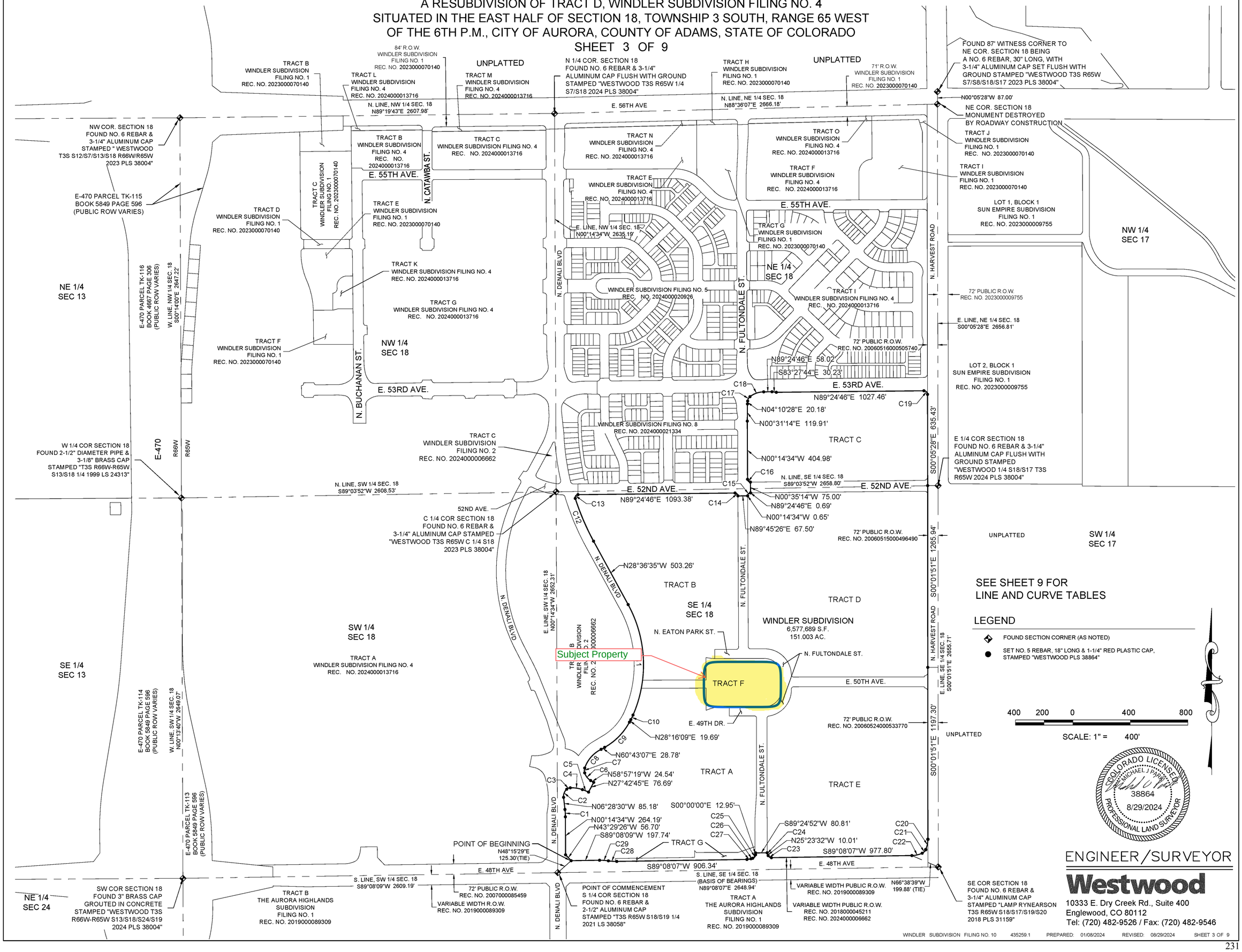
By: _____
Nicole Ankeney, PROS Department Manager

Electronically Recorded RECEPTION#: 2024000053732,
9/30/2024 at 4:12 PM, 3 OF 9,
TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

EXHIBIT A

WINDLER SUBDIVISION FILING NO. 10

A RESUBDIVISION OF TRACT D, WINDLER SUBDIVISION FILING NO. 4
SITUATED IN THE EAST HALF OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST
OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 9



SEE SHEET 9 FOR
LINE AND CURVE TABLES

LEGEND

- FOUND SECTION CORNER (AS NOTED)
- SET NO. 5 REBAR, 18" LONG & 1-1/4" RED PLASTIC CAP, STAMPED "WESTWOOD PLS 38864"

400 200 0 400 800

SCALE: 1" = 400'

COLORADO LICENSED
MICHAEL J PARR
38864
8/29/2024
PROFESSIONAL LAND SURVEYOR

ENGINEER/SURVEYOR
Westwood
10333 E. Dry Creek Rd., Suite 400
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

CITY OF AURORA
Council Agenda Commentary

Item Title: Stanley Tract A - Direct Sale to Logical, Potential Purchaser
Item Initiator: Hector Reynoso, Manager of Real Property Services, Public Works
Staff Source/Legal Source: Hector Reynoso, Manager of Real Property Services, Public Works / Michelle Gardner, Senior Assistant City Attorney
Outside Speaker: n/a
Strategic Outcome: Well-Managed: High performing organization, committed to great customer service, innovation, continuous improvement, fiscal stewardship, and maintaining critical infrastructure.

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: N/A

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

R2026-92 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, REPLACING RESOLUTION NO. R2024-62 AND APPROVING THE CONVEYANCE OF CERTAIN CITY-OWNED PROPERTY CONTAINING 0.9129 ACRES, MORE OR LESS, TO STANLEY MARKETPLACE JV, LLC AS A DIRECT SALE TO THE LOGICAL POTENTIAL PURCHASER
Waiver of reconsideration is requested in order to meet their closing deadline.
Hector Reynoso, Manager of Real Property Services, Public Works / Michelle Gardner, Senior Assistant City Attorney

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

☐ Approve Item and Move Forward to Study Session

☐ Approve Item and Move Forward to Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

☐ Approve Item as Proposed at Policy Committee

☐ Approve Item as Proposed at Study Session

☒ Approve Item as Proposed at Regular Meeting

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: ***(Check all that apply)***

☐ Recommends Approval

☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation

☐ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

N/A

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

BACKGROUND

On April 26, 2018, the City of Aurora was dedicated fee simple title to a 0.9129 acre parcel of land that is legally described as Tract A, Stanley Marketplace Subdivision Filing No. 1, Amendment No. 1 ("Tract A") for drainage purposes. Although originally intended for drainage purposes and water quality functions, those needs will now be met through the Westerly Creek Stream Improvements Project. As a result, Aurora Water declared Tract A surplus because it is no longer required for drainage or operational purposes. The parcel has been improved with gravel and is currently used as parking to support Stanley JV LLC, the adjacent property owner.

In accordance with Business Policy Memorandum (BPM) 4-14, the Real Property and Survey Services Division (RPS) completed all required surplus property procedures, including coordination with all City departments. The Manager of RPS confirmed that the property is not restricted or encumbered in a way that would prevent disposal, and the City Attorney's Office verified this review. All 22 City departments approved a surplus determination.

On May 20, 2024, City Council previously approved the conveyance of Tract A through Resolution No. R2024-62. City staff recommends removal of the previously contemplated use restriction (parking-only) and transfer restriction (requiring City consent for future conveyances) from the conveyance deed. Removing these restrictions is recommended by City staff for the following reasons:

1. The City no longer has an operational or public use need for the property. With drainage needs addressed through the Westerly Creek project, the City has no ongoing need to regulate the parcel's use beyond standard zoning and easement protections.
2. Restrictions would create unnecessary administrative burden. Ongoing monitoring of use limitations or transfer approvals would require staff time and legal review without providing meaningful public benefit.
3. All necessary easements will remain in place. Easements for public access, utilities, trails, drainage, and all existing real property interests will be reserved, ensuring the City retains the protections it needs without imposing additional deed restrictions.
4. Removing restrictions increases flexibility. Allowing the owner to manage, improve, or transfer the property without City approval supports economic vitality and avoids limiting redevelopment or investment opportunities.
5. The parcel is small, isolated, and functionally tied to the adjacent property. Tract A has no independent utility or public use to the City and is already integrated into Stanley Marketplace operations; restrictions would not enhance public benefit.

6. A clean conveyance aligns with standard City practice. When the City has no operational need for a parcel, it typically conveys property without restrictive covenants beyond easements. Removing these restrictions maintains consistency with past practice and with Council's previously approved intent.

City Staff recommends approval of the direct sale of Tract A to Stanley JV LLC.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

☐ Revenue Impact ☐ Budgeted Expenditure Impact ☐ Non-Budgeted Expenditure Impact
☐ Workload Impact ☒ No Fiscal Impact

REVENUE IMPACT
Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

N/A

BUDGETED EXPENDITURE IMPACT
Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

N/A

NON-BUDGETED EXPENDITURE IMPACT
Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

N/A

WORKLOAD IMPACT
Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

N/A

QUESTIONS FOR COUNCIL

Does City Council approve the direct sale of Tract A to Stanley JV LLC by amending the previously approved surplus declaration and conveyance under Resolution No. R2024-62, to remove the use and transfer restrictions and reservations, with the requested waiver of reconsideration?

LEGAL COMMENTS

The City of Aurora has the authority to acquire, hold, lease, and dispose of property, both real and personal. (Colorado Revised Statute Section 31-15-101(d)). The Mayor or designee, upon authorization by a majority vote of the members of City Council voting thereon, shall execute all conveyances of any interest in real property by the City; provided, however, that the City shall not sell or convey any lands granted to, or purchased for use and used by the City for park purposes, without a majority vote of the City's registered electors at a special or regular municipal election. (City Code Section 2-31(1)). City Council may approve a direct sale to a Logical, Potential Purchaser ("LPP") requesting to acquire City-owned property in order for the LPP to satisfy a goal set by City Council for

the benefit of the citizens and/or employees of the City. (Business Policy Memorandum 4-14). (M. Gardner)

*Motion to approve shall include a waiver of reconsideration.

RESOLUTION NO. R2026-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, REPLACING RESOLUTION NO. R2024-62 AND APPROVING THE CONVEYANCE OF CERTAIN CITY-OWNED PROPERTY CONTAINING 0.9129 ACRES, MORE OR LESS, TO STANLEY MARKETPLACE JV, LLC AS A DIRECT SALE TO THE LOGICAL POTENTIAL PURCHASER

WHEREAS, the City of Aurora ("City") was dedicated a 0.9129-acre parcel of land in fee simple title for drainage purposes from the Stanley Marketplace Subdivision Filing No. l, Amendment No. I plat, known as Tract A ("Tract A"); and

WHEREAS, Tract A was to be used for Aurora Water's water quality, however, water quality requirements for the surrounding area will now be addressed with the Westerly Creek Stream Improvements Project; and

WHEREAS, the City and Aurora Water have declared Tract A surplus to their needs since they no longer need Tract A for drainage purposes; and

WHEREAS, Tract A was improved with gravel and is currently used for parking purposes to serve the adjacent property owner, Stanley Marketplace JV, LLC; and

WHEREAS, pursuant to BPM 4-14, the adjacent property owner, Stanley Marketplace JV, LLC, has requested conveyance of Tract A to them as the logical potential purchaser; and

WHEREAS, the City desires to convey Tract A by Bargain and Sale Deed to Stanley Marketplace JV, LLC, as the logical potential purchaser; and

WHEREAS, ownership of fee simple title to Tract A is of no significant use to the City and conveyance would relieve the City from ongoing maintenance responsibilities, thereby benefiting the citizens; and

WHEREAS, pursuant to Colorado Revised Statute Section 31-15-101(d), the City has the authority to acquire, hold, lease, and dispose of property, both real and personal; and

WHEREAS, pursuant to City Code Section 2-31, the Mayor, upon authorization by a majority vote of the members of City Council voting thereon, shall execute all conveyances of any interest in real property by the City; and

WHEREAS, the City Council of the City of Aurora finds and determines that it is in the best interest of the City and the citizens of Aurora to authorize the conveyance of Tract A to Stanley Marketplace JV, LLC, by Bargain and Sale Deed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. The conveyance of Tract A by Bargain and Sale Deed to Stanley Marketplace JV, LLC, as the logical potential purchaser, is hereby approved.

Section 2. The Mayor and the City Clerk are hereby authorized to execute and deliver the Bargain and Sale Deed on behalf of the City in substantially the form presented at this meeting with such technical additions, deletions, and variations as the City Attorney may deem necessary or appropriate and not inconsistent with this Resolution.

Section 3. All resolutions or parts of resolutions of the City in conflict herewith are hereby rescinded.

Section 4. This Resolution shall take effect immediately without

reconsideration. RESOLVED AND PASSED this ____ day of

_____, 2026.

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

PETER A. SCHULTE, City Attorney

RLA
Michelle Gardner
MICHELLE GARDNER, Sr. Assistant City Attorney

BARGAIN AND SALE DEED

This Bargain and Sale Deed (this "**Deed**") is dated this ____day of _____, 20___, between the CITY OF AURORA ("**Grantor**"), organized and existing under and by virtue of the laws of the State of Colorado, whose legal address is 15151 East Alameda Parkway, Aurora, CO 80012, and Stanley JV LLC ("**Grantee**"), whose legal address is 4221 Brighton Blvd, Denver, CO 80216.

WITNESSETH, that Grantor, for and in consideration of the sum of **Ten and 00/100 Dollars ($10.00)**, in hand paid, and other good and valuable consideration, the receipt of which are hereby acknowledged, grants, bargains, sells and conveys to Grantee, successors and assigns forever, all of that certain real property located in Adams County, State of Colorado, being the same property legally described in that Special Warranty Deed by and between Stanley JV, LLC, a Colorado limited liability company, as Grantor, and the City Of Aurora, Colorado, a municipal corporation organized and existing under and by virtue of the laws of the State of Colorado, as grantee, recorded on April 26, 2018, at Reception No. 2018000033516 in the records of the Adams County Clerk And Recorder and being more particularly described on **Exhibit A** (the **"Premises**"), subject to the reservations set forth herein and any pre-existing real property interests reserved by or to the Grantor identified on **Exhibit B** attached hereto.

RESERVING, HOWEVER, unto Grantor for itself, its successors and assigns, a Public Access, Trail and Utility Easement as described in "**Exhibit C – Reservation 2" and "Exhibit E-Reservation 3"**, and a Drainage Easement as described in "**Exhibit D – Reservation 1'**, over, under, and across the Premises, together with the right of ingress and egress for the general public and emergency service vehicles over, across, on, and through the Premises, together with the right, but not the obligation, to construct, reconstruct, repair, replace, and maintain improvements within all such easement areas, and to operate and maintain any improvements so constructed. Maintenance of the easement areas shall be the responsibility of Grantee, its successors and assigns; however, Grantor shall have the right, but not the obligation, to repair or maintain any portion of the easement areas or improvements as necessary to ensure that the rights reserved herein may be fully exercised, at Grantee's sole cost or expense; and,

RESERVING FURTHER, unto Grantor, all subsurface minerals and water ("Minerals") underlying the property, including but not limited to oil, gas, coal, coalbed methane, hydrocarbons, and metals of every kind and nature (but excluding sand and gravel), together with the right to prospect for, mine, and extract such Minerals within and under the property: provided, however, that nothing herein shall be construed as reserving unto Grantor, and Grantor specifically and irrevocably disclaims, waives, and releases (1) any right to locate wells, drill sites, mine entrances, pipelines, storage tanks, or other facilities on the property, (2) any easement on or over the surface of the property for the purpose of prospecting for, mining, extracting, transporting, or storing such Minerals, or (3) any right to extract such Minerals by any surface mining methods or to disturb the surface of the Premises or any improvements thereon in any manner whatsoever.

MISCELLANEOUS

This Deed, subject to the terms and reservations expressed herein, shall be binding upon and shall inure to the benefit of the heirs, assigns, successors, and personal representatives of the parties hereto.

This Deed is made in Colorado and shall be governed by and interpreted in accordance with the law of Colorado.

The Premises are conveyed AS IS, WHERE IS, WITH ALL FAULTS, and without representation or warranty, express or implied, as to the physical condition of the Premises, the value of the Premises, its merchantability or fitness for a particular purpose. Grantee hereby assumes responsibility for all maintenance of improvements located below grade or above grade, with no maintenance obligations retained by Grantor.

To have and to hold the Premises and improvements unto the Grantee, its successors and assigns forever, subject to all matters of record, including the reservations contained herein.

Any easement reserved or granted as part of this Deed may be released in whole or in part by the Grantor through the execution and delivery of a Quit Claim Deed pursuant to the authority granted under Aurora City Code Section 2-31. The release of an easement may occur with or without a replacement easement, depending on whether the Grantor, in its sole discretion, determines that a replacement easement is necessary under the circumstances.

IN WITNESS WHEREOF, Grantor has executed this Bargain and Sale Deed as of the day and year first written above.

ATTEST: CITY OF AURORA

By_____ By_____
Kadee Rodriguez, City Clerk Mike Coffman, Mayor

COUNTY OF _____}
} ss.
STATE OF COLORADO }

The foregoing instrument was acknowledged before me this ___day of _____, 20___, by Mike Coffman, Mayor of the City of Aurora. WITNESS my hand and official seal.

My commission expires: _____ Notary Public: _____

APPROVED AS TO FORM:

By:_____
Michelle Gardner, Senior Assistant City Attorney

REVIEWED BY:

By: _____
Hector Reynoso, Real Property Services Manager

PRELIMINARY

EXHIBIT A

A parcel of land situated in the NE 1/4 of the NW 1/4 of Section 34, Township 3 South, Range 67 West of the 6th Principal Meridian, City of Aurora, County of Adams, State of Colorado, being all of Tract A, Stanley Market Place Subdivision Filing No. 1, Amendment No. 1, recorded on September 21, 2021 at Rec. No. 2021000111758 in the Office of the Adams County Clerk and Recorder, said parcel also being all of that parcel of land described in that Special Warranty Deed recorded on April 26, 2018 at Rec. No. 2018000033516 in said office, more particularly described as follows:

Commencing at the NW 1/16 corner of said Section 34 and considering the west line of said NE 1/4 of the NW 1/4 of Section 34 to bear N00°01'05"E, with all bearings hereon being relative thereto;

Thence N48°31'54"E, a distance of 341.34 feet to the southwesterly corner of said Tract A, said point being the **Point of Beginning;**

Thence N03°35'53"E, a distance of 59.76 feet to a point of curvature to the right;

Thence along said curve (whose chord bears N14°55'17"E, a distance of 145.30 feet) having a radius of 370.00 feet and a central angle of 22°38'49", an arc distance of 146.25 feet;

Thence N26°14'42"E, a distance of 21.10 feet to a point of curvature to the left;

Thence along said curve (whose chord bears N21°29'02"E, a distance of 71.38 feet) having a radius of 430.00 feet and a central angle of 09°31'20", an arc distance of 71.46 feet to a point of non-tangent curvature to the right;

Thence along said curve (whose chord bears S50°37'42"E, a distance of 30.74 feet) having a radius of 34.46 feet and a central angle of 52°59'01", an arc distance of 31.87 feet to a point of non-tangent curvature to the left;

Thence along said curve (whose chord bears S52°12'04"E, a distance of 81.81 feet) having a radius of 74.23 feet and a central angle of 66°52'56", an arc distance of 86.64 feet to a point of non-tangent curvature to the right;

Thence along said curve (whose chord bears S53°17'29"E, a distance of 21.21 feet) having a radius of 25.36 feet and a central angle of 49°26'04", an arc distance of 21.88 feet;

Thence S00°00'00"E, a distance of 180.10 feet;

Thence N89°59'38"E, a distance of 14.52 feet to a point of curvature to the right;

Thence along said curve (whose chord bears S50°54'32"E, a distance of 3.15 feet) having a radius of 2.50 feet and a central angle of 78°11'40", an arc distance of 3.41 feet to a point of reverse curvature;

Thence along said curve (whose chord bears S22°50'45"E, a distance of 7.85 feet) having a radius of 20.50 feet and a central angle of 22°04'05", an arc distance of 7.90 feet to a point of non-tangent curvature to the left;

(continued)

PRELIMINARY

Thence along said curve (whose chord bears S42°47’19”E, a distance of 18.74 feet) having a radius of 60.50 feet and a central angle of 17°49’05”, an arc distance of 18.81 feet;

Thence N90°00’00”W, a distance of 214.79 feet to the **Point of Beginning**.

Said parcel containing 39,767 square feet (0.913 acres) more or less.

Bearings based on the west line of the NE 1/4 of the NW 1/4 of Section 34, T3S, R67W, 6th P.M., being N00°01’05”E, and all linear units are represented in US Survey Feet.

Illustration attached and made a part hereof.

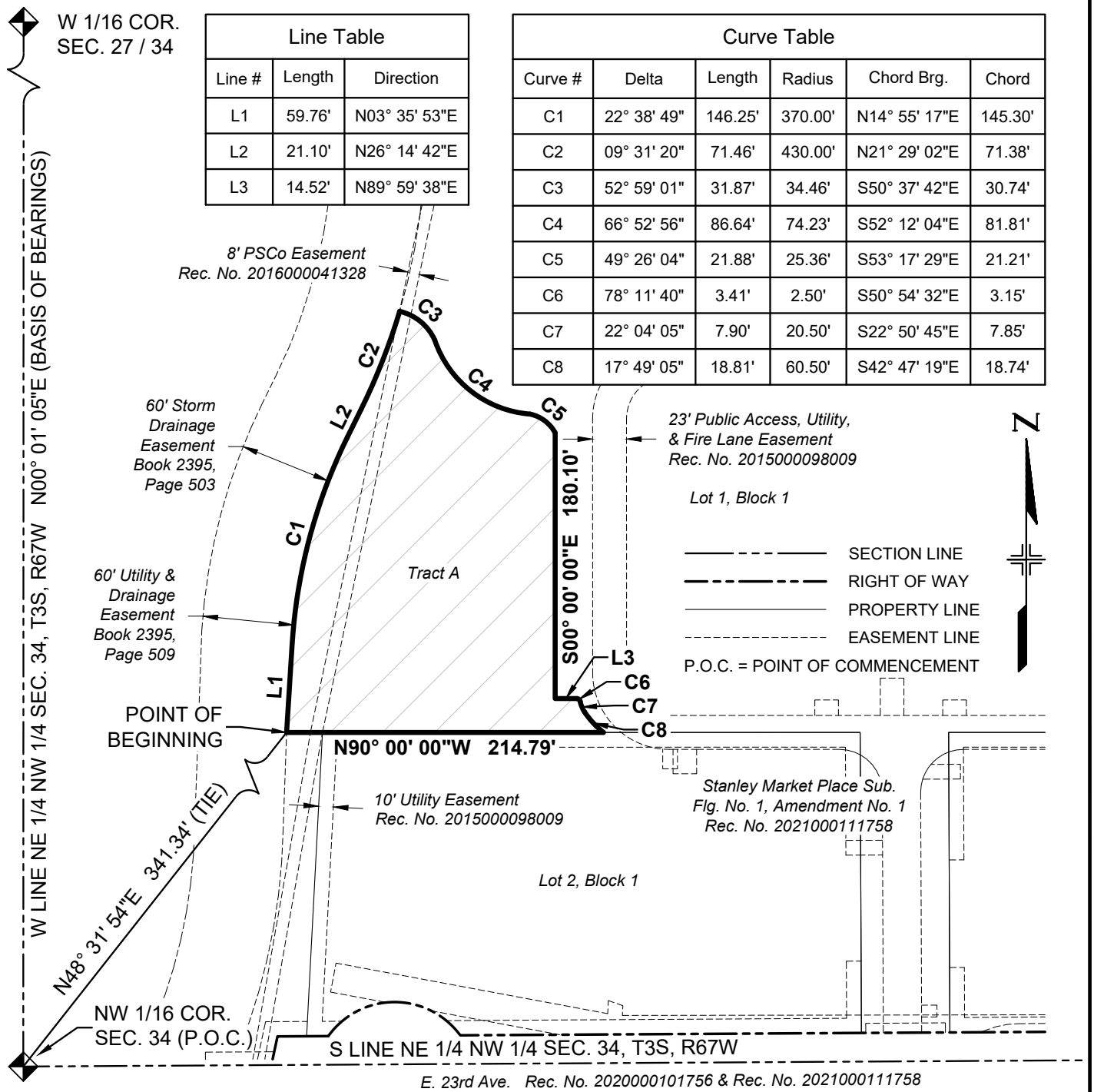
Eric W. Ansart
Colorado PLS# 38356
For and on behalf of the
City of Aurora, Colorado
13636 E. Ellsworth Ave.
Aurora, Colorado 80012

PRELIMINARY

ILLUSTRATION FOR
EXHIBIT A

Line Table		
Line #	Length	Direction
L1	59.76'	N03° 35' 53"E
L2	21.10'	N26° 14' 42"E
L3	14.52'	N89° 59' 38"E

Curve Table					
Curve #	Delta	Length	Radius	Chord Brg.	Chord
C1	22° 38' 49"	146.25'	370.00'	N14° 55' 17"E	145.30'
C2	09° 31' 20"	71.46'	430.00'	N21° 29' 02"E	71.38'
C3	52° 59' 01"	31.87'	34.46'	S50° 37' 42"E	30.74'
C4	66° 52' 56"	86.64'	74.23'	S52° 12' 04"E	81.81'
C5	49° 26' 04"	21.88'	25.36'	S53° 17' 29"E	21.21'
C6	78° 11' 40"	3.41'	2.50'	S50° 54' 32"E	3.15'
C7	22° 04' 05"	7.90'	20.50'	S22° 50' 45"E	7.85'
C8	17° 49' 05"	18.81'	60.50'	S42° 47' 19"E	18.74'



BEARINGS BASED ON THE W LINE OF THE NE 1/4 OF THE NW 1/4 OF SEC. 34, T3S, R67W, 6TH P.M., BEING N00°01'05"E

THE ABOVE DESCRIBED PARCEL CONTAINS 39,767 SQUARE FEET (0.913 ACRES) MORE OR LESS

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
EWA	NONE	N/A
CHECKED BY:	DATE:	JOB NUMBER:
DMR	7/7/2026	N/A

A PARCEL OF LAND SITUATED IN THE NE 1/4 OF THE NW 1/4 OF SEC. 34, T3S, R67W, 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

EXHIBIT B

(Pre-existing real property interests excepted from Bargain and Sale Deed and reserved by or to the Grantor)

1. Easement Agreement recorded October 15, 1979 in Book 2395 at Page 503.
2. Easements, notes, restrictions and rights-of-way, as set forth on the Plat of Stanley Market Place Subdivision Filing No. 1 recorded November 22, 2015 at Reception No. 2015000098009. NOTE: Surveyor's Affidavit of Correction recorded April 11, 2016 at Reception No. 2016000027244. NOTE: Quit Claim Deed from the City of Aurora eliminating certain easements dedicated on said plat recorded December 27, 2018 at Reception No. 2018000103026.
3. Easements, notes, restrictions and rights-of-way, as set forth on the Plat of Stanley Market Place Subdivision Filing No. 1, Amendment No. 1 recorded September 21, 2021 at Reception No. 2021000111758.

PRELIMINARY

EXHIBIT C

RESERVATION 2

A parcel of land situated in the NE 1/4 of the NW 1/4 of Section 34, Township 3 South, Range 67 West of the 6th Principal Meridian, City of Aurora, County of Adams, State of Colorado, being a part of Tract A, Stanley Market Place Subdivision Filing No. 1, Amendment No. 1, recorded on September 21, 2021 at Rec. No. 2021000111758 in the Office of the Adams County Clerk and Recorder, also being a part of that parcel of land described in that Special Warranty Deed recorded on April 26, 2018 at Rec. No. 2018000033516 in said office, more particularly described as follows:

Commencing at the NW 1/16 corner of said Section 34 and considering the west line of said NE 1/4 of the NW 1/4 of Section 34 to bear N00°01’05”E, with all bearings hereon being relative thereto;

Thence N48°31’54”E, a distance of 341.34 feet to the southwesterly corner of said Tract A;

Thence N03°35'53"E, coincident with the westerly line of said Tract A, a distance of 27.12 feet to the **Point of Beginning**;

Thence N03°35'53"E, coincident with said westerly line, a distance of 27.12 feet to a point of non-tangent curvature;

Thence along said curve to the left (whose chord bears S62°22'15"E, a distance of 8.17 feet) having a radius of 42.50 feet, and a central angle of 11°01'40", an arc distance of 8.18 feet to a point of non-tangency;

Thence S78°24'36"E, a distance of 15.54 feet;

Thence S89°37'50"E, a distance of 68.80 feet to a point of tangent curvature;

Thence along said curve to the left (whose chord bears N85°25'11"E, a distance of 7.33 feet) having a radius of 42.50 feet, and a central angle of 09°53'58", an arc distance of 7.34 feet to a point of non-tangency;

Thence N72°04'40"E, a distance of 12.94 feet;

Thence N74°47'16"E, a distance of 61.28 feet;

Thence N00°22'33"E, a distance of 160.31 feet to a point on the northerly line of said Tract A, said point being a point of non-tangent curvature;

Thence coincident with the perimeter of said Tract A the following six (6) courses:

1. Thence along said curve to the right (whose chord bears S42°54'48"E, a distance of 12.56 feet) having a radius of 25.36 feet, and a central angle of 28°40'59", an arc distance of 12.70 feet to a point of non-tangency;
2. Thence S00°00'00"W, a distance of 180.10 feet;
3. Thence N89°59'38"E, a distance of 14.52 feet to a point of non-tangent curvature;

(continued)

PRELIMINARY

4. Thence along said curve to the right (whose chord bears S50°54'32"E, a distance of 3.15 feet) having a radius of 2.50 feet, and a central angle of 78°06'01", an arc distance of 3.41 feet to a point of non-tangent curvature;
5. Thence along said curve to the left (whose chord bears S22°50'45"E, a distance of 7.85 feet) having a radius of 20.50 feet, and a central angle of 22°04'35", an arc distance of 7.90 feet to a point of non-tangent curvature;
6. Thence along said curve to the left (whose chord bears S35°04'20"E, a distance of 2.52 feet) having a radius of 60.50 feet, and a central angle of 02°23'10", an arc distance of 2.52 feet to a point of non-tangency;

Thence S89°55'18"W, a distance of 86.34 feet to a point of non-tangent curvature;

Thence along said curve to the right (whose chord bears S80°47'35"W, a distance of 35.30 feet) having a radius of 238.60 feet, and a central angle of 08°29'01", an arc distance of 35.33 feet to a point of non-tangent curvature;

Thence along said curve to the left (whose chord bears S54°16'21"W, a distance of 10.15 feet) having a radius of 12.00 feet, and a central angle of 50°01'22", an arc distance of 10.48 feet to a point on the southerly line of said Tract A, said point being a point of non-tangency;

Thence N90°00'00"W, coincident with said southerly line, a distance of 13.75 feet to a point of non-tangent curvature;

Thence along said curve to the left (whose chord bears N59°28'14"W, a distance of 9.80 feet) having a radius of 12.00 feet, and a central angle of 48°12'02", an arc distance of 10.10 feet to a point of non-tangent curvature;

Thence along said curve to the right (whose chord bears N82°37'32"W, a distance of 51.60 feet) having a radius of 201.87 feet, and a central angle of 14°41'06", an arc distance of 51.74 feet to the **Point of Beginning**.

Said parcel containing 6,888 square feet (0.158 acres) more or less.

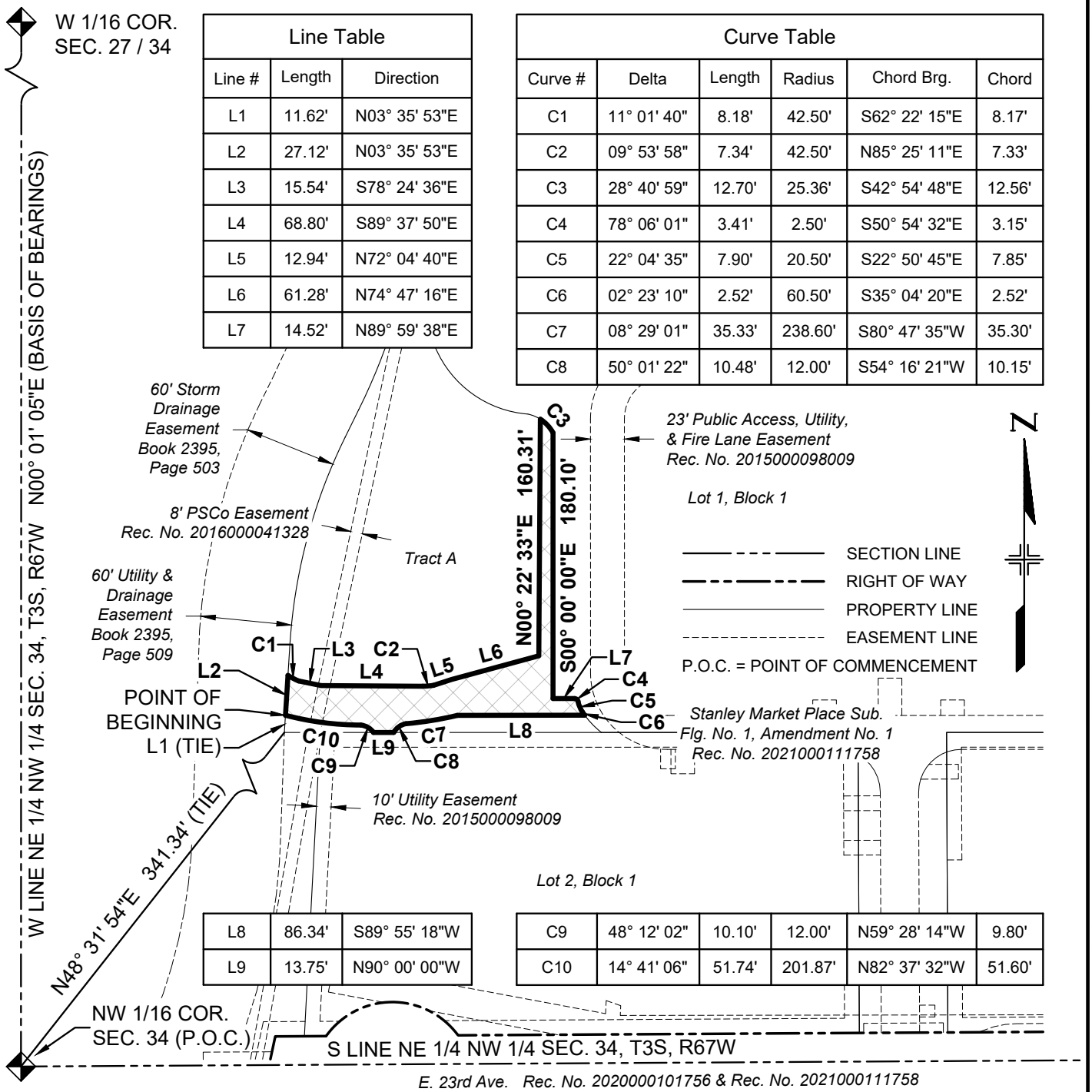
Bearings based on the west line of the NE 1/4 of the NW 1/4 of Section 34, T3S, R67W, 6th P.M., being N00°01’05”E, and all linear units are represented in US Survey Feet.

Illustration attached and made a part hereof.

Eric W. Ansart
Colorado PLS# 38356
For and on behalf of the
City of Aurora, Colorado
13636 E. Ellsworth Ave.
Aurora, Colorado 80012

PRELIMINARY

ILLUSTRATION FOR
RESERVATION 2



Line Table		
Line #	Length	Direction
L1	11.62'	N03° 35' 53"E
L2	27.12'	N03° 35' 53"E
L3	15.54'	S78° 24' 36"E
L4	68.80'	S89° 37' 50"E
L5	12.94'	N72° 04' 40"E
L6	61.28'	N74° 47' 16"E
L7	14.52'	N89° 59' 38"E
L8	86.34'	S89° 55' 18"W
L9	13.75'	N90° 00' 00"W

Curve Table					
Curve #	Delta	Length	Radius	Chord Brg.	Chord
C1	11° 01' 40"	8.18'	42.50'	S62° 22' 15"E	8.17'
C2	09° 53' 58"	7.34'	42.50'	N85° 25' 11"E	7.33'
C3	28° 40' 59"	12.70'	25.36'	S42° 54' 48"E	12.56'
C4	78° 06' 01"	3.41'	2.50'	S50° 54' 32"E	3.15'
C5	22° 04' 35"	7.90'	20.50'	S22° 50' 45"E	7.85'
C6	02° 23' 10"	2.52'	60.50'	S35° 04' 20"E	2.52'
C7	08° 29' 01"	35.33'	238.60'	S80° 47' 35"W	35.30'
C8	50° 01' 22"	10.48'	12.00'	S54° 16' 21"W	10.15'
C9	48° 12' 02"	10.10'	12.00'	N59° 28' 14"W	9.80'
C10	14° 41' 06"	51.74'	201.87'	N82° 37' 32"W	51.60'

BEARINGS BASED ON THE W LINE OF THE NE 1/4 OF THE NW 1/4 OF SEC. 34, T3S, R67W, 6TH P.M., BEING N00°01'05"E

THE ABOVE DESCRIBED PARCEL CONTAINS 6,888 SQUARE FEET (0.158 ACRES) MORE OR LESS

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
EWA	NONE	N/A
CHECKED BY:	DATE:	JOB NUMBER:
DMR	7/9/2026	N/A

A PARCEL OF LAND SITUATED IN THE NE 1/4 OF THE NW 1/4 OF SEC. 34, T3S, R67W, 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

PRELIMINARY

EXHIBIT D

RESERVATION 1

A parcel of land situated in the NE 1/4 of the NW 1/4 of Section 34, Township 3 South, Range 67 West of the 6th Principal Meridian, City of Aurora, County of Adams, State of Colorado, being a part of Tract A, Stanley Market Place Subdivision Filing No. 1, Amendment No. 1, recorded on September 21, 2021 at Rec. No. 2021000111758 in the Office of the Adams County Clerk and Recorder, also being a part of that parcel of land described in that Special Warranty Deed recorded on April 26, 2018 at Rec. No. 2018000033516 in said office, more particularly described as follows:

Commencing at the NW 1/16 corner of said Section 34 and considering the west line of said NE 1/4 of the NW 1/4 of Section 34 to bear N00°01’05”E, with all bearings hereon being relative thereto;

Thence N48°31’54”E, a distance of 341.34 feet to the southwesterly corner of said Tract A, said point being the **Point of Beginning**;

Thence coincident with the westerly line of said Tract A the following four (4) courses:

1. Thence N03°35'53"E, a distance of 59.76 feet to a point of tangent curvature;
2. Thence along said curve to the right (whose chord bears N14°55'17"E, a distance of 145.30 feet) having a radius of 370.00 feet, and a central angle of 22°38'49", an arc distance of 146.25 feet to a point of tangency;
3. Thence N26°14'42"E, a distance of 21.10 feet to a point of tangent curvature;
4. Thence along said curve to the left (whose chord bears N22°47'59"E, a distance of 51.68 feet) having a radius of 430.00 feet, and a central angle of 06°53'25", an arc distance of 51.71 feet to a point of non-tangency;

Thence S10°11'01"E, a distance of 270.88 feet to a point on the southerly line of said Tract A;

Thence N90°00'00"W, coincident with said southerly line, a distance of 118.41 feet to the **Point of Beginning**.

Said parcel containing 18,845 square feet (0.433 acres) more or less.

Bearings based on the west line of the NE 1/4 of the NW 1/4 of Section 34, T3S, R67W, 6th P.M., being N00°01’05”E, and all linear units are represented in US Survey Feet.

Illustration attached and made a part hereof.

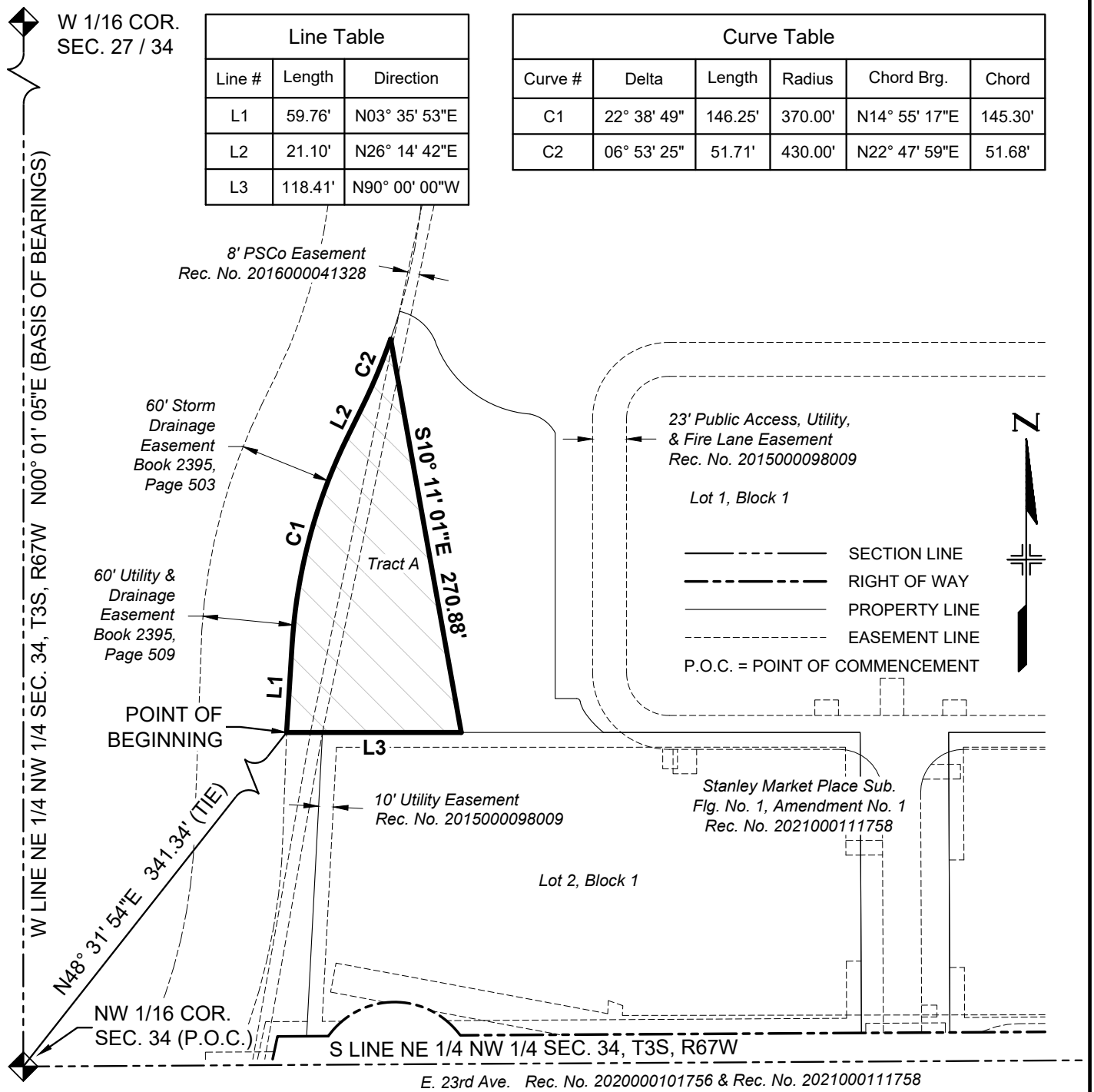
Eric W. Ansart
Colorado PLS# 38356
For and on behalf of the
City of Aurora, Colorado
13636 E. Ellsworth Ave.
Aurora, Colorado 80012

PRELIMINARY

ILLUSTRATION FOR
RESERVATION 1

Line Table		
Line #	Length	Direction
L1	59.76'	N03° 35' 53"E
L2	21.10'	N26° 14' 42"E
L3	118.41'	N90° 00' 00"W

Curve Table					
Curve #	Delta	Length	Radius	Chord Brg.	Chord
C1	22° 38' 49"	146.25'	370.00'	N14° 55' 17"E	145.30'
C2	06° 53' 25"	51.71'	430.00'	N22° 47' 59"E	51.68'



BEARINGS BASED ON THE W LINE OF THE NE 1/4 OF THE NW 1/4 OF SEC. 34, T3S, R67W, 6TH P.M., BEING N00°01'05"E

THE ABOVE DESCRIBED PARCEL CONTAINS 18,845 SQUARE FEET (0.433 ACRES) MORE OR LESS

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
EWA	NONE	N/A
CHECKED BY:	DATE:	JOB NUMBER:
DMR	7/9/2026	N/A

A PARCEL OF LAND SITUATED IN THE NE 1/4 OF THE NW 1/4 OF SEC. 34, T3S, R67W, 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

PRELIMINARY

EXHIBIT E

RESERVATION 3

A parcel of land situated in the NE 1/4 of the NW 1/4 of Section 34, Township 3 South, Range 67 West of the 6th Principal Meridian, City of Aurora, County of Adams, State of Colorado, being a part of Tract A, Stanley Market Place Subdivision Filing No. 1, Amendment No. 1, recorded on September 21, 2021 at Rec. No. 2021000111758 in the Office of the Adams County Clerk and Recorder, also being a part of that parcel of land described in that Special Warranty Deed recorded on April 26, 2018 at Rec. No. 2018000033516 in said office, more particularly described as follows:

Commencing at the NW 1/16 corner of said Section 34 and considering the west line of said NE 1/4 of the NW 1/4 of Section 34 to bear N00°01’05”E, with all bearings hereon being relative thereto;

Thence N33°01’22”E, a distance of 609.96 feet to the most northerly corner of said Tract A, said corner being a point of non-tangent curvature and also being the **Point of Beginning**;

Thence coincident with the northerly line of said Tract A the following two (2) courses:

1. Thence along said curve to the right (whose chord bears S50°37'42"E, a distance of 30.74 feet) having a radius of 34.46 feet, and a central angle of 52°58'40", an arc distance of 31.86 feet to a point of non-tangent curvature;
2. Thence along said curve to the left (whose chord bears S39°24'43"E, a distance of 52.36 feet) having a radius of 74.23 feet, and a central angle of 41°18'03", an arc distance of 53.51 feet to a point of non-tangency;

Thence N89°37'54"W, a distance of 74.81 feet;

Thence S85°28'56"W, a distance of 5.20 feet to a point on the westerly line of said Tract A, said point being a point of non-tangent curvature;

Thence coincident with said westerly line and along said curve to the left (whose chord bears N21°00'00"E, a distance of 64.14 feet) having a radius of 430.00 feet, and a central angle of 08°33'15", an arc distance of 64.20 feet to the **Point of Beginning**.

Said parcel containing 2,392 square feet (0.055 acres) more or less.

Bearings based on the west line of the NE 1/4 of the NW 1/4 of Section 34, T3S, R67W, 6th P.M., being N00°01’05”E, and all linear units are represented in US Survey Feet.

Illustration attached and made a part hereof.

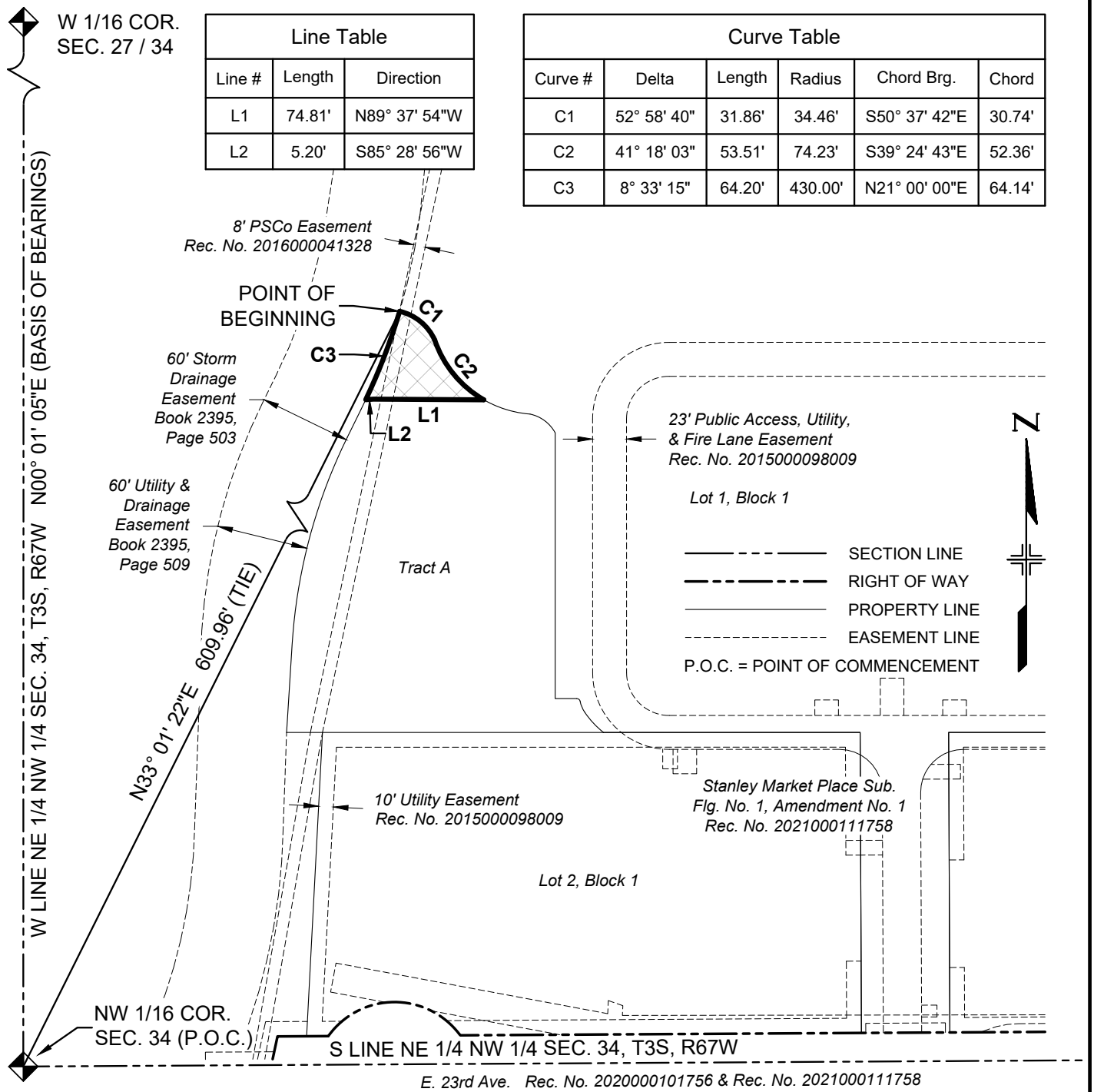
Eric W. Ansart
Colorado PLS# 38356
For and on behalf of the
City of Aurora, Colorado
13636 E. Ellsworth Ave.
Aurora, Colorado 80012

PRELIMINARY

ILLUSTRATION FOR
RESERVATION 3

Line Table		
Line #	Length	Direction
L1	74.81'	N89° 37' 54"W
L2	5.20'	S85° 28' 56"W

Curve Table					
Curve #	Delta	Length	Radius	Chord Brg.	Chord
C1	52° 58' 40"	31.86'	34.46'	S50° 37' 42"E	30.74'
C2	41° 18' 03"	53.51'	74.23'	S39° 24' 43"E	52.36'
C3	8° 33' 15"	64.20'	430.00'	N21° 00' 00"E	64.14'



BEARINGS BASED ON THE W LINE OF THE NE 1/4 OF THE NW 1/4 OF SEC. 34, T3S, R67W, 6TH P.M., BEING N00°01'05"E

THE ABOVE DESCRIBED PARCEL CONTAINS 2,392 SQUARE FEET (0.055 ACRES) MORE OR LESS

This drawing does not represent a monumented survey. It is intended only to depict the attached legal description

CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
EWA	NONE	N/A
CHECKED BY:	DATE:	JOB NUMBER:
DMR	7/14/2026	N/A

A PARCEL OF LAND SITUATED IN THE NE 1/4 OF THE NW 1/4 OF SEC. 34, T3S, R67W, 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

VISUAL AID



CITY OF AURORA, COLORADO

DRAWN BY:	SCALE:	R.O.W. FILE NUMBER
EWA	NONE	N/A
CHECKED BY:	DATE:	JOB NUMBER:
DMR	7/14/2026	N/A

A PARCEL OF LAND SITUATED IN THE NE 1/4 OF THE NW 1/4 OF SEC. 34, T3S, R67W, 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

RESOLUTION NO. R2024-62

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE CONVEYANCE OF CERTAIN CITY-OWNED PROPERTY CONTAINING 0.9129 ACRES TO STANLEY MARKETPLACE JV, LLC AS A DIRECT SALE TO THE LOGICAL POTENTIAL PURCHASER

WHEREAS, the City of Aurora ("City") was dedicated 0.9129-acre parcel of land in fee simple title for drainage purposes from the Stanley Marketplace Subdivision Filing No. 1, Amendment No. 1 plat, known as Tract A ("Tract A"); and

WHEREAS, Tract A was to be used for Aurora Water's water quality, however, water quality requirements for the surrounding area will now be addressed with the Westerly Creek Stream Improvements Project; and

WHEREAS, the City and Aurora Water have declared Tract A surplus to their needs since they no longer need Tract A for drainage purposes; and

WHEREAS, Tract A was improved with gravel and is currently used for parking purposes to serve the adjacent property owner, Stanley Marketplace JV, LLC; and

WHEREAS, pursuant to BPM 4-14, Section VI(H), the adjacent property owner has requested, and City staff recommends, conveying Tract A to Stanley Marketplace JV, LLC as the logical potential purchaser; and

WHEREAS, the City desires to convey Tract A to Stanley Marketplace JV, LLC to include certain restrictions and reservations (i.e., a public access easement, utility easement, temporary construction easement, and trail easement) in the conveyance document to Stanley Marketplace JV, LLC; and

WHEREAS, ownership of fee simple title to Tract A is of no significant use to the City and conveyance would relieve the City from ongoing maintenance responsibilities, thereby benefitting the citizens; and

WHEREAS, pursuant to Colorado Revised Statute Section 31-15-101(d), the City has the authority to acquire, hold, lease, and dispose of property, both real and personal; and

WHEREAS, pursuant to City Code Section 2-31, the Mayor, upon authorization by a majority vote of the members of City Council voting thereon, shall execute all conveyances of any interest in real property by the City; and

WHEREAS, the City Council of the City of Aurora finds and determines that it is in the best interest of the City and the citizens of Aurora to authorize the conveyance of Tract A to Stanley Marketplace JV, LLC by Bargain and Sale Deed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. The conveyance of Tract A by Bargain and Sale Deed to Stanley Marketplace JV, LLC, as the logical potential purchaser, is hereby approved.

Section 2. The Mayor and the City Clerk are hereby authorized to execute and deliver the Bargain and Sale Deed on behalf of the City in substantially the form presented at this meeting with such technical additions, deletions, and variations as the City Attorney may deem necessary or appropriate and not inconsistent with this Resolution.

Section 3. All resolutions or parts of resolutions of the City in conflict herewith are hereby rescinded.

RESOLVED AND PASSED this 20th day of May, 2024.

MIKE COFFMAN, Mayor

ATTEST:

~~KADEE RODRIGUEZ~~, City Clerk Deputy

APPROVED AS TO FORM:

RLA

Michelle Gardner
MICHELLE GARDNER, Sr. Assistant City Attorney

CITY OF AURORA
Council Agenda Commentary

Item Title: 2026 – Information Technology (IT) Lease Purchase Authority (Ordinance)
Item Initiator: Scott Newman, Chief Information Officer, Information Technology
Staff Source/Legal Source: Scott Newman, Chief Information Officer, Information Technology / Hanosky Hernandez, Senior Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Well-Managed: High performing organization, committed to great customer service, innovation, continuous improvement, fiscal stewardship, and maintaining critical infrastructure.

COUNCIL MEETING DATES:

Study Session: 6/22/2026

Regular Meeting: 7/13/2026

2nd Regular Meeting (if applicable): 7/27/2026

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Scott Newman, Chief Information Officer, Information Technology / Hanosky Hernandez, Senior Assistant City Attorney
Estimated time: 5 mins

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

☐ Approve Item and Move Forward to Study Session

☒ Approve Item and Move Forward to Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

☐ Approve Item as Proposed at Policy Committee

☐ Approve Item as Proposed at Study Session

☐ Approve Item as Proposed at Regular Meeting

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: Management & Finance

Policy Committee Date: 5/28/2026

Action Taken/Follow-up: ***(Check all that apply)***

☒ Recommends Approval ☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation ☐ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

This item was reviewed with the Management and Finance Policy Committee on 05/28/2026, and approved to move forward to Study Session for further consideration.

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

The Information Technology Department has the need to procure both tangible and intangible technology assets to support existing city operations, modernize existing capabilities, and develop and deploy new digital services for the community and city departments. Some of these procurements may utilize lease purchasing agreements. Working with the Finance Department, City Legal, and outside bond counsel, it was recommended an ordinance be established to authorize IT to enter such lease purchase agreements on an annual basis. By doing so, the ordinance clearly defines the authority granted to Information Technology to make lease purchases for technology. In addition, the ordinance will satisfy IRS requirements related to the utilization of tax-exempt financing on any equipment paid for, over time, through lease purchase or other borrowing alternatives.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

☐ Revenue Impact ☒ Budgeted Expenditure Impact ☐ Non-Budgeted Expenditure Impact
☐ Workload Impact ☐ No Fiscal Impact

REVENUE IMPACT
Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

N/A

BUDGETED EXPENDITURE IMPACT
Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

Any technology assets procured through lease purchase agreements wil be funded as appropriated through the annual budget process formally adopted by City Council.

NON-BUDGETED EXPENDITURE IMPACT
Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

N/A

WORKLOAD IMPACT
Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

All anticipated work will be programmed and scheduled against the overall IT Project Portfolio.

QUESTIONS FOR COUNCIL

Does Council approve to advance this item to Regular Session for further consideration?

LEGAL COMMENTS

The City of Aurora is authorized to enter into long-term or short-term rental or leasehold agreements in order to provide necessary land, buildings, equipment, and other property for governmental or proprietary purposes, which agreements may include an option to purchase and acquire title to such leased or rented property, and may have a term, at the discretion of the City, in excess of 30 years. See, Sec. 31-15-801, C.R.S. & City Code Sec. 2-683. Any use of lease-purchase financing by the City shall be approved by ordinance. City Charter Art. 5-3. (Hernandez)

ORDINANCE NO. 2026-____

A BILL

FOR AN ORDINANCE AUTHORIZING THE CHIEF INFORMATION TECHNOLOGY OFFICER TO ACQUIRE CERTAIN TANGIBLE AND INTANGIBLE INFORMATION TECHNOLOGY PROPERTY, EITHER BY PURCHASE OR PURSUANT TO THE TERMS OF LEASE-PURCHASE AGREEMENTS TO BE ENTERED INTO BETWEEN THE CITY, AS LESSEE, AND LEASE INVESTORS, VENDORS OR THE AURORA CAPITAL LEASING CORPORATION, EACH AS LESSOR, AUTHORIZING OFFICIALS OF THE CITY TO TAKE ALL ACTION NECESSARY TO CARRY OUT THE TRANSACTIONS CONTEMPLATED HEREBY

WHEREAS, the City of Aurora, Colorado, (the "City"), is a home rule municipality, organized and existing under and by virtue of Article XX, Section 6 of the Colorado Constitution; and

WHEREAS, the City is authorized pursuant to Section 31-15-801 C.R.S., as amended, the City's home rule powers, and Section 2-683 of the Aurora City Code, to enter into long-term or short-term rental or leasehold agreements in order to provide necessary land, buildings, equipment, and other property for governmental or proprietary purposes, which agreements may include an option to purchase and acquire title to such leased or rented property, and may have a term, at the discretion of the City, in excess of 30 years; and

WHEREAS, The City Council, (the "Council") has appropriated sufficient funds for the acquisition of information technology hardware, software, licenses, and related items for use in the City's information technology infrastructure and systems; and

WHEREAS, the City's Chief Information Officer (the "CIO") is charged with the responsibility to equip, maintain, and supervise the operations and provide for the security of the City's information technology assets; and

WHEREAS, it is in the best interests of the City and its inhabitants to provide the CIO or designee with sufficient authority and resources to carry out such responsibility in the most expeditious and efficient manner; and

WHEREAS, information technology is a rapidly developing field in which new and improved hardware and software are constantly being developed, particularly for the purpose of improving operations or protecting against security risks; and

WHEREAS, the Council intends to provide the CIO or designee with all practicable means of improving and protecting the City's information technology assets and the data kept thereon, including, without limitation, the means to respond promptly to emergencies; and

WHEREAS, because of the wide variety of information technology products, services, pricing and financing terms available, the responsibilities of the CIO include identifying which combinations of property and financing will best serve the needs of the City; and

WHEREAS, the CIO is in the best position to evaluate the necessity and capabilities of information technology products, including whether advantageous financing is available for particular items; and

WHEREAS, in order to provide for the information technology needs of the City, the Council hereby determines that it is necessary and in the best interests of the City and its citizens to authorize the CIO or designee, on a case-by-case basis, to undertake either the purchase or lease-purchase financing of information technology hardware, software or any other need for use by the City, on whatever terms the CIO finds to be most advantageous to the City;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO.

Section 1. *Ratification of Actions*. All actions heretofore taken, not inconsistent with the provisions of this Ordinance, by the Council or the officers of the City, directed toward the acquisition of information technology property in the manner described herein are hereby ratified, approved, and confirmed.

Section 2. *Information Technology needs*. The CIO or designee is hereby authorized, to select, as needed, and arrange for the acquisition of any reasonably required information technology property, including all equipment, software, warranties, and service contracts accessory thereto and/or associated therewith, and to finance its acquisition either (a) by purchase outright with appropriated funds, or (b) if the CIO or designee certifies in writing that it is necessary or desirable to obtain lease-purchase financing and that the proposed rentals do not exceed a reasonable amount for comparable property, by entering into a lease-purchase agreement having the terms and made subject to the limitations provided in this Ordinance.

Section 3. *Maximum Amounts; Interest Rates; Terms*. The sum of (a) the total cost of information technology property purchased during the authorization period stated in this ordinance with appropriated cash and (b) the capital cost of all information technology property financed during such fiscal year with lease-purchase financing shall not exceed the amounts appropriated by the Council for the acquisition of technology, and reflected in the City's budget filed with the City clerk and in custody of the Budget Department. In the case of any lease-purchase agreement, the interest component of rental payments to be made by the City shall accrue at a commercially reasonable market rate as determined by the city's Finance Director, and the term of any lease-purchase agreement entered into hereunder shall not exceed the lesser of the estimated useful life of the financed property or eighty-four (84) months. Rental payments may be made annually, semi-annually, or at any other convenient interval approved by the Director of Finance or the Treasurer. Any lease-purchase agreement proposed to be entered into shall, prior to its execution, be subject to review by the City Attorney, who may, but shall not be required to, obtain the services of outside bond counsel, and review and approval by the Director of Finance or the Treasurer or their respective delegates, in each case for consistency with this Ordinance.

Section 4. *Findings; Authorizations*. The Council hereby finds and determines, pursuant to the City's home rule powers and the laws of the State of Colorado, that the acquisition of the information technology property as authorized hereby is necessary, convenient,

and in furtherance of the governmental purposes of the City and in the best interests of the City and its citizens; and the Council hereby authorizes such acquisition.

Section 5. *Additional Documents*. The City Clerk is hereby authorized and directed to attest to all signatures and acts of any official of the City in connection with the matters authorized by this Ordinance. The Mayor, the City Manager, the CIO or designee, the Director of Finance and the Treasurer (collectively, the "Authorized Officers") are each authorized, upon the delivery of the CIO or designee's certificate pursuant to Section 2 hereof and satisfaction of the other conditions provided in this Ordinance, to execute and deliver for and on behalf of the City the lease purchase agreements and any and all additional certificates, documents and other papers, including without limitation, any documents necessary to support the tax treatment of the interest component of rentals under any lease purchase agreement, and to perform all other acts that they may deem necessary or appropriate in order to implement and carry out the transactions and other matters authorized by this Ordinance.

Section 6. *No General Obligation or Other Indebtedness*. The obligation of the City to make rental payments under each lease purchase agreement shall be subject to annual appropriation by the Council and constitutes an undertaking of the City to make current expenditures. Such payments shall be subject to termination and nonrenewal by the City in accordance with the provisions of each such lease purchase agreement. No provision of this Ordinance or any transaction hereunder shall be construed as constituting or giving rise to a general obligation or other indebtedness or multiple fiscal year financial obligation of the City within the meaning of any home rule, constitutional or statutory debt limitation nor a mandatory charge or requirement against the City in any ensuing fiscal year beyond the current fiscal year.

Section 7. *Expression of Need*. The City hereby declares its current and anticipated need for information technology property. It is hereby declared to be the present intention and expectation of the Council that each lease purchase agreement authorized hereunder will be renewed annually until title to all of the property leased thereby is acquired by the City; but this declaration shall not be construed as contractually obligating or otherwise binding the City.

Section 8. *Reasonable Rentals*. The Council hereby determines and declares that, after execution and delivery of each lease purchase agreement, provided such lease purchase agreement is entered into within the maximum amount, interest accrual and other terms authorized by this Ordinance, the rental payments due thereunder will represent the fair value of the use of the property leased thereby and the purchase price, as defined therein, will represent, as of any date upon which the City may exercise its option to purchase such property, the fair purchase price thereof. The Council further hereby determines and declares that, after the execution and delivery of each lease purchase agreement in compliance with this Ordinance, the rental payments due thereunder will not exceed a reasonable amount so as to place the City under an economic or practical compulsion to renew the lease or to exercise its option to purchase the property subject to the lease. In making such determinations, the Council has given consideration to the cost of acquiring and installing the property, the uses and purposes for which the property will be employed by the City, the benefit to the citizens of the City by reason of the acquisition and use of the property pursuant to the terms and provisions of each lease purchase agreement, the City's option to purchase the property, the special expertise of the CIO or designee, expected to be exercised in selecting and financing such property, and the expected

eventual vesting of title to, or other indicia of ownership of, the property in the City. The Council hereby determines and declares that, after execution and delivery of each lease purchase agreement, the maximum duration of the portion of the Lease allocable to any item of property separately identified in the payment schedule appended thereto will not exceed the weighted average useful life of such item of property.

Section 9. *Operating Leases Not Affected.* The cash or lease purchase financing options authorized herein are not intended to be exclusive, and nothing herein limits any existing authority of the City or the CIO or designee to arrange temporary operating leases (i.e., leases which do not provide for the transfer of title to the leased property at the end of their term) of real or personal property for the storage, use or operation of information technology assets.

Section 10. *Confirmation of Prior Acts*. All prior acts and doings of the officials, agents and employees of the City which are in conformity with the purpose and intent of this Ordinance and in furtherance of the acquisition of information technology property are in all respects ratified, approved and confirmed.

Section 11. *Severability*. The provisions of this Ordinance are hereby declared to be severable. If any section, paragraph, clause, or provision of this Ordinance shall, for any reason, be held to be invalid or unenforceable by a court of competent jurisdiction, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 12. *Repealer*. All acts, orders, resolutions, ordinances, or parts thereof, in conflict with this Ordinance or with any of the documents hereby approved, are hereby repealed only to the extent of such conflict. This repealer shall not be construed as reviving any resolution, ordinance, or part thereof, heretofore repealed.

Section 13. *Publication*. Pursuant to Section 5-5 of the City Charter, the second publication of this ordinance shall be by reference, utilizing the ordinance title. Copies of this ordinance are available at the office of the City Clerk.

INTRODUCED, READ AND ORDERED PUBLISHED this ____ day of _____, 2026.

PASSED AND ORDERED PUBLISHED this _____day of _____, 2026.

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

PETER A. SCHULTE, CITY ATTORNEY

Hanosky Hernandez
HANOSKY HERNANDEZ, Sr. Assistant City Attorney

CITY OF AURORA
Council Agenda Commentary

Item Title: Clarifying Membership Requirements for the Oil and Gas Advisory Committee (Ordinance)
Item Initiator: Jeffrey Moore, Manager of Energy and Environment Division, Planning and Business Development
Staff Source/Legal Source: Jeffrey S. Moore, Manager Energy & Environment Division, Planning and Business Development Department / David Scott, Assistant City Attorney Senior
Outside Speaker: N/A
Strategic Outcome: Well-Managed: High performing organization, committed to great customer service, innovation, continuous improvement, fiscal stewardship, and maintaining critical infrastructure.

COUNCIL MEETING DATES:

Study Session: 6/8/2026

Regular Meeting: 7/13/2026

2nd Regular Meeting (if applicable): 7/27/2026

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Jeffrey Moore, Manager of Energy and Environment Division, Planning and Business Development / David Scott, Senior Assistant City Attorney

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

☐ Approve Item and Move Forward to Study Session

☒ Approve Item and Move Forward to Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

☐ Approve Item as Proposed at Policy Committee

☐ Approve Item as Proposed at Study Session

☐ Approve Item as Proposed at Regular Meeting

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: Planning & Economic Development

Policy Committee Date: 4/27/2026

Action Taken/Follow-up: ***(Check all that apply)***

☒ Recommends Approval

☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation

☐ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

This item was presented to the Oil & Gas Advisory Committee in October 2025, and the Committee voted unanimously to support the passage of this ordinance. A memo of support is attached from the Chair of the Committee. The item was presented to PED on April 27, and was approved to be moved to Study Session.

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

The Oil & Gas Advisory Committee has three categories of membership: 1. "citizen" members, 2. Oil and Gas industry members, 3. Surface or landowner members. Cateogory 1 must be residents of Aurora, but the original ordinance that created the Committee did not explicitly state whether categories 2 and 3 must be residents. Due to the nature of categories 2 and 3, the original intent was that those members do not need to be residents of Aurora. After the passage of Resolution R2025-78, this ordinance will clarify explicitly that members in categories 2 and 3 do not need to be residents of Aurora, though consideration will be given to Aurora residents during any application process.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

☐ Revenue Impact ☐ Budgeted Expenditure Impact ☐ Non-Budgeted Expenditure Impact
☐ Workload Impact ☒ No Fiscal Impact

REVENUE IMPACT
Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

N/A

BUDGETED EXPENDITURE IMPACT
Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

N/A

NON-BUDGETED EXPENDITURE IMPACT
Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

N/A

WORKLOAD IMPACT
Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

N/A

QUESTIONS FOR COUNCIL

Does Council wish to support this ordinance?

LEGAL COMMENTS

City Council shall act only by ordinance, resolution or motion. All legislative enactments must be in the form of an ordinance. Aurora City Charter, Sec. 5.1. Amendments to any provision of the Code shall be made by amending such provision by specific reference to the section number of the City Code. All subsections, sections, articles or chapters desired to be repealed must be specifically repealed by subsection, section, article or chapter number, as the case may be. Subsections and sections may be amended or repealed by reference to the number or letter of such subsection or section. (City Code Section 1.9). (Scott)

ORDINANCE NO. 2026-___

A BILL

FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, AMENDING CHAPTER 106 OF THE AURORA CITY CODE REGARDING MEMBERSHIP REQUIREMENTS FOR THE AURORA OIL AND GAS ADVISORY COMMITTEE

WHEREAS, the Aurora City Code established the Oil and Gas Advisory Committee to advise the city council on matters relating to oil and gas development within the city; and

WHEREAS, Aurora City Code section 2-769 states, in part, "[a]ll members of any city board, commission, committee, or authority, established by either the Charter, ordinance or resolution, shall be residents of the city unless an exception is contained within the establishing legislation [ordinance] relating to a particular board, commission, committee or authority."; and

WHEREAS, City Council enacted Resolution No. R2025-78 which requires, among other things, that "all board and commission members shall be residents of the city, unless specifically stated otherwise in the City Code or Charter"; and

WHEREAS, Aurora City Code section 106-163 addresses membership categories for Oil and Gas Advisory Committee members, including five members who are citizens of Aurora, three members who represent industry, and three members who are surface or property owners; and,

WHEREAS, section 106-163 specifically states that "citizen" members must be citizens of Aurora, but does not include a "specific" exemption from the residency requirement for "industry" members or "surface or property owners" even though it is implied that those two categories of members are not required to be citizens of the city; and

WHEREAS, the Oil and Gas Advisory Committee, in conjunction with city staff, wish to bring clarity to the membership requirements for the Committee;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. That section 106-163 of the City Code of the City of Aurora, Colorado, is hereby amended as follows:

The oil and gas advisory committee shall be comprised of the following members:

(a) *Five citizens.* These members shall be citizens of Aurora and shall be appointed by city council. Of these five citizens, every attempt shall be made to appoint two citizens from the areas most affected by oil and gas at the time of the appointment. Factors for consideration for being "most affected" may include the number of wells in an area, new applications being submitted for oil and gas drilling, early stages of drilling and construction of the well pad and oil and gas extraction, and any other factor city council deems relevant to the appointment; and

(b) *Three industry representatives.* These representatives shall be registered Colorado electors, whose employer shall be registered with the Colorado ~~Oil and Gas Conservation Commission~~ **Energy and Carbon Management Commission**. These representatives will be comprised of those who are actively exploring, drilling, and/or producing oil and/or gas within the city and may include oil and gas operators, pipeline companies, rig companies, and/or any other company actively engaged in the oil and gas industry within the City**. Industry Representatives are not required to be residents of Aurora**; and

(c) *Three surface or property owners.* Surface or property owners are those individuals or companies that are either a surface owner of vacant land that holds minerals or a mineral owner of a vacant land parcel. **While preference will be given to Aurora residents and companies located in Aurora, Surface or Property Owners are not required to be residents of Aurora or, in the case of a company, to be located in Aurora.**

Section 2. Severability. The provisions of this Ordinance are hereby declared to be severable. If any section, paragraph, clause, or provision of this Ordinance shall, for any reason, be held to be invalid or unenforceable by a court of competent jurisdiction, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 3. Pursuant to Article 5-5 of the Charter of the City of Aurora, Colorado, the second publication of this Ordinance shall be by reference, utilizing the ordinance title. Copies of this Ordinance are available at the Office of the City Clerk.

Section 4. Repealer. All orders, resolutions, or ordinances in conflict with this Ordinance or with any of the documents hereby approved, are hereby repealed only to the extent of such conflict. This repealer shall not be construed as reviving any resolution, ordinance, or part thereof, heretofore repealed.

INTRODUCED, READ AND ORDERED PUBLISHED this _____ day of ____, 2026.

PASSED AND ORDERED PUBLISHED this _____ day of _____, 2026.

_____

MIKE COFFMAN, Mayor

ATTEST:

_____

KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

PETER A. SCHULTE, CITY ATTORNEY

By: David Scott RLA
DAVE SCOTT, Assistant City Attorney

MEMORANDUM

TO:	Mayor Coffman and Members of City Council
FROM:	Brad Pierce, Chair, Oil and Gas Advisory Committee
THROUGH:	Jeffrey S. Moore, P.G., Manager, Energy and Environment Division
DATE:	October 23, 2025
SUBJECT:	**Proposed Ordinance to Clarify Membership Requirements for the Oil and Gas Advisory Committee**

Dear Mayor Coffman and Members of the Aurora City Council:

I am pleased to provide comments from the Oil and Gas Advisory Committee clarifying our membership requirements.

As background, recently the City Council adopted Resolution No. R2025-78 which states, in part, that "all board and commission members shall be residents of the city, unless specifically stated otherwise in the City Code or Charter." This resolution is consistent with existing City Code section 2-769 which states, in part, "[a]ll members of any city board, commission, committee, or authority, established by either the Charter, ordinance or resolution, shall be residents of the city unless an exception is contained within the establishing legislation [ordinance] relating to a particular board, commission, committee or authority."

The Oil and Gas Advisory Committee was established by ordinance in 2015. The membership categories are located in section 106-163 of the Aurora City code. According to that section, the Committee is to be comprised of five members who are citizens of Aurora, three members who represent industry, and three members who are surface or property owners. While section 106-163 specifically states that "citizen" members must be citizens of Aurora, it does not address residency requirements for the industry and surface owner members and does not include a "specific" exemption from the residency requirement for these members.

On October 22, 2025 the Oil and Gas Advisory Committee held its regular quarterly meeting via Microsoft Teams. Dave Scott from the Aurora City Attorney's office presented suggested revisions to Aurora City Code section 106-163 to clarify membership requirements for industry and surface or property owner members. The revisions would clarify that these categories of members are not required to be residents given the nature of their work. Following discussion and questions from members, the Committee voted unanimously to recommend to City Council that the proposed ordinance incorporating these changes be adopted.

The proposed ordinance making revisions to City Code section 106-163 is included with this Memorandum.

Please contact me with any questions.

Respectfully submitted,

Brad Pierce
Chair, Oil & Gas Advisory Committee

Proposed Ordinance Clarifying Membership Requirements for the Oil and Gas Advisory Committee

Planning and Business
Development Department

City Council
Study Session
June 8, 2026

Jeffrey S. Moore, P.G.
Manager, Energy & Environment Division

We steward access to the natural resources under our authority with integrity and respect for our people, businesses, and the environment.

The Oil and Gas Advisory Committee (OGAC)

- Established by City Council ordinance in 2015 to provide advice to the City Council on “matters relating to oil and gas development in the city.”

- The OGAC currently meets quarterly

- The Committee is comprised of three categories of members:
  A. 5 “citizens” of Aurora (specifically must be residents)
  B. 3 representatives of the oil and gas industry with operations in Aurora
  C. 3 individuals who are surface or property/mineral owners

City Council Resolution on Committees

- In 2025, the City Council adopted Resolution R2025-78, which reiterates requirements in the City Code section 2-769 that “all board and commission members shall be residents of the city, **unless specifically stated otherwise** in the City Code or Charter.”

- As written, the ordinance establishing the OGAC did not **specifically state** that the industry members and land owner members did not need to be residents.

- We believe this created uncertainty in the membership categories.

The Proposed Solution

- It was not the intention of the original Ordinance to require the industry representatives or property owners to be residents of the City given the nature of their positions.

- The proposed amendment would clarify these exceptions by making them explicit, to comply with City Code and Resolution R2025-78 language

- Provides certainty to the volunteers who serve as members of the Committee

The Proposed Revisions

(a) Five citizens. These members shall be citizens of Aurora and shall be appointed by city council. Of these five citizens, every attempt shall be made to appoint two citizens from the areas most affected by oil and gas at the time of the appointment. Factors for consideration for being "most affected" may include the number of wells in an area, new applications being submitted for oil and gas drilling, early stages of drilling and construction of the well pad and oil and gas extraction, and any other factor city council deems relevant to the appointment; and

(b) Three industry representatives. These representatives shall be registered Colorado electors, whose employer shall be registered with the Colorado ~~Oil and Gas Conservation Commission~~ **Energy and Carbon Management Commission**. These representatives will be comprised of those who are actively exploring, drilling, and/or producing oil and/or gas within the city and may include oil and gas operators, pipeline companies, rig companies, and/or any other company actively engaged in the oil and gas industry within the City**. Industry Representatives are not required to be residents of Aurora**; and

(c) Three surface or property owners. Surface or property owners are those individuals or companies that are either a surface owner of vacant land that holds minerals or a mineral owner of a vacant land parcel. **While preference will be given to Aurora residents and companies located in Aurora, Surface or Property Owners are not required to be residents of Aurora or, in the case of a company, to be located in Aurora.**

Thank You!

Planning and Business
Development Department

CITY OF AURORA
Council Agenda Commentary

Item Title: DUAL LISTED: A Charter Amendment Concerning Timing of Municipal Elections and Transitional Extension of Terms of Office (Ordinance)
Item Initiator: Alli Jackson, Council Member
Staff Source/Legal Source: Kadee Rodriguez, City Clerk / Peter Schulte, City Attorney
Outside Speaker: N/A
Strategic Outcome: Well-Managed: High performing organization, committed to great customer service, innovation, continuous improvement, fiscal stewardship, and maintaining critical infrastructure.

COUNCIL MEETING DATES:

Study Session: 7/13/2026

Regular Meeting: 7/27/2026

2nd Regular Meeting (if applicable): 8/10/2026

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Sponsor: Alli Jackson, Council Member
Kadee Rodriguez, City Clerk / Peter Schulte, City Attorney
Estimated time: 20 mins

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

☐ Approve Item and Move Forward to Study Session

☒ Approve Item and Move Forward to Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

☐ Approve Item as Proposed at Policy Committee

☐ Approve Item as Proposed at Study Session

☐ Approve Item as Proposed at Regular Meeting

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: ***(Check all that apply)***

☐ Recommends Approval ☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation ☐ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

N/A

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

This Ordinanace refers to the voters a proposed Charter amendment to move the City's regular municipal elections to a new election schedule and provide for one-time transitional extensions of the terms of office for elected officials necessary to implement the change.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

☐ Revenue Impact ☒ Budgeted Expenditure Impact ☐ Non-Budgeted Expenditure Impact
☐ Workload Impact ☐ No Fiscal Impact

REVENUE IMPACT
Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

BUDGETED EXPENDITURE IMPACT
Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

Even-year elections are more expensive for the City because coordinating with Arapahoe County requires additional election infrastructure, particularly more voter service and polling centers. In mid-term election years, the County typically operates about 25 more voter centers than in odd-year elections, increasing the City's share of election costs.

- In 2022, a mid-term election year, the City paid $300,504.68 to coordinate its election with Arapahoe County, despite having only one ballot question.
- In 2024, another even-year election, the City's coordination costs were $121,285.73 for one ballot question.
- By comparison, in the 2025 coordinated election, the City paid only $71,903.04, even though the ballot included five council seats and five ballot questions.

NON-BUDGETED EXPENDITURE IMPACT
Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

WORKLOAD IMPACT
Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

QUESTIONS FOR COUNCIL

Does Council wish to support the Ordinance?

LEGAL COMMENTS

Proceedings to amend a home rule charter may be initiated by an ordinance adopted by the governing body submitting the proposed amendment to a vote of the registered electors of the municipality. (C.R.S. §31-2-210(1)(b)). Such an ordinance shall also adopt a ballot title for the proposed amendment. *Id*. (Wood)

ORDINANCE NO. 2026 - _____

A BILL

FOR AN ORDINANCE SUBMITTING TO A VOTE OF THE REGISTERED ELECTORS OF THE CITY OF AURORA, COLORADO, AT A COORDINATED ELECTION ON NOVEMBER 3, 2026, A PROPOSED AMENDMENT TO SECTION 4 OF ARTICLE II OF THE CITY CHARTER CONCERNING MUNICIPAL ELECTIONS TO DIRECT THAT REGULAR MUNICIPAL ELECTIONS SHALL BE HELD IN EVEN-NUMBERED YEARS AND PROPOSED AMENDMENTS TO SECTION 5 OF ARTICLE III TO PROVIDE FOR ONE-TIME SHORTENED TERMS OF OFFICE TO FACILITATE THE TRANSITION TO REGULAR ELECTIONS OCCURING IN EVEN-NUMBERED YEARS.

WHEREAS, Article XX, Section (6) of the Colorado Constitution and Article 1-6 of the City Charter empower home rule municipalities to control and legislate in their Charters upon all matters of municipal concern and to amend those Charters through a vote of the electorate, and

WHEREAS, the Aurora City Charter currently provides that regular municipal elections are held in odd-numbered years; and

WHEREAS, the timing of municipal elections is a matter of local concern subject to amendment by a vote of the electors of the City; and

WHEREAS, the City Council has considered the potential benefits of moving municipal elections to even-numbered years, including increased voter participation, improved voter access, and alignment with elections in which voter turnout is historically higher; and

WHEREAS, the City Council recognizes that implementation of even-numbered year elections requires amendments to the Aurora City Charter and appropriate transition provisions to ensure continuity in elected offices; and

WHEREAS, the City Council finds that submitting to the voters the question of whether to move regular municipal elections to even-numbered years will promote the public health, safety, and welfare by encouraging broader civic participation.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. That Article 2-4 of the City Charter of the City of Aurora, Colorado is hereby amended to read as follows:

2-4 Municipal Elections.

A regular municipal election shall be held on the first Tuesday in November in ~~odd-numbered~~ **even-numbered** years, **beginning in 2030**. Special elections shall be held in accordance with the provisions of this Charter. The polling places shall be open from 7:00 a.m. to 7:00 p.m. on election days.

Section 2. That Article 3-5 of the City Charter of the City of Aurora, Colorado is hereby amended to read as follows:

3-5 Terms.

(a) Terms of the mayor and each councilmember shall begin at the commencement of the first regular council meeting in December after election in the year elected. Before entering upon the duties of office, the mayor and each councilmember shall take an oath or affirmation supporting the Constitution of the United States of America, the Constitution of the State of Colorado, the Charter and ordinances of the City of Aurora, and faithfully perform the duties of office. Elections shall be nonpartisan. Two (2) councilmembers at large, the mayor, and Ward IV, V, and VI councilmembers shall be elected at one election. Councilmembers from Ward I, Ward II, Ward III and two (2) councilmembers at large shall be elected at the next election. **Except as provided in subsection (c) of this section,** ~~T~~**t**he term of office of all elected councilmembers and the mayor shall be for four (4) years.

(b) Neither the mayor nor any councilmember shall serve more than three (3) consecutive ~~four-year~~ terms of office in their respective offices. Terms of office shall be considered consecutive unless they are at least four (4) years apart. For purposes of this section, the office of mayor, at-large council members, and ward specific council members shall each be considered different offices.

(c) **Notwithstanding any other provision of this Charter, and in order to transition to even-numbered year elections:**

1) The terms of the mayor or councilmembers elected in 2027 shall be for three (3) years; and

2) The terms of the mayor or councilmembers elected in 2029 shall be for three (3) years.

These three (year) terms are one-time adjustments necessary to implement the transition to even-numbered year elections and shall not be construed to alter the standard term of office.

~~(c)~~**(d)** When a vacancy has occurred in any elective office and has been filled pursuant to section 3-7 of this Charter, the term to be filled at the next ensuing election for that office **may be adjusted, including shortened to two (2) years, if necessary, to preserve the established staggering of terms.** ~~shall be two (2) years where necessary to ensure compliance with the provisions of subsection (a) of this section governing the timing of elections.~~

Section 3. The following question shall be submitted to a vote of the registered electors of the City of Aurora at the coordinated election on November 3, 2026:

"Direction to move the City of Aurora's regular municipal elections to even-numbered years"

Shall Article 2-4 of the City Charter of the City of Aurora, Colorado, be amended to direct that regular municipal elections shall be moved from odd-numbered years to even-numbered years with corresponding amendments to Article 3-5 of the Aurora City Charter to allow one-time shortened terms of office necessary to implement the transition to even-numbered year elections?

YES _____ NO _____

Section 4. Pursuant to Section 31-2-210(3.5), C.R.S., the City Clerk is hereby directed to certify the proposed ballot question to the Clerk and Recorder of each county in which the City is located for submission at the statewide general election on November 3, 2026.

Section 5. Pursuant to Section 31-2-210(4), C.R.S., the City Clerk is hereby directed to publish, within thirty (30) days of the adoption of this ordinance, notice of the date and time of the election upon which the proposed Charter amendment will be considered said publication to appear in a newspaper of general circulation in the City which notice shall contain the full text of the proposed Charter amendment.

Section 6. The City Clerk shall secure, from each county, the votes in favor of and opposed to the proposed Charter amendment and shall report the same to City Council following the election within such time as provided for by state law. If the majority of the registered electors voting thereon have voted in favor of the proposed amendment, such amendment shall be deemed approved.

Section 7. In the event the proposed Charter amendment is approved by a majority of the registered electors voting thereon, the City Clerk shall publish once, in the same newspaper which published the notice of the charter amendment being on the ballot the full text of the Charter amendment following the election within such time as is provided by state law. At such time, the City Clerk shall also file with the Secretary of State two (2) copies of said amendment, along with the official tally of the vote for and against, as certified by the City Clerk.

Section 8. The provisions of this ordinance, the Charter amendment, and the question authorized hereby are severable. If any portion of this ordinance, the Charter amendment, or the question are judicially determined to be invalid or unenforceable, such determination shall not affect the remaining provision of such ordinance, Charter amendment, or question.

Section 9. All ordinances or parts of ordinances, of the City Code of the City of Aurora, Colorado, in conflict herewith are expressly repealed.

Section 10. Pursuant to Article 5-5 of the Charter of the City of Aurora, Colorado, the second publication of this ordinance shall be by reference, utilizing the ordinance title. Copies of this ordinance are available at the office of the City Clerk.

INTRODUCED, READ, AND ORDERED PUBLISHED this ____day of_____, 2026

PASSED AND ORDERED PUBLISHED BY REFERENCE this ___day of _____, 2026

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIQUEZ, City Clerk

APPROVED AS TO FORM:

PETER A. SCHULTE, City Attorney

By: Andrea Wood
Andrea Wood, Assistant City Attorney

CITY OF AURORA
Council Agenda Commentary

Item Title: DUAL LISTED: Amendment to Chapter 134 of the City Code (Ordinance)
Item Initiator: Todd Chamberlain, Chief, Police
Staff Source/Legal Source: Jason Pray, Lieutenant, Police / Mandy MacDonald, Senior Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Safe: Promoting safety in our built environment through effective administration of city codes and ordinances and responding to emergencies appropriately to preserve and enhance the community's sense of security and well-being.

COUNCIL MEETING DATES:

Study Session: 7/27/2026

Regular Meeting: 7/27/2026

2nd Regular Meeting (if applicable): 8/10/2026

Item requires a Public Hearing: ☐ Yes ☐ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Jason Pray, Lieutenant, Police / Mandy MacDonald, Senior Assistant City Attorney
Estimated time: 5 mins

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

☒ Approve Item and Move Forward to Study Session

☐ Approve Item and Move Forward to Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

☐ Approve Item as Proposed at Policy Committee

☐ Approve Item as Proposed at Study Session

☐ Approve Item as Proposed at Regular Meeting

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: Public Safety, Courts & Civil Service

Policy Committee Date: 7/9/2026

Action Taken/Follow-up: ***(Check all that apply)***

☐ Recommends Approval ☐ Does Not Recommend Approval

☒ Forwarded Without Recommendation ☐ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

This ordinance was presented at the July 9th Public Safety, Courts & Civil Service committee meeting. Due to the August 12th effect date for changes to state law, this ordinance has been dual-listed in order to have a second reading prior to the law changes.

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

Senate Bill 26-152 was signed into law and takes effect on August 12, 2026. The Act makes certain changes to the use of automated vehicle identification systems (AVIS), including:

- Modifying the public notice requirements that a municipality or an agency responsible for placing a new AVIS must provide before utilizing the new AVIS and clarifying the definition of mobile AVIS systems that are not subject to the notice requirements;
- Making the registered owner of a motor vehicle responsible for all civil penalties associated with violations committed with the vehicle unless the vehicle was sold, leased, or stolen;
- Creating a defined procedure through which the registered owner of a motor vehicle may prove that the vehicle was sold, leased, or stolen at the time when a violation was detected by an AVIS and, thereby, under certain circumstances, relieving the registered owner from having to pay the civil penalty associated with the notice of violation; and
- Changing the penalty structure for different levels of speeding violations detected by an AVIS.

Section 134 of the City Code contains the notice procedures and penalty assessments for AVIS. This ordinance amends Section 134 of the City Code to align with the changes to state law under SB26-152.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

☐ Revenue Impact ☐ Budgeted Expenditure Impact ☐ Non-Budgeted Expenditure Impact
☐ Workload Impact ☒ No Fiscal Impact

REVENUE IMPACT
Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

BUDGETED EXPENDITURE IMPACT
Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

NON-BUDGETED EXPENDITURE IMPACT
Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

WORKLOAD IMPACT

Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

QUESTIONS FOR COUNCIL

Does Council wish to support the ordinance to amend Chapter 134 of the City Code?

LEGAL COMMENTS

Council shall act only by ordinance, resolution or motion. All legislative enactments must be in the form of ordinances; all other actions, except as herein provided, may be in the form of resolutions or motions. (Section 5-1, Aurora City Charter). (MacDonald)

ORDINANCE NO. 2026- ____

A BILL

FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, AMENDING CHAPTER 134, ARTICLE XI OF THE CITY CODE PERTAINING TO AUTOMATED VEHICLE IDENTIFICATION SYSTEMS.

WHEREAS, on June 4, 2026, Governor Polis signed Senate Bill 26-152 into law; and

WHEREAS, Senate Bill 26-152 made certain changes to state law regarding automated vehicle identification systems; and

WHEREAS, amendments to Chapter 134, Article XI of the City Code are required in order to align with state law; and

WHEREAS, additional amendments are included in this ordinance to clarify the City's processes for traffic violations detected by an automated vehicle identification system.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. The City hereby amends Chapter 134, Article XI, sections 134-450, 451, 453, and 456 of the City Code pertaining to Automated Vehicle Identification Systems as follows:

Sec. 134-450 – Definitions.

(a) *Automated vehicle identification system* shall mean photographic equipment linked to a violation detection system that synchronizes the taking of a photograph with the occurrence of a traffic violation. Such a system may include, but is not limited to, devices which combine a doppler radar instrument, camera, and computer, alone or in combination with other devices, to measure the speed of a vehicle, or other object and to photograph the vehicle~~, its operator, its occupants, or other objects~~ **and its license plate**. Such system may also include, but is not limited to, devices which link a camera, computer, and traffic signal, alone or in combination with other devices, to detect vehicles which have violated the traffic signal and to photograph the motor vehicle, its operator, its occupants, or other objects. The results of an automated vehicle identification system means the photograph(s), speed measurement, the vehicle's location before entering and within an intersection or crosswalk, and any other data or information produced by an automated vehicle identification system. **An automated vehicle identification system does not include an automated license plate reader system.**

(b) *Notice of violation* shall mean a notice mailed to a registered owner of a vehicle involved in any traffic violation detected by an automated vehicle identification system advising that the

violation has been detected~~, or a similar notice mailed to the operator of the vehicle identified by a registered owner of said vehicle~~.

(c) *Civil penalty assessment notice* shall mean a notice issued to a registered owner of a vehicle involved in a traffic violation detected by an automated vehicle identification system, if the notice of violation remains unpaid and uncontested by the notice of violation response deadline.

Sec. 134-451 - Automated vehicle identification system **notices of violation and** penalty assessment notices.

(a) ~~Except as specified in subsection (d) of this section, w~~**W**hen an automated vehicle identification system captures a traffic violation, the system may cause a ~~penalty assessment~~ notice **of violation** to be issued through a contractor designated by the city manager, charging the person in whose name the vehicle is registered based on the license plate or any other identification of the vehicle with violation of the applicable section~~, or the person designated by the owner as being the driver of the vehicle when the violation occurred~~. Prior to the issuance of a penalty assessment notice ~~being issued and served~~, the violation must be reviewed by a city employee or contractor on behalf of the city. ~~If, however, the vehicle is registered in more than one person's name, the penalty assessment notice shall be issued to the registrant who the issuing city employee or contractor determines, under all the facts and circumstances, was the person most likely depicted in the image produced by the camera.~~

(b) Any ~~penalty assessment~~ notice issued as part of an automated vehicle identification system program shall contain the name and address of the ~~defendant~~**registered owner of the vehicle involved in the violation**; the license **plate** number of the vehicle involved; a citation of the code section alleged to have been violated; a brief description of the infraction or violation; the date and approximate place of the infraction or violation; the amount of any prescribed penalty~~, the number of points, if any, prescribed~~ for such infraction or violation pursuant to Colorado Revised Statutes; and the date the ~~penalty assessment~~ notice is issued. The ~~penalty assessment~~ notice **of violation** shall direct the ~~defendant~~ **registered owner** to a website portal where, prior to a date and time specified on the ~~penalty assessment~~ notice **of violation which shall not be less than forty-five days after the issuance date of the notice**, the ~~defendant~~ **registered owner** can pay the penalty, submit ~~evidence~~ **documentation** ~~to dispute the identity of the driver~~ as permitted by Colorado Revised Statutes and this code, or request a hearing before the Aurora parking and traffic bureau magistrate to dispute the ~~penalty assessment~~ notice. The ~~penalty assessment~~ notice **of violation** shall also contain a line on which the ~~defendant~~ **registered owner** may elect to execute a signed acknowledgement of liability and an agreement to pay the penalty on or before the date on the notice. ~~The penalty assessment notice shall also contain information on how the defendant can request a hearing before the Aurora parking and traffic bureau magistrate pursuant to section 134-426 to dispute the penalty assessment notice.~~ **If the registered owner fails to request a hearing to dispute the alleged violation by the deadline stated in the notice of violation, the registered**

owner waives any right to contest the violation or the amount of the prescribed civil penalty. A civil penalty assessment notice shall then be issued to the registered owner.

~~(c) A copy of the penalty assessment notice may be personally served upon the defendant in compliance with Colorado Municipal Court Rules of Procedure no later than 90 days after the date the alleged violation occurred. If a penalty assessment notice or notice of such violation was mailed to the defendant prior to personal service, and the defendant did not dispute the identity of the driver prior to personal service, then the defendant shall not be able to dispute the identity of the driver without a hearing.~~

~~(d) When a city employee or contractor, based on evidence obtained in whole or in part by means of an automated vehicle identification system, has probable cause to believe that a vehicle was traveling 25 miles per hour or more in excess of the posted speed limit, the violation will be investigated as a traffic offense. The traffic offense will be referred to a sworn police officer for investigation.~~

Sec. 134-453 - Appearances for automated vehicle identification system penalty assessment notices.

(a) In the event that the ~~defendant~~ **registered owner** having been served with a **civil** penalty assessment notice fails to pay the penalty on or before the due date, fails to request a hearing before the Aurora parking and traffic bureau magistrate, or fails to submit ~~evidence to dispute the identity of the driver~~ **sufficient documentation to obtain a dismissal pursuant to section 134-457**, a default judgment shall be entered and a penalty assessed with any applicable fees and costs in accordance with section 134-456. **The city shall personally serve the registered owner with the final order pursuant to the Colorado Municipal Court Rules of Procedure prior to the city pursuing a collection action.**

(b) In the event the ~~defendant~~ **registered owner** disputes the allegations in a ~~penalty assessment~~ notice **of violation** issued pursuant to section 134-451 and requests a hearing prior to the ~~entry of a default judgment~~ **deadline**, a hearing before the Aurora parking and traffic bureau magistrate shall be held. If the defendant is found guilty or fails to appear at such hearing, judgment shall be entered and a penalty assessed with any applicable fees and costs shall be assessed as provided in section 134-456 unless the judgment is appealed to the Aurora municipal court pursuant to section 134-431.

Sec. 134-456 - Penalty.

(a) The possible penalties set forth in sections 1-13 and 134-361 of this Code shall not apply to any traffic violation detected by the use of any automated vehicle identification system. Any traffic violations detected by the use of an automated vehicle identification system shall be subject to the following penalties and costs upon entry of judgment against the defendant:

(1) If the violation involves the disobedience to any traffic control device, the maximum penalty that may be imposed for such violation is $75.00.

(2) If the violation ~~does not involve disobedience to any traffic control device, the maximum penalty for such violation is $40.00.~~**is a speeding violation, then the maximum penalty, including any surcharge, is as follows:**

a. For a speeding violation of less than six miles per hour over the applicable speed limit, only a warning may be issued to the registered owner, except if the violation occurred within a school zone, as defined in C.R.S. § 42-4-615, or within a maintenance, repair, or construction zone designated pursuant to C.R.S. § 42-4-614, then the maximum penalty is $40.00.

b. For a speeding violation of at least six and less than ten miles per hour over the applicable speed limit:

I. If the violation is the first violation by the registered owner that the city has detected using its automated vehicle identification system, then the warning shall be mailed to the registered owner.

II. If the violation is the second or subsequent speeding violation that the city has detected using its automated vehicle identification system, then the maximum penalty is $40.00, except if the violation occurred within a school zone, as defined in C.R.S. § 42-4-615, or within a maintenance, repair, or construction zone designated pursuant to C.R.S. § 42-4-614, then the maximum penalty is $80.00.

c. For a speeding violation of at least ten and less than twenty-five miles over the applicable speed limit, the maximum penalty is $40.00, except if the violation occurred within a school zone, as defined in C.R.S. § 42-4-615, or within a maintenance, repair, or construction zone designated pursuant to C.R.S. § 42-4-614, then the maximum penalty is $80.00.

d. For a speeding violation of twenty-five miles per hour or more over the applicable speed limit, the maximum penalty is $120.00.

~~(3) If the violation occurs within a school zone, the maximum penalty that may be imposed shall be twice that as set forth in subsections (1) and (2) herein, as may be applicable.~~

(4~~3~~) Regardless of the nature of the violation, the court is authorized to impose additional costs, not to exceed $40.00, for service of process upon any defendant to obtain personal jurisdiction over the defendant who did not waive service of process.

Section 2. The City Code of the City of Aurora, Colorado is hereby amended by repealing Section 134-454 of the City Code.

Section 3. The City Code of the City of Aurora, Colorado, is hereby amended by adding a section, to be numbered 134-457, which reads as follows:

Sec. 134-457 - Dismissal.

(a) Within thirty days after issuance of the notice of violation, the registered owner or a representative of the estate or a family member of the registered owner, may submit the following documentation:

(1) An affidavit and a bill of sale or other documentation showing that the vehicle was sold, leased, or transferred before the date and time of the violation;

(2) An affidavit and a copy of a police report showing that the vehicle's license plate or vehicle was stolen before the date and time of the violation;

(3) An affidavit and documentation showing that a separate traffic citation was issued by law enforcement to the registered owner or driver of the motor vehicle for the violation; or

(4) An affidavit and documentation showing that the registered owner was deceased prior to the date of the violation.

(b) If the registered owner to whom a notice of violation has been issued is deceased, then an affidavit submitted pursuant to subsection (a) of this section must include both a certified copy of the death certificate showing that the death of the registered owner occurred before the date of the violation and one of the following documents:

(1) A bill of sale or other document showing that the vehicle was sold or transferred after the date of the registered owner's death and before the date of the violation;

(2) Documented proof that the registered license plate belonging to the registered owner was returned to the department or another office or authorized agent of the department after the date of the registered owner's death and before the date of the violation; or

(3) A copy of the police report showing that the registered owner's license plate or vehicle was stolen after the date of the registered owner's death and before the date of the violation.

(c) Upon receipt of the affidavit and sufficient supporting documentation pursuant to this section, the city shall dismiss the penalty assessment.

(d) A person that submits a false affidavit commits a class 2 misdemeanor traffic offense and, upon conviction, shall be punished as provided in C.R.S. § 42-4-1701(3).

Section 4. The City Code of the City of Aurora, Colorado, is hereby amended by adding a section, to be numbered 134-458, which reads as follows:

Sec. 134-458 - Mobile Automated Vehicle Identification Systems.

The notice and warning periods required for implementation of new automated vehicle identification systems under C.R.S. § 42-4-110.5 do not apply to a mobile automated vehicle identification system that has been moved to a new location within the same established automated vehicle identification corridor.

Section 5. Severability. The provisions of this Ordinance are hereby declared to be severable. If any section, paragraph, clause, or provision of this Ordinance shall, for any reason, be held to be invalid or unenforceable by a court of competent jurisdiction, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 6 Pursuant to Section 5-5 of the Charter of the City of Aurora, Colorado, the second publication of this Ordinance shall be by reference, utilizing the ordinance title. Copies of this Ordinance are available at the Office of the City Clerk.

Section 7. Repealer. All orders, resolutions, or ordinances in conflict with this Ordinance or with any of the documents hereby approved, are hereby repealed only to the extent of such conflict. This repealer shall not be construed as reviving any resolution, ordinance, or part thereof, heretofore repealed.

INTRODUCED, READ AND ORDERED PUBLISHED this _____ day of _____, 2026.

PASSED AND ORDERED PUBLISHED this _____ day of _____, 2026.

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

PETER A. SCHULTE, CITY ATTORNEY

By: Amanda MacDonald MP
AMANDA MACDONALD, Assistant City Attorney

CITY OF AURORA
Council Agenda Commentary

Item Title: 161 and 121 Gun Club Road Annexation
Item Initiator: Cesarina Dancy, Manager of Development Assistance, Development Services
Staff Source/Legal Source: Justin Andrews, Project Manager, Development Services / Brian Rulla, Senior Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Economically Strong: Building a conducive development climate, a diverse mix of industries and housing options, and fostering economic growth so that our community thrives and remains resilient.

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: 7/13/2026

2nd Regular Meeting (if applicable): 7/27/2026

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

2026-34 AN INTRODUCTION OF AN ORDINANCE ANNEXING TWO PARCELS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO 20.491 ACRES
Justin Andrews, Project Manager, Development Services / Brian Rulla, Senior Assistant City Attorney

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

☐ Approve Item and Move Forward to Study Session

☐ Approve Item and Move Forward to Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

☐ Approve Item as Proposed at Policy Committee

☐ Approve Item as Proposed at Study Session

☒ Approve Item as Proposed at Regular Meeting

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: ***(Check all that apply)***

☐ Recommends Approval ☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation ☐ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

A petition for annexation was filed with the City Clerk for annexation of a 20.491-acre parcel owned 7N LCC. This parcel is located at the SWC of E Bayaud Avenue and Gun Club Road (see attached vicinity map).

City Council made a finding of substantial compliance regarding this annexation on June 8, 2026.

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

A petition for annexation was filed with the City Clerk for annexation of two parcels totaling 20.491 acres owned 7N LCC. This parcel is located at the SWC of E Bayaud Avenue and Gun Club Road (see attached vicinity map).

The parcel falls within the City's Annexation Boundary and meets contiguity requirements. A site plan for an commercial land use is anticipated following annexation.

The Initial Zoning Ordinance will be presented to City Council concurrently with the Annexation Ordinance. The initial zoning follows the City's Comprehensive Plan.

The annexation process follows state law, and this annexation will be considered over three City Council meetings. Consideration of this ordinance is item #2 listed below:

1) City Council considers approval of a Resolution making a finding that the Petition is in substantial compliance with statutory requirements and sets the Public Hearing date.
2) City Council conducts the Public Hearing, considers approval of a Resolution making a finding that the land is eligible for annexation, and considers Introduction of the Annexation Ordinance.
3) City Council considers the Annexation Ordinance on final reading and the Annexation Agreement will be presented for Council consideration.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

☒ Revenue Impact ☐ Budgeted Expenditure Impact ☐ Non-Budgeted Expenditure Impact
☐ Workload Impact ☐ No Fiscal Impact

REVENUE IMPACT
Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

Annexation obligates the City to provide municipal services and utilities upon development. The fiscal impact of this development will be offset by various fees and taxes.

BUDGETED EXPENDITURE IMPACT
Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

N/A

NON-BUDGETED EXPENDITURE IMPACT

Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

N/A

WORKLOAD IMPACT

Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

N/A

QUESTIONS FOR COUNCIL

Does City Council wish to approve this Ordinance?

LEGAL COMMENTS

The City Council has determined that the annexation of lands to the city shall be shown not to create any additional cost or burden on the then-existing residents of the city to provide such public facilities in any newly annexed area. "No annexation shall be accepted until the city council, upon the recommendation of the City Manager, determines that the current requirements for such public facilities in the area proposed to be annexed have been fulfilled and that the future requirements for such public facilities can be fulfilled." *City Code Section 5.4.1(B)(3)(a).*

Contiguity may be established by annexation of one or more parcels in a series which may be considered simultaneously. (Colo. Rev. Stat. §31-12-104(1)(a)).

A municipality is not legally required to annex area pursuant to landowner's annexation petition, but may impose additional terms and conditions for annexation in accordance with Annexation Act. Superior v. Midcities Co., 933 P.2d 596 (Colo.1997). An annexation agreement based upon the City's model agreement will be presented for approval by motion at the time of final passage of this ordinance. (Rulla)

ORDINANCE NO. 2026- ____

A BILL

FOR AN ORDINANCE ANNEXING TWO PARCELS OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPLE MERIDIAN, ARAPAHOE COUNTY, COLORADO, (161 AND 121 GUN CLUB ANNEXATION) 20.491 ACRES

WHEREAS, the City Council of the City of Aurora, Colorado, has found a petition for annexation of a certain parcel of land, as described in Exhibit A attached hereto, signed by the owners of one hundred percent of the area to be annexed, to be in substantial compliance with Section 31-12-107(1), Colorado Revised Statutes; and

WHEREAS, after notice pursuant to Section 31-12-108, Colorado Revised Statutes, the City Council has held a public hearing on the proposed annexation to determine if the annexation complies with Sections 31-12-104 and 31-12-105, Colorado Revised Statutes; and

WHEREAS, the City Council has by resolution determined that the requirements of Sections 31-12-104 and 31-12-105, Colorado Revised Statutes, have been met, that an election is not required, and that no additional terms or conditions are to be imposed on the annexed area.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. That the annexation of the territory located in the County of Arapahoe, State of Colorado, as described in Exhibit A attached hereto and incorporated herein, to the City of Aurora, Colorado, be and the same is hereby ordained and approved, and said territory is hereby incorporated in and made a part of the City of Aurora, Colorado.

Section 2. That the annexation of such territory to the City of Aurora, Colorado, shall be complete and effective on the effective date of this ordinance, except for the purpose of General Property Taxes, and shall be effective as to General Property Taxes on and after the first day of January 2027.

Section 3. That the Petition for Annexation contained a request that an annexation agreement satisfactory to both petitioners and the City be agreed upon on or before the date of the second reading of this ordinance, and that this ordinance annexing said territory is expressly made subject to the approval of an annexation agreement, as requested.

Section 4. That the City Clerk is authorized and directed to:

A. File one copy of the annexation map with the original of the annexation ordinance in the office of the City Clerk of the City of Aurora, Colorado;

B. File three certified copies of the annexation ordinance and map of the area annexed containing a legal description of such area with the County Clerk and Recorder.

Section 5. That pursuant to Section 5-5 of the Charter of the City of Aurora, Colorado, the second publication of this ordinance shall be by reference, utilizing the ordinance title.

INTRODUCED, READ, AND ORDERED PUBLISHED this _____ day of_____, 2026.

PASSED AND ORDERED PUBLISHED BY REFERENCE this _____day of_____, 2026.

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

PETER A. SCHULTE, CITY ATTORNEY

By: _____ RLA
BRIAN J. RULLA, Assistant City Attorney

Exhibit A
(Legal description of property to be annexed)

TWO PARCELS OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPLE MERIDIAN, ARAPAHOE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONTAINED WITHIN THE TITLE COMMITMENT PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, ORDER NUMBER: 597-HS0841446-415, WITH A EFFECTIVE DATE OF FEBRUARY 4, 2025 at 08:00 A.M.:

PARCEL 1: #1975-12-4-00-005

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ARAPAHOE COUNTY, COLORADO DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ARAPAHOE COUNTY, COLORADO,

THENCE NORTHERLY ALONG THE EAST LINE OF SAID SECTION 12, 656.03 FEET TO THE TRUE POINT OF BEGINNING;

THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF SECTION 12, 1336.07 FEET;

THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID SECTION 12, 326.03 FEET;

THENCE EASTERLY PARALLEL TO THE SOUTH LINE OF SAID SECTION 12, 1336.07 FEET;

THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 12, 326.03 FEET TO THE TRUE POINT OF BEGINNING.

COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL 2: #1975-12-4-00-012

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,

THENCE NORTHERLY ALONG THE EAST EDGE OF SAID SECTION 12, 982.06 FEET TO THE TRUE POINT OF BEGINNING;

THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF SAID SECTION 12, 1346.60 FEET;

THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID SECTION 12, 320.96 FEET TO A POINT BEING 16 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST 1/4 SOUTHEAST 1/4 OF SAID SECTION 12;

THENCE EASTERLY ALONG A LINE 16 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 12, 1346.60 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 12;

THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 12, 326.02 FEET TO THE POINT OF BEGINNING, EXCEPT THE EAST 30 FEET THEREOF,

COUNTY OF ARAPAHOE, STATE OF COLORADO.

RIGHT-OF-WAY:

ALL OF THE RIGHT-OF-WAY OF GUN CLUB DRIVE ADJACENT TO THE EAST SIDE OF PARCEL 1 AND PARCEL 2.

COUNTY OF ARAPAHOE, STATE OF COLORADO.



Planning and Business Development
15151 E. Alameda Parkway
Aurora CO 80012 USA
AuroraGov.org
303.739.7250
GIS@auroragov.org

City of Aurora, Colorado

121 & 161 Gun Club Rd Annexation

ACCESSIBILITY STATEMENT
Please know that, while the city is working to make all information accessible, PDF map products are primarily visual in nature. If you have trouble accessing this document, please visit www.AuroraGov.org/Accessibility or call the Office of Accessibility (303-326-8858) and let us know how best to assist you.

Miles 0 0.05

4/29/2026 I:\GIS\ArcGIS_Pro_Projects\Planning\ODA\ODA_Annexation\ODA_Annexation.aprx

ANNEXATION PLAT

LOCATED IN THE SOUTH 1/2 OF THE SE 1/4 SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGAL DESCRIPTION

CONTAINED WITHIN THE TITLE COMMITMENT PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, ORDER NUMBER: 597-HS0841446-415, WITH A EFFECTIVE DATE OF FEBRUARY 4, 2025 at 08:00 A.M.:

PARCEL 1: #1975-12-4-00-005

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ARAPAHOE COUNTY, COLORADO DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ARAPAHOE COUNTY, COLORADO,

THENCE NORTHERLY ALONG THE EAST LINE OF SAID SECTION 12, 656.03 FEET TO THE TRUE POINT OF BEGINNING;

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COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL 2: #1975-12-4-00-012

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,

THENCE NORTHERLY ALONG THE EAST EDGE OF SAID SECTION 12, 982.06 FEET TO THE TRUE POINT OF BEGINNING;

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COUNTY OF ARAPAHOE, STATE OF COLORADO.

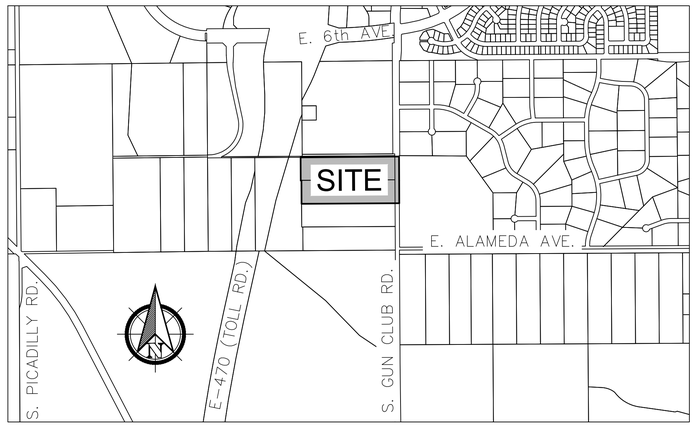
RIGHT-OF-WAY:

ALL OF THE RIGHT-OF-WAY OF GUN CLUB DRIVE ADJACENT TO THE EAST SIDE OF PARCEL 1 AND PARCEL 2.

COUNTY OF ARAPAHOE, STATE OF COLORADO.

GENERAL NOTES

1. THE FIELD WORK FOR THIS ANNEXATION MAP WAS PERFORMED DURING THE MONTH OF MARCH 2025.
2. ALL LINEAL DISTANCE UNITS ARE REPRESENTED IN U.S. SURVEY FEET. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE U.S. SURVEY FOOT AS 1200/3937 METERS.



VICINITY MAP
SCALE: 1" = 1000'

CONTIGUITY TABLE

TOTAL PERIMETER = 4,054.66 FEET

MINIMUM REQUIRED CONTIGUITY = 675.78 FEET

ACTUAL CONTIGUOUS BOUNDARY = 2,006.15 FEET

PERCENT CONTIGUOUS BOUNDARY = 49.5%

BASIS OF BEARING

BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°19'11" WEST BASED ON NAD83 (2011) COLORADO STATE PLANE CENTRAL ZONE (502) COORDINATES, BEING MONUMENTED AT THE NORTH END BY A 2" ALUMINUM CAP PARTIALLY ILLEGIBLE STAMPED "STATES SURVEYING INC LS 28649" IN MONUMENT BOX AND AT THE SOUTH END BY A 3" BRASS CAP STAMPED "CITY OF AURORA LS 16419 1986" IN MONUMENT BOX.

ANNEXATION MAP STATEMENT

I, PATRICK S. JERNIGAN, A SURVEYOR LICENSED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT NOT LESS THAN ONE-SIXTH (1/6) OF THE PERIMETER OF THE AREA PROPOSED TO BE ANNEXED TO THE CITY OF AURORA, COLORADO IS CONTIGUOUS WITH THE BOUNDARIES OF THAT ANNEXING MUNICIPALITY, AND THAT THIS ANNEXATION MAP SUBSTANTIALLY COMPLIES WITH THE COLORADO REVISED STATUTES AND THE CITY OF AURORA, COLORADO CODES APPERTAINING THERE TO:

COLORADO LICENSED
PATRICK S. JERNIGAN
PLS 37042
05/16/2025
PROFESSIONAL LAND SURVEYOR

PATRICK S. JERNIGAN, PLS 37042
FOR AND ON BEHALF OF
LJA SURVEYING, INC.
7800 E. UNION AVE., STE. 575
DENVER, COLORADO 80237

CITY OF AURORA APPROVALS

MAYOR	DATE
CITY CLERK	DATE
CITY ENGINEER	DATE
CITY ATTORNEY	DATE
CITY COUNCIL ORDINANCE NO.	DATE

FOR AND ON BEHALF OF
LJA SURVEYING, INC.

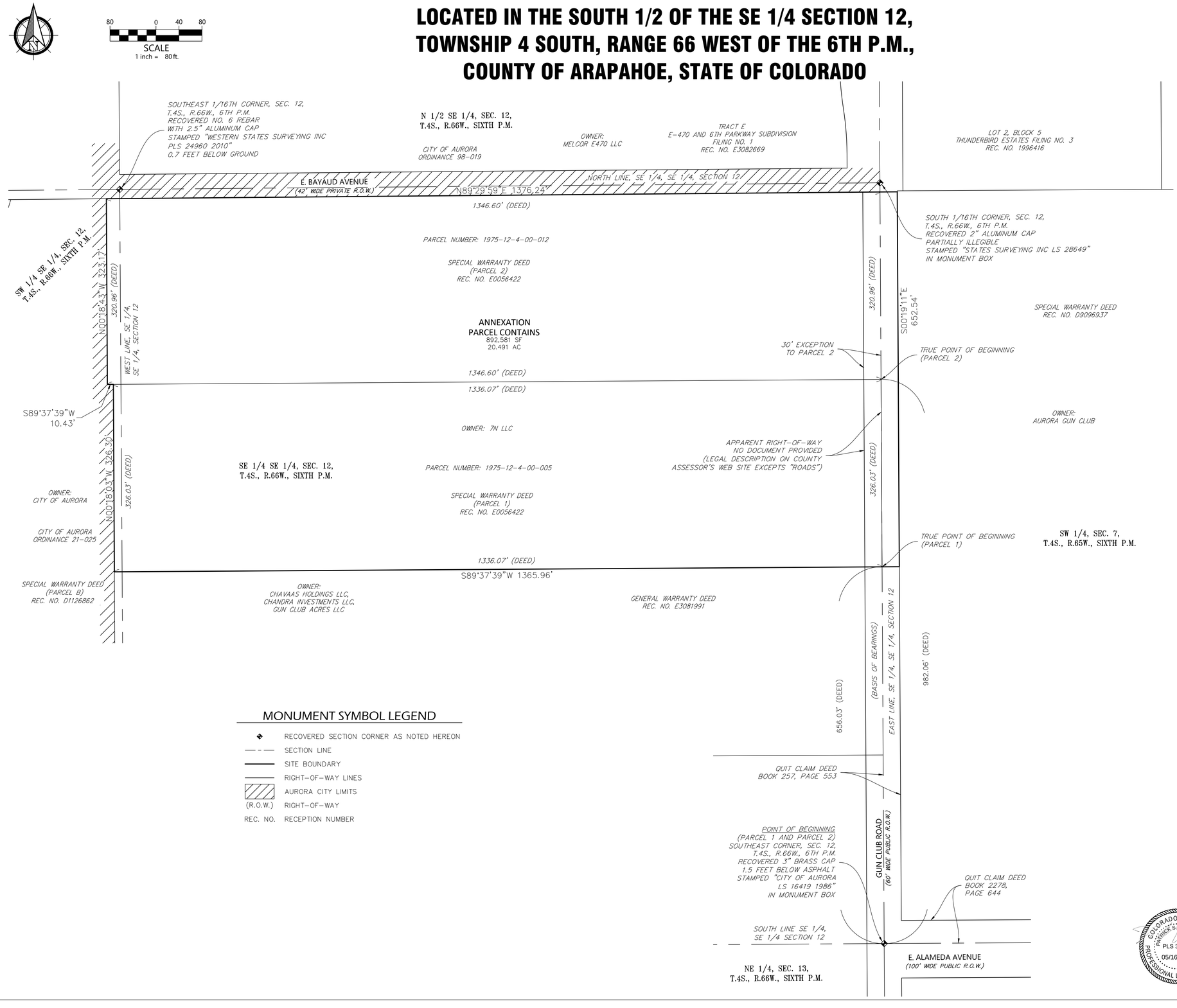
LJA SURVEYING
7800 E. Union Avenue
Suite 575
Denver, CO 80237
303-390-8510
www.lja.com

Date: 5/16/2025 | Job No.: 4637-0005 | Sheet: 1 of 2

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ANNEXATION PLAT

LOCATED IN THE SOUTH 1/2 OF THE SE 1/4 SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO



MONUMENT SYMBOL LEGEND

- RECOVERED SECTION CORNER AS NOTED HEREON
- SECTION LINE
- SITE BOUNDARY
- RIGHT-OF-WAY LINES
- AURORA CITY LIMITS
- (R.O.W.) RIGHT-OF-WAY
- REC. NO. RECEPTION NUMBER

FOR AND ON BEHALF OF
LJA SURVEYING, INC.

COLORADO LICENSED
PATRICK S. JERNIGAN
PLS 37042
05/16/2025
PROFESSIONAL LAND SURVEYOR

LJA SURVEYING

7800 E. Union Avenue
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Date:	Job No:	Sheet:
5/16/2025	4637-0005	2 of 2

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PETITION FOR ANNEXATION

PARCEL 1975-12-4-00-005 AND 1975-12-4-00-012

TO: THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

The undersigned (the "Petitioners"), being the owners of more than fifty percent (50%) of the property proposed to be annexed, exclusive of public streets and alleys, which property is described in Exhibit A attached hereto and incorporated herein by this reference (the "Property") , hereby petitions the City Council (the "Council") of the City of Aurora, Colorado (the "City"), for annexation of the Property in accordance with the provisions of Title 31, Article 12, Part 1, C.R.S., as amended.

In support of this petition, the Petitioners state the following:

1. It is desirable and necessary that the Property be annexed to the City.

2. The requirements of Sections 31-12-104 and 31-12-105, C.R.S., exist or have been met:

   a. Not less than one sixth (1/6) of the perimeter of the Property is contiguous with the existing boundaries of the City.

   b. Contiguity with the City is not established by: (i) use of any boundary of an area: previously annexed to the City that, at the time of its annexation, was not contiguous at any point with the boundary of the City , was not otherwise in compliance with Section 31-12-104(1)(a), C.R.S., and was located more than three miles from the nearest boundary of the City ("Non-Contiguous Area"); or (ii) use of any boundary of territory subsequently annexed directly to, or indirectly connected through subsequent annexations to, a Non-Contiguous Area.

   c. A community of interest exists between the Property and the City.

   d. The Property is urban or will be urbanized in the near future.

   e. The Property is integrated or is capable of being integrated with the City.

   f. In establishing the boundaries of the Property, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has been divided into separate parts or parcels without the written consent of the landowner unless separated by a dedicated street, road, or other public way.

   g. No land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, comprising twenty acres or more which, together with the buildings and improvements situated thereon, has a valuation for assessment in excess of $200,000 for the preceding tax year has been included in the Property without the written consent of the landowner.

   h. No annexation proceedings have been commenced for the annexation of all or any portion of the Property to another municipality.

   i. The annexation of the Property shall not result in the detachment of area from any school district or the attachment of area to another school district.

j. No portion of the Property is more than three miles in any direction from any point of the City boundary as such was established more than one year before this annexation will become effective.

k. If a portion of a platted street or alley is to be annexed, the entire width of said street or alley is included within the boundaries of the Property.

l. The Property is not presently a part of any incorporated town, city and county, or city.

3. The petitioners comprise more than fifty percent (50%) of the landowners owning more than fifty percent (50%) of the territory included in the area proposed to be annexed, exclusive of streets and alleys. A legal description of the land owned by each Petitioner is set forth in Exhibit B attached hereto and incorporated herein by this reference.

4. Accompanying this Petition are four copies of an annexation map showing the seal of a registered engineer or land surveyor, containing the following information:

a. A written legal description of the boundaries of the Property;

b. A showing of the boundary of the Property;

c. A showing of the location of each ownership tract in unplatted land and, if part or all of the Property is platted, the boundaries and the plat numbers of plots or of lots and blocks;

d. Next to the boundary of the Property, a drawing of the contiguous boundary of the City and any other municipality abutting the Property.

5. Accompanying this Petition is a copy of the Special Warranty Deed(s) for the non-tributary and not nontributary water within the Dawson-Arkose, Denver, Arapahoe, and Laramie-Fox Hills aquifers that lie beneath the Property. It is not required that the deed(s) be executed at the time of the Petition, but to the extent that the Petitioners do not deliver original executed Special Warranty Deeds for any said ground water underlying the Property, accompanying this Petition is an affidavit(s) stating that original executed deed(s) can and will be delivered to Aurora prior to approval of the annexation. An original executed Special Warranty Deed(s) for any and all said ground water underlying the Property will be delivered to Aurora prior to scheduling of the final reading and annexation approval before the City Council. To the extent Petitioners cannot deliver the original executed Special Warranty Deed(s) for the non-tributary and not non-tributary water within the Dawson-Arkose, Denver, Arapahoe, and Laramie-Fox Hills aquifers that lie beneath the Property, accompanying this Petition is an affidavit by Petitioners stating Petitioners' current knowledge of the ownership of said water. Prior to scheduling of the final reading and annexation approval before the City Council, Petitioners shall pay to the City the monetary value of that portion of said water beneath the Property not to be deeded to the City. Said deed(s) and monies paid to the City will be held in escrow to be returned to the Petitioners in the event the annexation is not approved by City Council.

6. Prior to the hearing before the City Council on whether to annex the Property, the Petitioners and the City shall have entered into an annexation agreement which shall govern and control the development of the Property within the City (the "Annexation Agreement"). Annexation of the Property shall be conditioned upon the City Council's approval of the Annexation Agreement. Upon the effective date of the ordinance annexing the Property and approving the Annexation Agreement ("Annexation Ordinance"), the Property shall be subject to all of the terms and provisions of the Annexation Agreement.

7. In the event that an Annexation Agreement satisfactory to both the Petitioners and the City is not agreed to on or before the date of the second reading of the Annexation Ordinance, the Petitioners shall have the right to withdraw this Petition at their option and this Petition shall be deemed to be null and void as of the date of this Petition and of no force and effect as if it had never been executed and filed with the City. In such event, no filing fees shall be refunded to the Petitioners by the City.

8. No vested rights to use or develop the Property in any particular way, as defined in Section 24-68-101, et seq., C.R.S., have been requested by the Petitioners from any governmental entity, other than those requested and included in the Annexation Agreement

9. The Petitioners signed this Petition no more than one hundred eighty (180) days prior to the date of filing.

10. The Petitioners shall pay all fees and costs incurred by the City in processing this Petition through the annexation hearing before the City Council.

11. Except as modified by the terms and provisions of the Annexation Agreement, upon the effective date of the Annexation Ordinance, the Property shall become subject to the Charter and all ordinances, resolutions, rules, and regulations of the City, except for general property taxes of the City which shall become effective on January 1 of the next succeeding year following the effective date of the Annexation Ordinance.

12. The Petitioners acknowledge that, upon the effective date of the Annexation Ordinance and subject to the terms and provisions of the Annexation Agreement, the Property, the owners thereof, and the uses thereon shall be subject to all taxes and fees imposed by the City. The Property, the owners thereof, and the uses thereon are also bound by any taxes imposed and voter authorization obtained pursuant to Article X, Section 20 of the Colorado Constitution prior to the annexation of the Property. The Petitioners hereby waive any claims they may have under Article X, Section 20 of the Colorado Constitution related to such taxes and voter authorization.

WHEREFORE, the Petitioners respectfully request that the City Council approve the annexation of the Property.

Petitioners: 7N LLC
(Please Print)

By _____
(Insert name and title)

Mailing Address: 555 17TH STREET, SUITE 3700
DENVER, CO 80202

Date of Signature: May 20, 2025

AFFIDAVIT OF CIRCULATOR

The undersigned, being of lawful age, being first duly sworn upon oath, deposes and says:

That (he or she) was the circulator of the foregoing Petition for Annexation of lands to the City of Aurora, Colorado, consisting of ( ) pages, including this page, and that the signature thereon was witnessed by your affiant and is the true signature of the person whose name it purports to be.

Name 7N LLC - Gabriel Findlay, VP of Land
(Please Print)

(Signature)

STATE OF COLORADO)
)
COUNTY OF Denver)

The foregoing Affidavit of Circulator was subscribed and affirmed before me this 20 day of May, 2025.

Witness my hand and official seal.

Notary Public

[S E A L]

My commission expires: 2/7/2028

ALEXANDRA UHLBERG
Notary Public
State of Colorado
Notary ID # 20244005454
My Commission Expires 02-07-2028

Exhibit A
(Legal description of property to be annexed)

PARCEL 1:
A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE
6TH P.M., ARAPAHOE COUNTY, COLORADO DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
ARAPAHOE COUNTY, COLORADO,
THENCE NORTHERLY ALONG THE EAST LINE OF SAID SECTION 12, 656.03 FEET TO THE TRUE POINT OF BEGINNING;
THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF SECTION 12, 1336.07 FEET;
THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID SECTION 12, 326.03 FEET;
THENCE EASTERLY PARALLEL TO THE SOUTH LINE OF SAID SECTION 12, 1336.07 FEET;
THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 12, 326.03 FEET TO THE TRUE POINT OF BEGINNING.
COUNTY OF ARAPAHOE, STATE OF COLORADO.
PARCEL 2:
BEGINNING AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
THENCE NORTHERLY ALONG THE EAST EDGE OF SAID SECTION 12, 982.06 FEET TO THE TRUE POINT OF BEGINNING;
THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF SAID SECTION 12, 1346.60 FEET;
HENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID SECTION 12, 320.96 FEET TO A POINT BEING 16 FEET
SOUTH OF THE NORTH LINE OF THE SOUTHEAST 1/4 SOUTHEAST 1/4 OF SAID SECTION 12;
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OF THE SOUTHEAST 1/4 OF SAID SECTION 12, 1346.60 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 12;
THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 12, 326.02 FEET TO THE POINT OF BEGINNING,
EXCEPT THE EAST 30 FEET THEREOF,
COUNTY OF ARAPAHOE, STATE OF COLORADO.
RIGHT-OF-WAY:
ALL OF THE RIGHT-OF-WAY OF GUN CLUB DRIVE ADJACENT TO THE EAST SIDE OF PARCEL 1 AND PARCEL 2.
COUNTY OF ARAPAHOE, STATE OF COLORADO.

Exhibit B
(Legal description of land owned by each landowner)

Name of owner: 7N, LLC

Address of owner: 370 17th Street, Suite 5300
Denver, Colorado 80202

Legal description of land owned by owner:

PARCEL NUMBER 1975-12-4-00-005

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ARAPAHOE COUNTY, COLORADO DESCRIBED AS FOLLOWS:
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COUNTY OF ARAPAHOE, STATE OF COLORADO.

Name of owner: 7N, LLC

Address of owner: 370 17th Street, Suite 5300
Denver, Colorado 80202

Legal description of land owned by owner:

PARCEL NUMBER 1975-12-4-00-012

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COUNTY OF ARAPAHOE, STATE OF COLORADO.

EXHIBIT A

ANNEXATION PLAT

LOCATED IN THE SOUTH 1/2 OF THE SE 1/4 SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGAL DESCRIPTION

CONTAINED WITHIN THE TITLE COMMITMENT PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, ORDER NUMBER: 597-H5084144-415, WITH A EFFECTIVE DATE OF FEBRUARY 4, 2025 at 08:00 A.M.

PARCEL 1 #1975-12-4-00-005

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COUNTY OF ARAPAHOE, STATE OF COLORADO

PARCEL 2 #1975-12-4-00-012

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.

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COUNTY OF ARAPAHOE, STATE OF COLORADO

RIGHT-OF-WAY

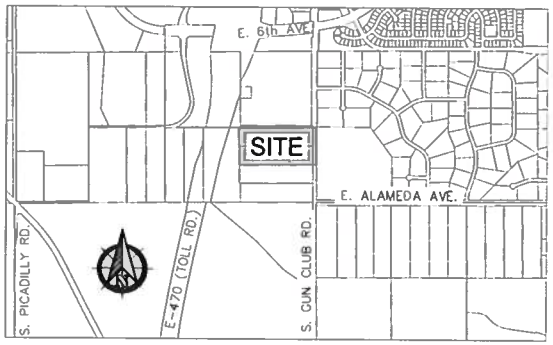
ALL OF THE RIGHT-OF-WAY OF GUN CLUB DRIVE ADJACENT TO THE EAST SIDE OF PARCEL 1 AND PARCEL 2

COUNTY OF ARAPAHOE, STATE OF COLORADO

GENERAL NOTES

1 THE FIELD WORK FOR THIS ANNEXATION MAP WAS PERFORMED DURING THE MONTH OF MARCH 2025

2 ALL LINEAL DISTANCE UNITS ARE REPRESENTED IN U.S. SURVEY FEET. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE U.S. SURVEY FOOT AS 1200/3937 METERS



VICINITY MAP
SCALE 1" = 1000

CONTIGUITY TABLE

TOTAL PERIMETER = 4,054.66 FEET

MINIMUM REQUIRED CONTIGUITY = 675.78 FEET

ACTUAL CONTIGUOUS BOUNDARY = 2,006.15 FEET

PERCENT CONTIGUOUS BOUNDARY = 49.5%

BASIS OF BEARING

BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°19'11" WEST BASED ON NAD83 (2011) COLORADO STATE PLANE CENTRAL ZONE (5072) COORDINATES BEING MONUMENTED AT THE NORTH END BY A 2" ALUMINUM CAP PARTIALLY ILLEGIBLE STAMPED "STATES SURVEYING INC LS 28649" IN MONUMENT BOX AND AT THE SOUTH END BY A 3" BRASS CAP STAMPED "CITY OF AURORA LS 10419 1986" IN MONUMENT BOX

ANNEXATION MAP STATEMENT

I, PATRICK S. JERNIGAN, A SURVEYOR LICENSED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT NOT LESS THAN ONE-SIXTH (1/6) OF THE PERIMETER OF THE AREA PROPOSED TO BE ANNEXED TO THE CITY OF AURORA, COLORADO IS CONTIGUOUS WITH THE BOUNDARIES OF THAT ANNEXING MUNICIPALITY; AND THAT THIS ANNEXATION MAP SUBSTANTIALLY COMPLIES WITH THE COLORADO REVISED STATUTES AND THE CITY OF AURORA, COLORADO CODES APPERTAINING THERE TO

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR PLS 37842 05/16/2025

PATRICK S. JERNIGAN, PLS 37842
FOR AND ON BEHALF OF
LJA SURVEYING, INC.
7800 E. UNION AVE., STE. 575
DENVER, COLORADO 80237

CITY OF AURORA APPROVALS

MAYOR _____ DATE _____

CITY CLERK _____ DATE _____

CITY ENGINEER _____ DATE _____

CITY ATTORNEY _____ DATE _____

CITY COUNCIL ORDINANCE NO _____ DATE _____

FOR AND ON BEHALF OF
LJA SURVEYING, INC

LJA SURVEYING
7800 E. Union Avenue, Suite 575, Denver, CO 80237, 303-790-8830, www.lja.com

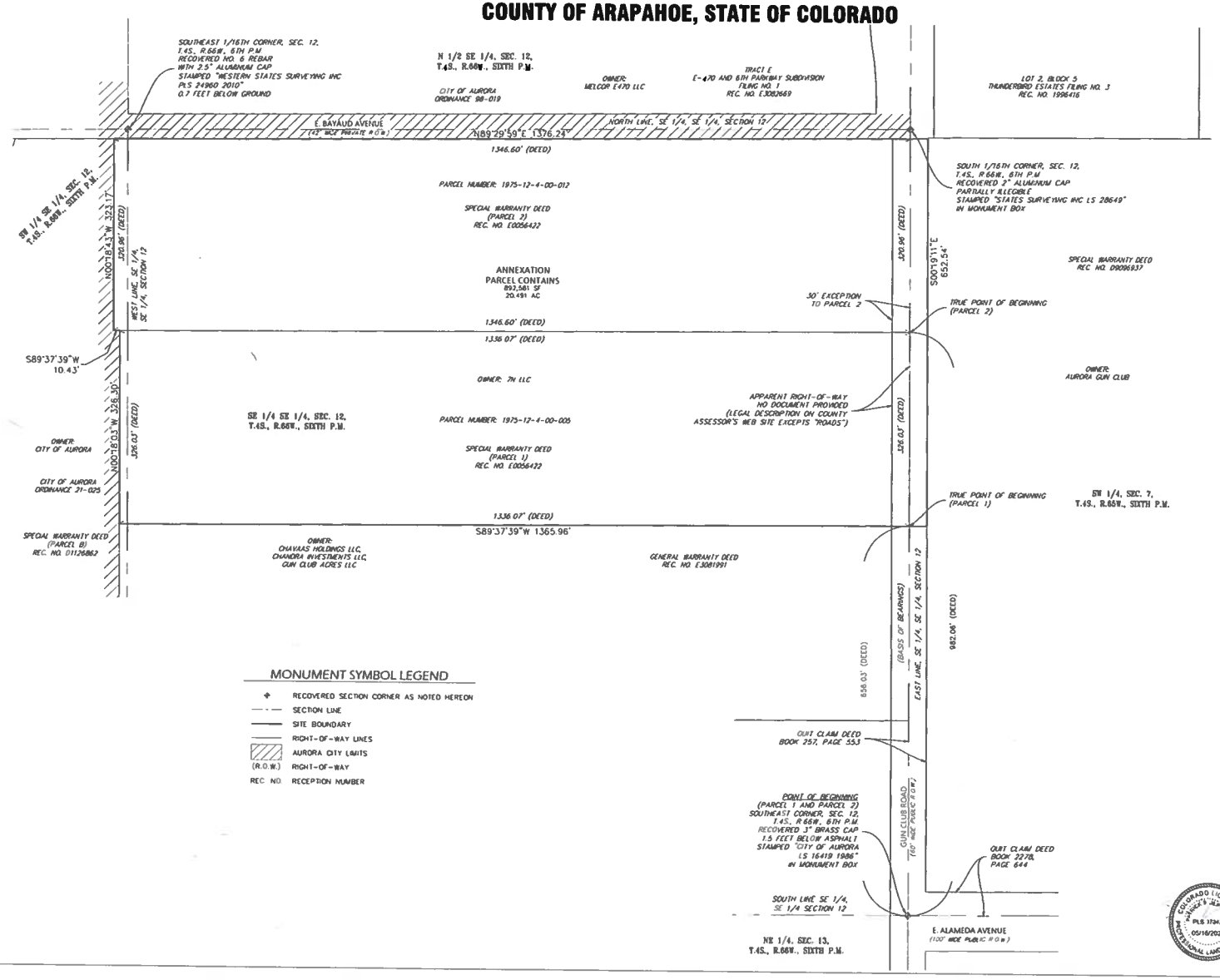
5/16/2025 | 4637-0005 | 1 of 2

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EXHIBIT A

ANNEXATION PLAT

LOCATED IN THE SOUTH 1/2 OF THE SE 1/4 SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO



FOR AND ON BEHALF OF LJA SURVEYING INC

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR PLS 37342 05/16/2025

LJA SURVEYING
7800 E. Union Avenue Suite 575 Denver, CO 80237 303-390-6610 www.lja.com

5/16/2025 | 4637-0005 | 2 of 2

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SPECIAL WARRANTY DEED

This Deed is made this _____ day of _____, 20___, between 7N LLC, whose address is 5551 7th Street, Suite 3700, Denver County, Colorado 80202 ("Grantor") and the City of Aurora, Colorado, a Colorado municipal corporation of the State of Colorado, acting by and through its Utility Enterprise, whose address is 15151 East Alameda Parkway, Suite 3600, Aurora, Arapahoe County, Colorado 80012 ("Aurora").

WITNESSETH

That Grantor for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, in hand paid by Aurora, the receipt, adequacy, and sufficiency of which is hereby acknowledged, hereby sells and conveys to Aurora the following real property, being water rights and rights to water that are located in the County of Arapahoe, State of Colorado, to wit:

All ground water from non-tributary and not non-tributary sources in the Dawson (A.K.A. Dawson-Arkose), Denver, Arapahoe and Laramie-Fox Hills Aquifers, including but not limited to water and water rights in any upper and lower aquifers, if any such aquifers are so subdivided, lying under approximately 20.491 acres of land owned by the Grantor, being more particularly described in Exhibit A attached hereto and made a part hereof. This grant includes any water and water rights decreed in Water Division 1, Case No. _____ or water permitted under Well Permit No. _____ or Ground Water Commission Permit No. _____. [References to Water Court Case No.s, Well Permit No.s. or Ground Water Commission Permit No.s should be included if applicable].

Together with all appurtenances and the Grantor warrants the title to the same against all persons claiming under it, forever, provided; however, Grantor does not warrant the quantity or quality of water available through the exercise of the above conveyed water rights and rights to water. Grantor further specifically warrants that it has not divested itself of the subject non-tributary and not non-tributary water rights and right to water prior to its conveyance to the City.

In witness hereof, the Grantor has executed this Deed on the date set forth herein above.

GRANTOR:

7N LLC _____

STATE OF Colorado)
)ss
COUNTY OF Denver)

The foregoing Special Warranty Deed was acknowledged before me by Gabriel Findlay, Grantor.

Witness my hand and seal affixed on this day of May 20, 2025.

My commission expires 2/7/2028

_____
Notary Public

[SEAL]

ALEXANDRA UHLBERG
Notary Public
State of Colorado
Notary ID # 20244005454
My Commission Expires 02-07-2028

CITY OF AURORA
Council Agenda Commentary

Item Title: 161 & 121 S Gun Club Road – Zoning Map Amendment (Public Hearing)
Item Initiator: Stephen Gubrud, Planner II, Planning and Business Deveopment
Staff Source/Legal Source: Stephen Gubrud, Planner II, Planning and Business Deveopment / Lena McClelland, Senior Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Economically Strong: Building a conducive development climate, a diverse mix of industries and housing options, and fostering economic growth so that our community thrives and remains resilient.

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: 7/13/2026

2nd Regular Meeting (if applicable): 7/27/2026

Item requires a Public Hearing: ☒ Yes ☐ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

2026-35 A PUBLIC HEARING AND INTRODUCTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, INITIALLY ZONING TWO PARCELS OF LAND MEASURING 20.49 ACRES, MORE OR LESS, LOCATED SOUTHWEST OF THE INTERSECTION OF EAST BAYAUD AVENUE ALIGNMENT AND SOUTH GUN CLUB ROAD TO MIXED-USE REGIONAL (MU-R) AND AMENDING THE ZONING MAP ACCORDINGLY (161 & 121 S GUN CLUB ROAD ZONING MAP AMENDMENT)
Stephen Gubrud, Planner II, Planning and Business Development / Lena McClelland, Senior Assistant City Attorney
2026- A PUBLIC HEARING AND INTRODUCTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, INITIALLY ZONING TWO PARCELS OF LAND MEASURING 20.49 ACRES, MORE OR LESS, LOCATED SOUTHWEST OF THE INTERSECTION OF EAST BAYAUD AVENUE ALIGNMENT AND SOUTH GUN CLUB ROAD TO MIXED-USE REGIONAL (MU-R) AND AMENDING THE ZONING MAP ACCORDINGLY (161 & 121 S GUN CLUB ROAD ZONING MAP AMENDMENT)
Stephen Gubrud, Planner II, Planning and Business Development / Lena McClelland, Senior Assistant City Attorney

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

☐ Approve Item and Move Forward to Study Session ☐ Approve Item as Proposed at Policy Committee

☐ Approve Item and Move Forward to Regular Meeting ☐ Approve Item as Proposed at Study Session

☐ Information Only ☒ Approve Item as Proposed at Regular Meeting

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: Planning and Zoning Commission

Policy Committee Date: 6/10/2026

Action Taken/Follow-up: ***(Check all that apply)***

☒ Recommends Approval ☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation ☐ Minutes Not Available

☒ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

The application was reviewed by the Aurora Planning and Zoning Commission at a public hearing held on June 10, 2026. The commission voted unanimously (6-0) to reccomended approval citing that the initial zoning would allow for future development on these properties, and the watershed and traffic concerns would be mitigated as part of any future development. See attached PC minutes.

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

The applicant, LJA engineering, requests approval of a Zoning Map Amendment for the initial zoning of two parcels totaling approximately 20.49 acres as MU-R (Mixed-Use Regional) zone district. This initial zoning application is being requested concurrently with an annexation application for the same area.The overall annexation is proposed as part of a sequential annexation process intended to create the necessary contiguity to annex additional lands to the south of the subject parcels and to the east across Gun Club Road. The subject parcels are located southwest of the intersection of S Gun Club Road and the E Bayaud Avenue alignment and are also identified as being within the Innovation Campus District placetype according to the Aurora Places Comprehensive Plan. The subject properties are bordered by the MU-R (Mixed-Use Regional) zone district to the north, POS (Parks and Open Space) zone district to the west, and Unincorporated Arapahoe County to the south and east.

The requested MU-R zoning designation allows for a wide variety of uses including commercial, retail, office, and some limited residential options. The MU-R zone district is intended to serve "image making" areas in Aurora such as gateways, major arterial street and highway intersections, and regional activity centers. The MU-R district intends to promote a distinctive, unified character and to promote high quality development. The site is situated along an arterial on S Gun Club Road with new development occurring in surrounding areas. Both parcels are currently vacant, and no site plan applications have been submitted. Both parcels fall within the Buckley Air Force Base Influence Overlay District and are located just outside of the Coal Creek Flood plain.

Summary of Staff Findings for the review criteria:
Recommend approval of the Zoning Map Amendment to initially zone 20.49 acres to MU-R (Mixed-Use Regional) zone district because the proposal complies with the requirements of Code Section 146-5.4.1.C of the Unified Development Ordinance, for the following reasons:

- The initial zoning and related annexartion are needed to integrate the existing parcels into the surrounding City of Aurora zoning to result in consistent zoning and jurisdiction in this developing area. Consistent zoning and jurisdiction help to clarify expectations for development responsibilities as well as maintenance of public infrastructure and provision of services.
- The site is proximate to E-470, and surrounding areas are also seeing new developments in the city.
- The potential size, scale, height, and density of the proposed initial zoning to MU-R are compatible with the current impacts associated with the nearby MU-R zoned areas. Any future development will meet all standards imposed within the MU-R district.
- The proposed MU-R zone district meets the intent of the Innovation Campus Placetype in that it allows opportunity for added diversity of uses, such as commercial, office, institutional, retail, etc. which would

contribute to encouraging people and organizations to collocate, exchange ideas, and beneft from one another.
- The initial zonoing will be a benefit to the surrounding neighborhoods by providing commercial and retail opportunities in an area largely devoid of such options.
- The proposed Zoning Map Amendment would provide progress towards meeting general employment goals outlined in the Comprehensive Plan including supporting a growing availability of job opportunities for people with a variety of skill levels and experience.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

☐ Revenue Impact ☐ Budgeted Expenditure Impact ☐ Non-Budgeted Expenditure Impact
☐ Workload Impact ☒ No Fiscal Impact

REVENUE IMPACT
Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

N/A

BUDGETED EXPENDITURE IMPACT
Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

N/A

NON-BUDGETED EXPENDITURE IMPACT
Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

N/A

WORKLOAD IMPACT
Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

N/A

QUESTIONS FOR COUNCIL

Does Council wish to approve the proposed Ordinance for a Zoning Map Amnemdnet to initially zone approximately 20.49 acres to the MU-R zone district?

LEGAL COMMENTS

The City Council is the governing body of the City and has the authority to approve the Official Zoning Map and amendments to that map. (UDO §146-5.1.1.B)
The City Council shall conduct a public hearing on the application. (UDO §146-5.4.1.C.2.c)
Changes to the Zoning Map for individual parcels shall only be approved if City Council finds that the change to the Zoning Map is required because of changed conditions or circumstances on the property or the surrounding area and (a) the applicant has demonstrated that the proposed rezoning is consistent with the spirit and intent of the Comprehensive Plan, the other policies and plans adopted by the City Council, and with the purpose statement of the proposed new zone district(s); (b) the applicant has demonstrated that the size, scale, height, density, and multi-modal traffic impacts of the

proposed rezoning are compatible with surrounding development or can be made compatible through approval conditions; and (c) the application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Comprehensive Plan goals that would be achieved by approval of the application. (UDO §146-5.4.1.C.3.a.ii) (McClelland)



Planning and Business Development

15151 E. Alameda Parkway
Aurora CO 80012 USA
AuroraGov.org
303.739.7250
GIS@auroragov.org

City of Aurora, Colorado

Miles 0 0.05 0.1

161 & 121 S Gun Club Rd
Zoning Map Amendment

ACCESSIBILITY STATEMENT
Please know that, while the city is working to make all information accessible, PDF map products are primarily visual in nature. If you have trouble accessing this document, please visit www.AuroraGov.org/Accessibility or call the Office of Accessibility (303-326-8858) and let us know how best to assist you.

Case Number: 2025-2003-00
Development Application: #2425-01

6/1/2026 I:\GIS\ArcGIS_Pro_Projects\Planning\Development Review\Data Services\VicinityMap_Pro\VicinityMap_Pro_Arial.aprx

LJA LAND DEVELOPMENT

121 & 161 S GUN CLUB
AURORA, COLORADO
ANNEXATION & ZONING NARRATIVE

PREPARED FOR:
CITY OF AURORA

PREPARED BY:
LJA

ON BEHALF OF:
PEAK EQUITY



February 27, 2026

303.421.4224
[redacted]
1765 West 121st Avenue, Suite 300, Westminster, Colorado 80234

February 27, 2026

Planning Department
City of Aurora
15151 E. Alameda Parkway
Aurora, Colorado 80012

Reference: Parcels 1975-12-4-00-012 and 1975-12-4-00-005 Annexation & Zoning Narrative

Dear Aurora Planning Department:

We are pleased to submit our 2nd submittal of our application for Annexation and Zoning for 121 & 161 S Gun Club Rd., located approximately at S Gun Club Rd. & E Bayaud Ave. We are proposing to annex into the City of Aurora the following parcels 1975-12-4-00-012 and 1975-12-4-00-005, which are currently located in unincorporated Arapahoe County.

The applicant will request that these parcels (1975-12-4-00-012 and 1975-12-4-00-005), to be zoned MU-R Mixed Use-Regional District.

The annexation of parcels 1975-12-4-00-012 and 1975-12-4-00-005 will provide necessary contiguity with the boundary of Aurora for parcels to the south (1975-12-4-00-004 and 1977-07-3-00-001), which are being annexed under a separate application.

Thank you for your consideration of this Annexation & Zoning application. We look forward to collaborating with the City of Aurora as part of the formal annexation process. Please do not hesitate to reach out with any questions or concerns to help facilitate the approval process.

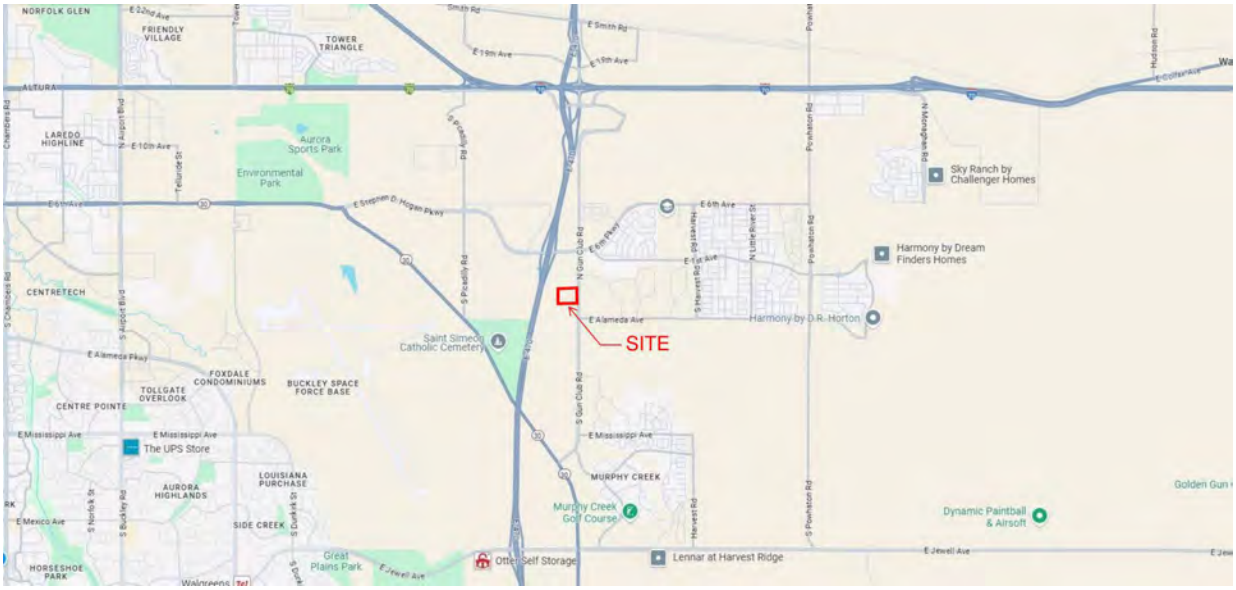
Respectfully,

Ben Carlson
Senior Planner

303.421.4224
[redacted]
1765 West 121st Avenue, Suite 300, Westminster, Colorado 80234

Property Description

The property is comprised of two parcels generally located on the west side of S Gun Club Rd, south of its intersection with E Bayaud Ave. The parcels are located within the Planning and Annexation Boundaries and the Placetype Plan within the Aurora Places Comprehensive Plan. The proposed MU-R Mixed Use-Regional zoning conforms with the Innovation District designation as outlined within the Future Land Use Map. The land area proposed for annexation is approximately 20.491 acres of private property and right-of-way.



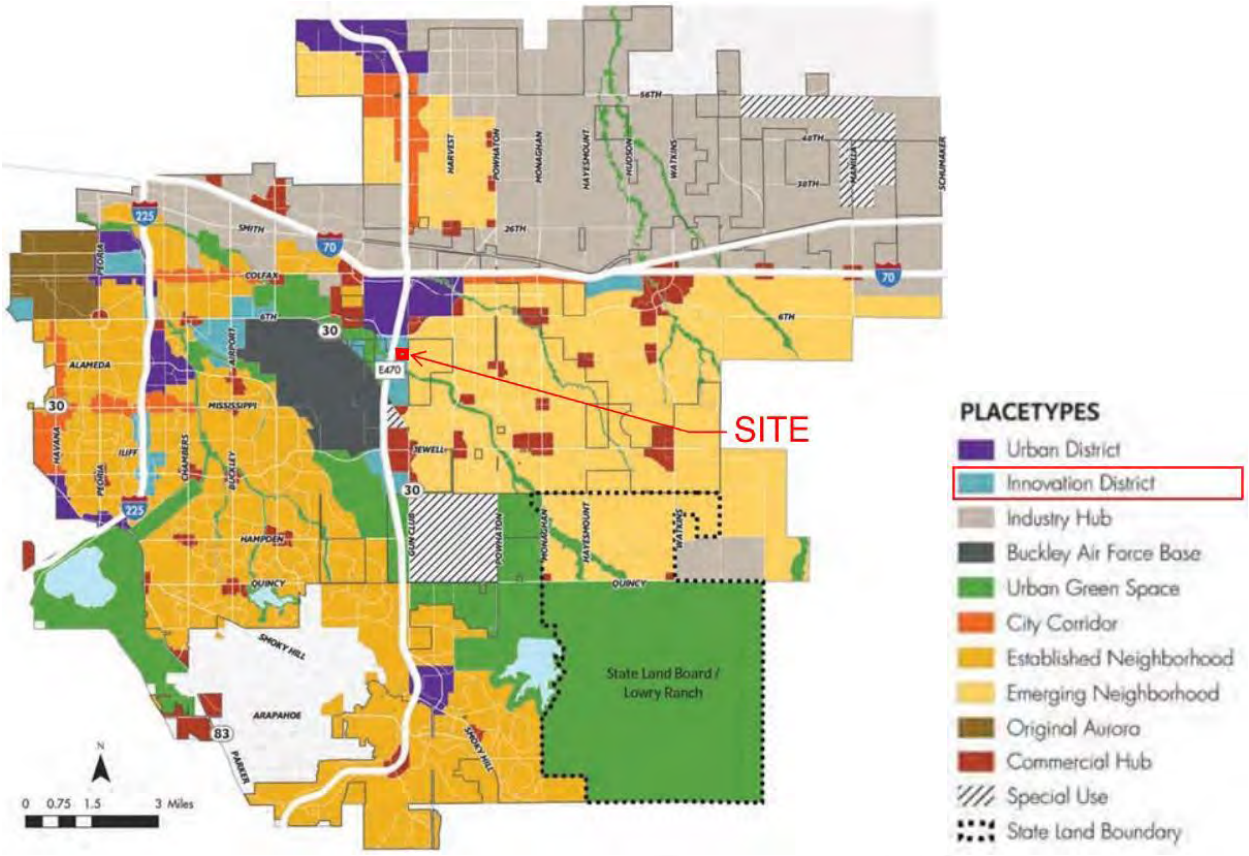
Vicinity Map

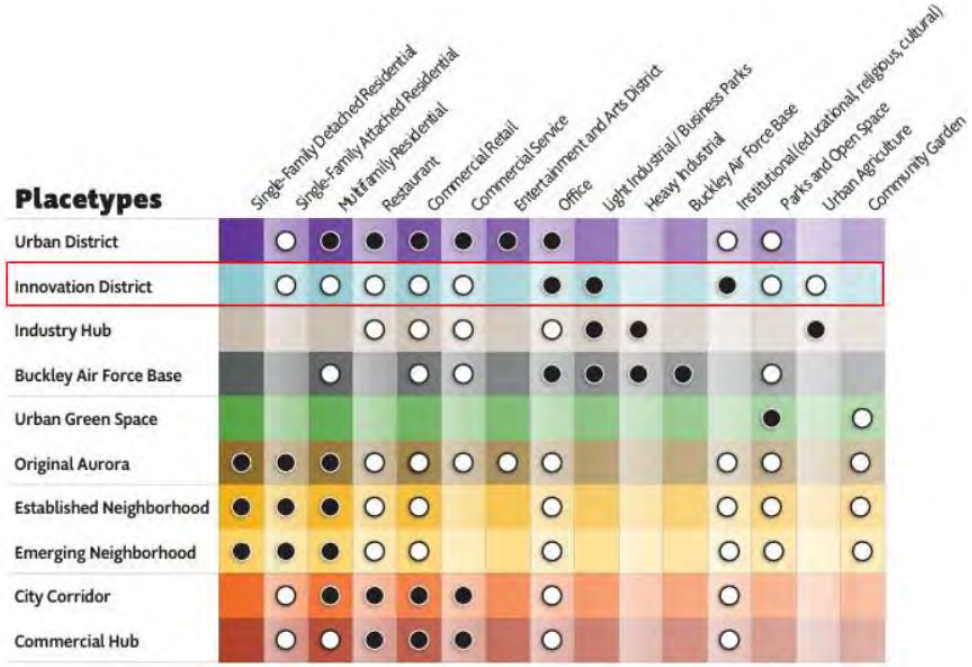
303.421.4224
[redacted]
1765 West 121st Avenue, Suite 300, Westminster, Colorado 80234

Context: Existing Uses, Zoning & Comprehensive Plan
The subject property is bordered on the west and north by the City of Aurora and borders Arapahoe County on the south and east. The subject parcels currently are used for agricultural purposes and are zoned in Arapahoe County as RR-A Rural Residential-A. The Placetype Plan designates the property as Innovation District to the west of S Gun Club Rd., defined by the Aurora Places Comprehensive Plan to allow a variety of uses.

The property would annex into the City of Aurora with the designation of MU-R Mixed Use-Regional District zoning district. The MU-R Mixed Use-Regional District allows for a diverse range of uses and meets the intent of the Innovation District Comprehensive Plan designation.

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1765 West 121st Avenue, Suite 300, Westminster, Colorado 80234



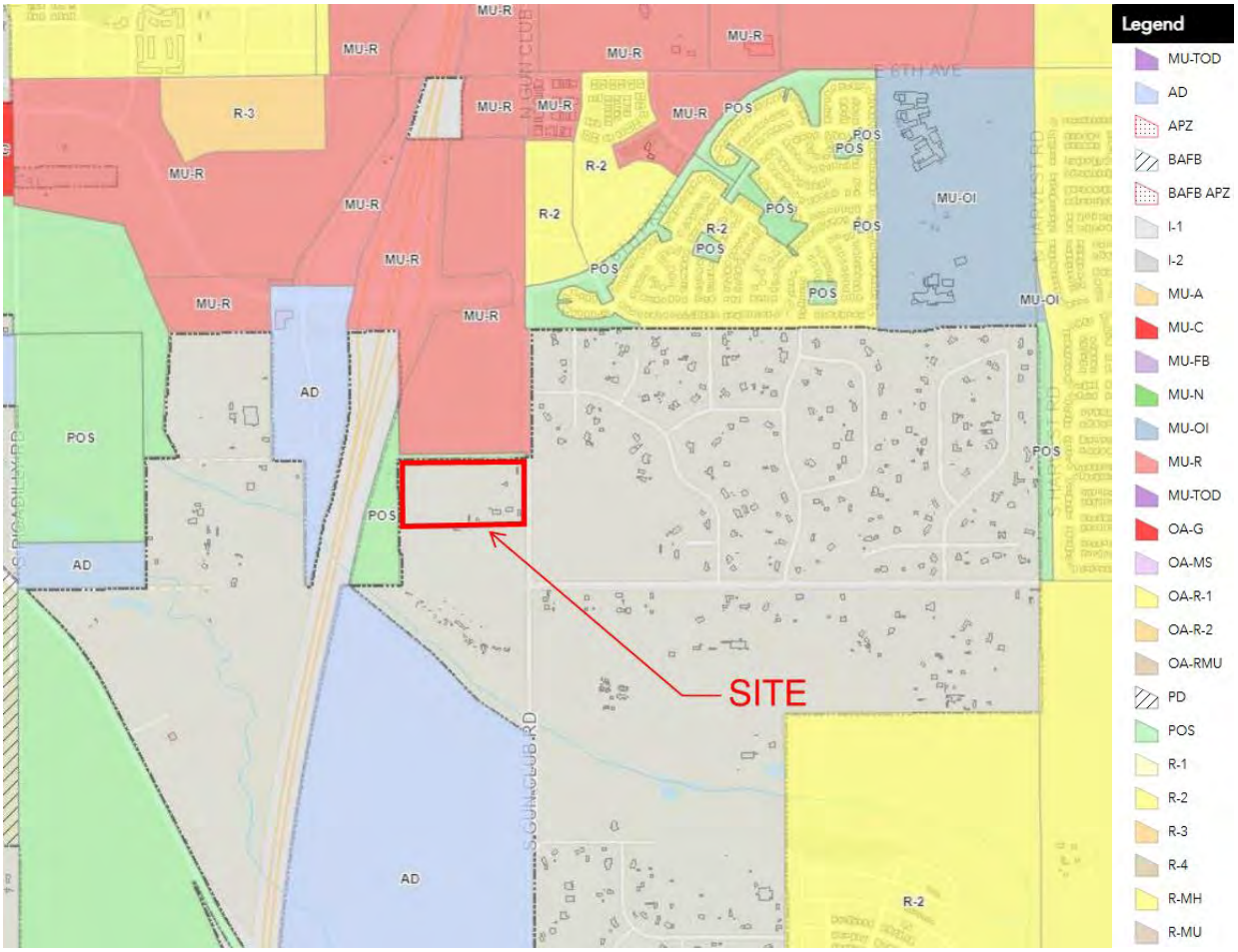


City of Aurora Placetype Plan

303.421.4224
[redacted]
1765 West 121st Avenue, Suite 300, Westminster, Colorado 80234

Land Use Compatibility

Currently, the subject property is adjacent to Aurora POS Park & Open Space district to the west, and Aurora's MU-R Mixed Use-Regional District to the north. Arapahoe County's MU Mixed Use district borders the proposed annexation to the east. Arapahoe County's PUD District borders the south. Further out from the property are additional residential uses as well as the Airport District to the south. E-470 passes near the proposed annexation to the west. The proposed MU-R Mixed Use-Regional District is compatible with the surrounding uses.



City of Aurora Zoning Map

303.421.4224
[redacted]
1765 West 121st Avenue, Suite 300, Westminster, Colorado 80234



Proposed Land Use Plan

Access & Circulation

The primary access to either site will be from S Gun Club Rd., a minor arterial street. Secondary access points may be provided from E Bayaud Ave, a collector street. It is intended that development of the parcels (1975-12-4-00-004 and 1977-07-3-00-001) to the south are coordinated to provide full secondary ingress and egress.

303.421.4224
[redacted]
1765 West 121st Avenue, Suite 300, Westminster, Colorado 80234

Annexation Criteria

This annexation complies with applicable annexation criteria in addition to the requirements listed under the Colorado Revised Statutes 31-12-107 (1)

Subject Property Contiguity with the City of Aurora		
Property Boundary	Shared Boundary	Percentage of Contiguity (1/6th, or 16.67% min.)
4,054.66 LF	2,006.15 LF	49.5%

Criteria for Approval

Annexation and Disconnection, Unified Development Ordinance Section 146-5.4.1.B

a. Annexation of land into the City shall comply with the procedures and other provisions of Colorado state statutes and approved Three-Mile Plan.
   Response: The proposed property to be annexed is within the Three-Mile Plan and complies with the procedures of Colorado state statutes and the approved Three-Mile Plan.

b. Annexation of land into the City shall be consistent with the City's annexation procedures manual.
   Response: The proposed annexation intends to continue to follow the procedures outlined within the City's annexation procedures manual. The application for annexation and initial zoning includes all necessary application materials for review. Following the submittal and review process, the applicant is prepared to continue with the public hearing processes.

c. The final annexation plat shall be provided and shall conform with applicable state statutes. It shall include all information required by the City to evaluate potential impacts of the annexation and whether annexation would promote the public health, safety, and welfare of the citizens of the City.
   Response: The final annexation plat will conform with the state statutes, and includes all required information regarding potential impacts of the annexation in regards to the public health, safety, and welfare.

Ordinance Text or Zoning Map Amendments, Unified Development Ordinance Section 146-5.4.1.C.3

An application for initial zoning, rezoning, and changes to the Zoning Map for individual parcels or small areas shall only be recommended if the Planning Director and the Planning and Zoning Commission finds that the following criteria have been met, and shall only be approved if City Council finds that the following criteria have been met.

i. The change to the Zoning Map is needed to correct an error (change in the character of surrounding areas does not constitute an error in the map); or

ii. The change to the Zoning Map is required because of changed conditions or circumstances on the property or in the surrounding area and:

   a. The applicant has demonstrated that the proposed initial zoning or rezoning is consistent with the spirit and intent of the Comprehensive Plan, with other policies and plans adopted by the City Council, and with the purpose statement of the proposed new zone district(s);
   Response: The initial zoning of these parcels is consistent with the spirit and intent of the Comprehensive Plan, which outlines the included land as Innovation District on the Aurora

303.421.4224
[redacted]
1765 West 121st Avenue, Suite 300, Westminster, Colorado 80234

Placetype Plan. The MU-R Mixed Use-Regional District is proposed and conforms to the Innovation District land use.

b. *The applicant has demonstrated that the size, scale, height, density, and multi-modal traffic impacts of the proposed initial zoning or rezoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions; and*
Response: The initial zone districts of the proposed parcels is consistent with the intended land uses of the Aurora Placetype Plan, remaining compatible with surrounding development.

c. *The application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Comprehensive Plan goals that would be achieved by approval of the application.*
Response: The proposed zone districts of the parcels do not create a dislocation of tenants or occupants of the property as the property currently has no occupants.

EXHIBIT "A"

LOCATED IN THE SOUTH 1/2 OF THE SE 1/4 SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO

CONTAINED WITHIN THE TITLE COMMITMENT PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, ORDER NUMBER: 597-HS0841446-415, WITH A EFFECTIVE DATE OF FEBRUARY 4, 2025 at 08:00 A.M.:

PARCEL 1:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ARAPAHOE COUNTY, COLORADO DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ARAPAHOE COUNTY, COLORADO,

THENCE NORTHERLY ALONG THE EAST LINE OF SAID SECTION 12, 656.03 FEET TO THE TRUE POINT OF BEGINNING;

THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF SECTION 12, 1336.07 FEET;

THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID SECTION 12, 326.03 FEET;

THENCE EASTERLY PARALLEL TO THE SOUTH LINE OF SAID SECTION 12, 1336.07 FEET;

THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 12, 326.03 FEET TO THE TRUE POINT OF BEGINNING.

COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL 2:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,

THENCE NORTHERLY ALONG THE EAST EDGE OF SAID SECTION 12, 982.06 FEET TO THE TRUE POINT OF BEGINNING;

THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF SAID SECTION 12, 1346.60 FEET;

THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID SECTION 12, 320.96 FEET TO A POINT BEING 16 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST 1/4 SOUTHEAST 1/4 OF SAID SECTION 12;

THENCE EASTERLY ALONG A LINE 16 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 12, 1346.60 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 12;

THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 12, 326.02 FEET TO THE POINT OF BEGINNING, EXCEPT THE EAST 30 FEET THEREOF,

COUNTY OF ARAPAHOE, STATE OF COLORADO.

RIGHT-OF-WAY:

ALL OF THE RIGHT-OF-WAY OF GUN CLUB DRIVE ADJACENT TO THE EAST SIDE OF PARCEL 1 AND PARCEL 2.

COUNTY OF ARAPAHOE, STATE OF COLORADO.

LJA SURVEYING
4700 S. Syracuse Street
Suite 500
Denver, CO 80237
303-390-8510
www.lja.com

Legal Land Description and Survey
S 1/2 of the SE 1/4 Sec. 12, T.4S, R.66W of the 6th P.M.
County of Arapahoe, State of Colorado

Prepared: JAP Approved: PSJ	Horiz. Scale: n/a Vert. Scale: n/a	Job No.: 4637-0005 Date: 2/27/2026	Sheet: 1 of 4

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EXHIBIT "A"

LOCATED IN THE SOUTH 1/2 OF THE SE 1/4 SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO

RIGHT-OF-WAY:

ALL OF THE RIGHT-OF-WAY OF GUN CLUB DRIVE ADJACENT TO THE EAST SIDE OF PARCEL 1 AND PARCEL 2

TOGETHER WITH:

A PORTION OF THE THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AND A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH SIXTEENTH CORNER OF SAID SECTION 12, BEING MONUMENTED BY A RECOVERED 2" ALUMINUM CAP PARTIALLY ILLEGIBLE STAMPED "STATES SURVEYING INC LS 28649" IN MONUMENT BOX;

THENCE N89° 41' 14"E, ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, 40.00 FEET TO THE WEST LINE OF LOT 2, BLOCK 5 OF THUNDERBIRD ESTATES FILING NO. 3, RECORDED SEPTEMBER 3, 1980 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 1996416;

THENCE S00° 18' 46"E, ON SAID WEST LINE, 14.17 FEET TO THE SOUTH LINE OF SAID LOT 2, BLOCK 5, BEING ALSO THE NORTH LINE OF THAT SPECIAL WARRANTY DEED RECORDED SEPTEMBER 17, 2019 IN SAID RECORDS UNDER RECEPTION NUMBER D9096937;

THENCE S89° 40' 40"W, ON SAID NORTH LINE, 10.00 FEET TO THE NORTHWEST CORNER OF SAID SPECIAL WARRANTY DEED;

THENCE CONTINUE S89° 40' 40"W, 30.00 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7;

THENCE S00° 19' 11"E, ON SAID WEST LINE, 1.82 FEET;

THENCE S89° 29' 58"W 30.00 FEET TO THE NORTHEAST CORNER OF THAT SPECIAL WARRANTY DEED RECORDED MAY 13, 2020 IN SAID RECORDS UNDER RECEPTION NUMBER E0056422, BEING ALSO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF E. BAYOUD AVENUE, PER THAT SPECIAL WARRANTY DEED RECORDED DECEMBER 23, 2011 IN SAID RECORDS UNDER RECEPTION NUMBER D1126862;

THENCE N00° 19' 58"W 16.00 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12, BEING ALSO THE NORTH LINE OF SAID SPECIAL WARRANTY DEED;

THENCE N89° 29' 58"E, ON SAID NORTH LINES, 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,047 SQUARE FEET (0.024 ACRES), MORE OR LESS.

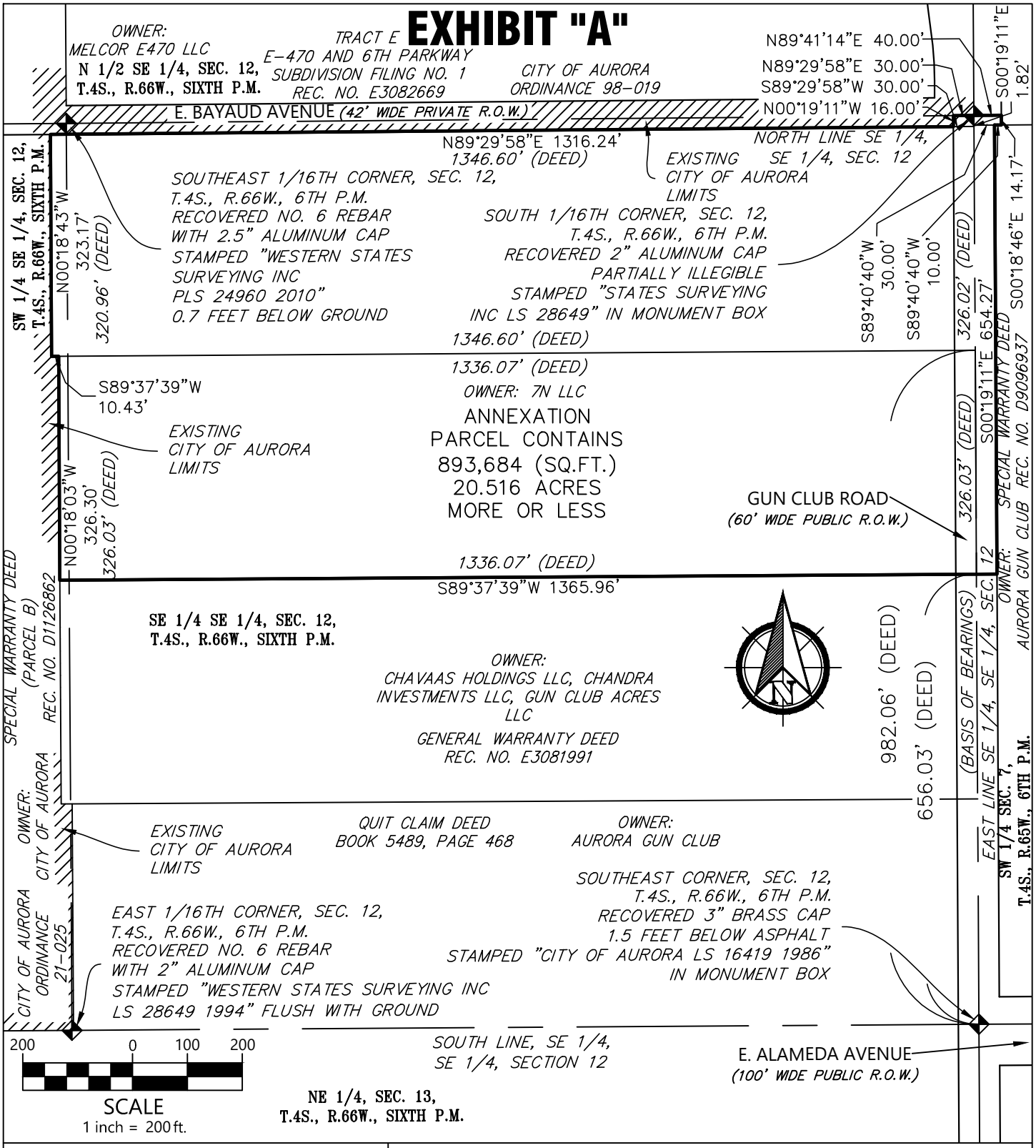
COUNTY OF ARAPAHOE, STATE OF COLORADO.

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LJA SURVEYING
4700 S. Syracuse Street
Suite 500
Denver, CO 80237
303-390-8510
www.lja.com

Legal Land Description and Survey
S 1/2 of the SE 1/4 Sec. 12, T.4S, R.66W of the 6th P.M.
County of Arapahoe, State of Colorado

Prepared: JAP Approved: PSJ	Horiz. Scale: n/a Vert. Scale: n/a	Job No.: 4637-0005 Date: 2/27/2026	Sheet: 2 of 4



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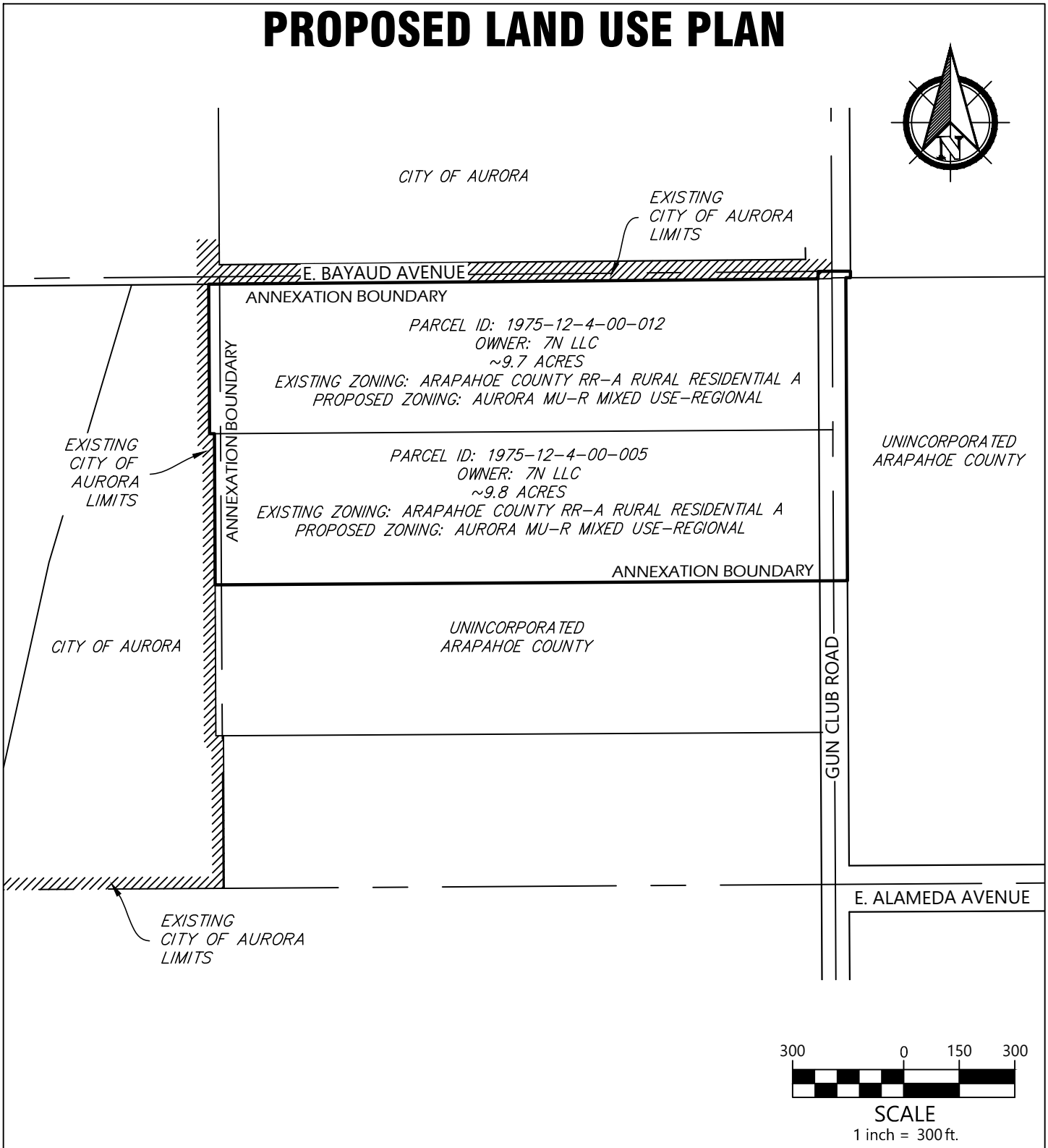
Legal Land Description and Survey

S 1/2 of the SE 1/4 Sec. 12, T.4S, R.66W of the 6th P.M.

County of Arapahoe, State of Colorado

Prepared: JAP Approved: PSJ	Horiz. Scale: 1"=200' Vert. Scale: n/a	Job No.: 4637-0005 Date: 2/27/2026	Sheet: 3 of 4

PROPOSED LAND USE PLAN



LJA SURVEYING
4700 S. Syracuse Street
Suite 500
Denver, CO 80237
303-390-8510
www.lja.com

Legal Land Description and Survey

S 1/2 of the SE 1/4 Sec. 12, T.4S, R.66W of the 6th P.M.

County of Arapahoe, State of Colorado

Prepared: JAP Approved: PSJ	Horiz. Scale: 1"=300' Vert. Scale: n/a	Job No.: 4637-0005 Date: 2/27/2026	Sheet: 4 of 4

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8. General Business

8a. 161 & 121 S GUN CLUB ROAD – ZONING MAP AMENDMENT – INITIAL ZONING TO MU-RSUMMARY AND COMMUNITY COMMENTS

Testimony Given at the Hearing:
Stephen Gubrud, Case Manager, gave a presentation of the item, including the staff recommendation.

The applicant, LJA Engineering, requests approval of a Zoning Map Amendment for the initial zoning of two parcels totaling approximately 20.49 acres to MU-R (Mixed-Use Regional) zone district. This initial zoning application is being processed concurrently with an annexation application for the same area. The overall annexation is proposed as part of a sequential annexation process intended to create the necessary contiguity to annex additional lands to the south of the subject parcels and to the east across Gun Club Road. While annexation applications are not heard by the Planning and Zoning Commission, the PZC does review the initial zoning of such parcels. The subject parcels are located southwest of the intersection of S Gun Club Road and the E Bayaud Avenue alignment and are also identified as being within the Innovation Campus District placetype according to the Aurora Places Comprehensive Plan. The subject properties are bordered by the MU-R (Mixed-Use Regional) zone district to the north, POS (Parks and Open Space) zone district to the west, and unincorporated Arapahoe County to the south and east.

The requested MU-R zoning designation allows for a wide variety of uses including commercial, retail, office, and some limited residential options. The MU-R district is intended to serve “image making” areas in Aurora such as gateways, major arterial streets and highway intersections, and regional activity centers. The MU-R district intends to promote a distinctive, unified character and to ensure high-quality development. The site is situated along an arterial street on S Gun Club Road with new development occurring in surrounding areas. Both parcels are currently vacant, and no site plan applications have been submitted. Both parcels fall within the Buckley Spaceport Influence Overlay Zone District and are located just outside of the Coal Creek Floodplain.

Adjacent property owners were notified of the application. No neighborhood comments were received during the review process; therefore, no neighborhood meeting was held.

Testimony Given at the Hearing:
Stephen Gubrud, Case Manager, gave a presentation of the item, including the staff recommendations. The presentation covered agenda items 8a-c.

Commissioner Jetchick asked for clarification of the acreage for 222 S Gun Club Road Zoning Map Amendment. S Gubrud responded that this initial zoning is for 10 acres.

Commissioner Riley asked staff about the blue sheet mentioned in the staff presentation and stated an email with the blue sheet was not received.

Chair Walls also stated an email was not received. The remaining commissioners also indicated an email was not received.

Due to a staff error, the commissioners were not included in an email sent out with the blue sheet attached.

Chair Walls asked staff to summarize the blue sheet material. S Gubrud gave a summary.

Chair Walls called for a ten-minute recess at 6:40 p.m. to allow staff to send an email with the blue sheet and to give the commissioners time to review the material.

Chair Walls reconvened the meeting at 6:52 p.m.

Chair Walls asked the applicant to address the community concerns contained in the blue sheet.

Jonah Weiss, LJA, the applicant, stated that the property is in the 100-year floodplain, and it is about a one-acre portion. The cause of the flooding in parts of Thunderbird Estates is unknown; it could be any of several drainage issues. J Weiss noted that addressing the floodplain issues or flooding is not an approval criterion for initial zoning of a property.

Commissioner Hogan asked if a site plan is available showing the floodplain area on the property. S Gubrud responded that a site plan is not available showing the requested information. J Weiss added that the 100-year floodplain is shown on page 42 of the backup material. S Gubrud demonstrated the floodplain on the map in the packet. J Weiss stated a map revision was performed, which removed a lot of the property from the floodplain, and that drainage problems will be addressed in the next steps of development.

Commissioner Banka commented that the blue sheet indicated the major flooding was the 2013 flood, which was some time ago, and asked whether the floodplain issues will be addressed before any building permits are issued. S Gubrud responded that the proposed properties located within the 100-year floodplain would require a floodplain development permit and a no-rise analysis. In the absence of that no-rise being achieved, the applicant would have to coordinate with the Federal Emergency Management Agency (FEMA) to obtain a sign-off for a conditional letter of map revision to allow development.

Brandon Cammarata, Planning Manager, added that there are a lot of steps to the entitlement process, going from general and then into more and more detail. This rezoning would fall into the general category. If the initial zoning is approved, the applicant will have to pursue a more detailed plan, which may be a site plan, a neighborhood plan, or a master plan, all of which have a drainage component to analyze drainage in conformance with the city code, as well as traffic analysis, etc.

Commissioner Hogan stated that it is understood that water is discussed in a development agreement later in the development process and asked whether there had been any discussion between the applicant and the city regarding whether water can be provided to the area. S Gubrud explained that a discussion between the applicant and Aurora Water was held regarding the provision of water.

Commissioner Hogan voiced concerns with the community comments in the blue sheet and asked if anyone has reached out to the community to address their concerns. S Gubrud explained that the blue sheet comments were received the day before the public hearing and staff has not had an opportunity to respond to the community. Typically, community comments are addressed during the review process, not after the review is completed. Commissioner Hogan asked if additional time should be given to address the community's concerns before a decision is made by the commission.

Chair Walls reminded the commission that addressing community concerns is not a part of the code criteria for deciding on an initial zoning.

Cindy Hall, an Aurora resident, spoke and stated the flooding in the pictures submitted for the blue sheet, on average, happens once a year and explained how the water flows through the family property. When the subject area is developed, there is concern regarding water backing up even more and destroying the structures on the property. There are also concerns about traffic and the aesthetic look of the semi-rural area.

J Weiss, in response to C Hall's comments, stated that the community's concerns are taken to heart and understood. Having the project develop may improve the drainage across several surrounding properties. Developers are required to ensure that any development does not cause drainage issues on surrounding properties. The recently adopted Transportation Multi-Modal Master Plan indicates that Gun Club Road will be improved and widened and become a four-lane arterial road. Arterial roads are major roads and are designed to handle increased traffic. A traffic signal will also be installed at the intersection of Gun Club Road and Alameda Avenue at some point in the future, which will help with the traffic congestion in the area.

Matthew Napier, applicant or agent representing the applicant, was available for questions.

Planning Commission Results
AGENDA ITEM 8a – ZONING MAP AMENDMENT TO INITIALLY ZONE TO MU-R

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

MOVE TO RECOMMEND APPROVAL TO THE CITY COUNCIL FOR THE 161 & 121 S GUN CLUB ROAD INITIAL ZONING (ZONING MAP AMENDMENT) TO MU-R (MIXED-USE REGIONAL) DISTRICT, BECAUSE THE PROPOSAL COMPLIES WITH THE REQUIREMENTS OF SECTION 146-5.4.1.C OF THE UNIFIED DEVELOPMENT ORDINANCE FOR THE FOLLOWING REASONS:

1. THE INITIAL ZONING AND RELATED ANNEXATION ARE NEEDED TO INTEGRATE THE EXISTING PARCELS INTO THE SURROUNDING CITY OF AURORA ZONING TO RESULT IN CONSISTENT ZONING AND JURISDICTION IN THIS DEVELOPING AREA. CONSISTENT ZONING AND JURISDICTION HELP TO CLARIFY EXPECTATIONS FOR DEVELOPMENT RESPONSIBILITIES AS WELL AS MAINTENANCE OF PUBLIC INFRASTRUCTURE AND PROVISION OF SERVICES.
2. THE SITE IS PROXIMATE TO TRANSPORTATION FACILITIES IN E-470, AND SURROUNDING AREAS ARE ALSO SEEING NEW DEVELOPMENTS IN THE CITY.
3. THE POTENTIAL SIZE, SCALE, HEIGHT, AND DENSITY OF THE PROPOSED INITIAL ZONING TO MU-R ARE COMPATIBLE WITH THE CURRENT IMPACTS ASSOCIATED WITH THE NEARBY MU-R ZONED AREAS. ANY FUTURE DEVELOPMENT WILL MEET ALL STANDARDS IMPOSED WITHIN THE MU-R DISTRICT.
4. THE PROPOSED MU-R ZONE DISTRICT MEETS THE INTENT OF THE INNOVATION CAMPUS DISTRICT PLACETYPE IN THAT IT ALLOWS OPPORTUNITY FOR ADDED DIVERSITY OF USES, SUCH AS COMMERCIAL, OFFICE, INSTITUTIONAL, RETAIL, ETC., WHICH WOULD CONTRIBUTE TO ENCOURAGING PEOPLE AND ORGANIZATIONS TO COLLOCATE, EXCHANGE IDEAS, AND BENEFIT FROM ONE ANOTHER.

5. THE INITIAL ZONING MAY BE A BENEFIT TO THE SURROUNDING NEIGHBORHOODS BY PROVIDING COMMERCIAL AND RETAIL OPPORTUNITIES IN AN AREA LARGELY DEVOID OF SUCH OPTIONS.
6. THE PROPOSED ZONING MAP AMENDMENT WOULD PROVIDE PROGRESS TOWARD MEETING GENERAL EMPLOYMENT GOALS OUTLINED IN THE COMPREHENSIVE PLAN, INCLUDING SUPPORTING A GROWING AVAILABILITY OF JOB OPPORTUNITIES FOR PEOPLE WITH A VARIETY OF SKILL LEVELS AND EXPERIENCE.

Further Discussion:
Chair Walls stated support of the motion because allowing the annexation and the initial zoning will allow for future development on these properties, and the watershed and traffic issues will be mitigated, which have been long-standing concerns of the community.

Commissioner Banka concurred with Chair Walls's statement.

MOTION PASSED UNANIMOUSLY.

Project No: DA-2426-01

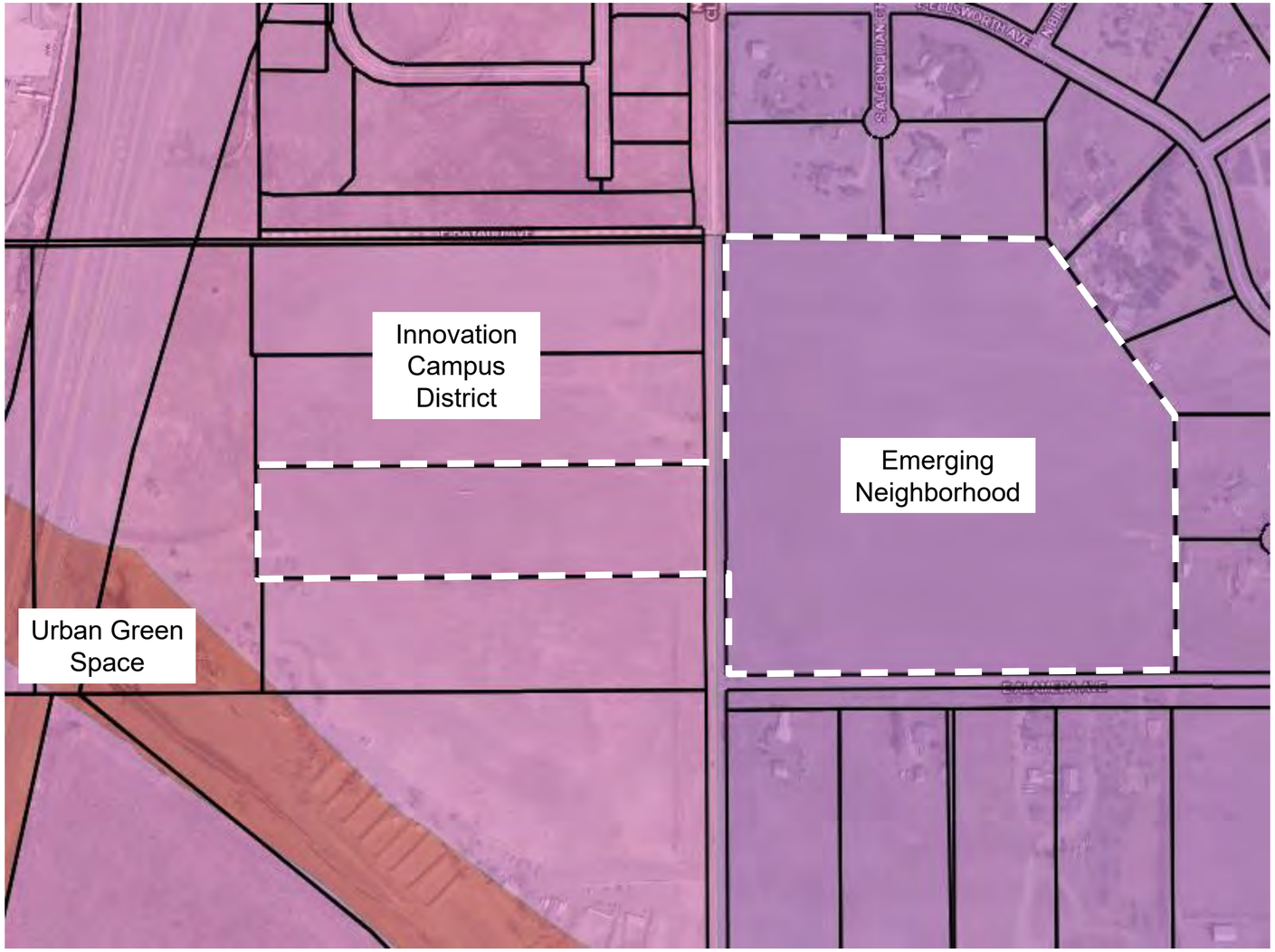
Aurora City Council

July 13, 2026

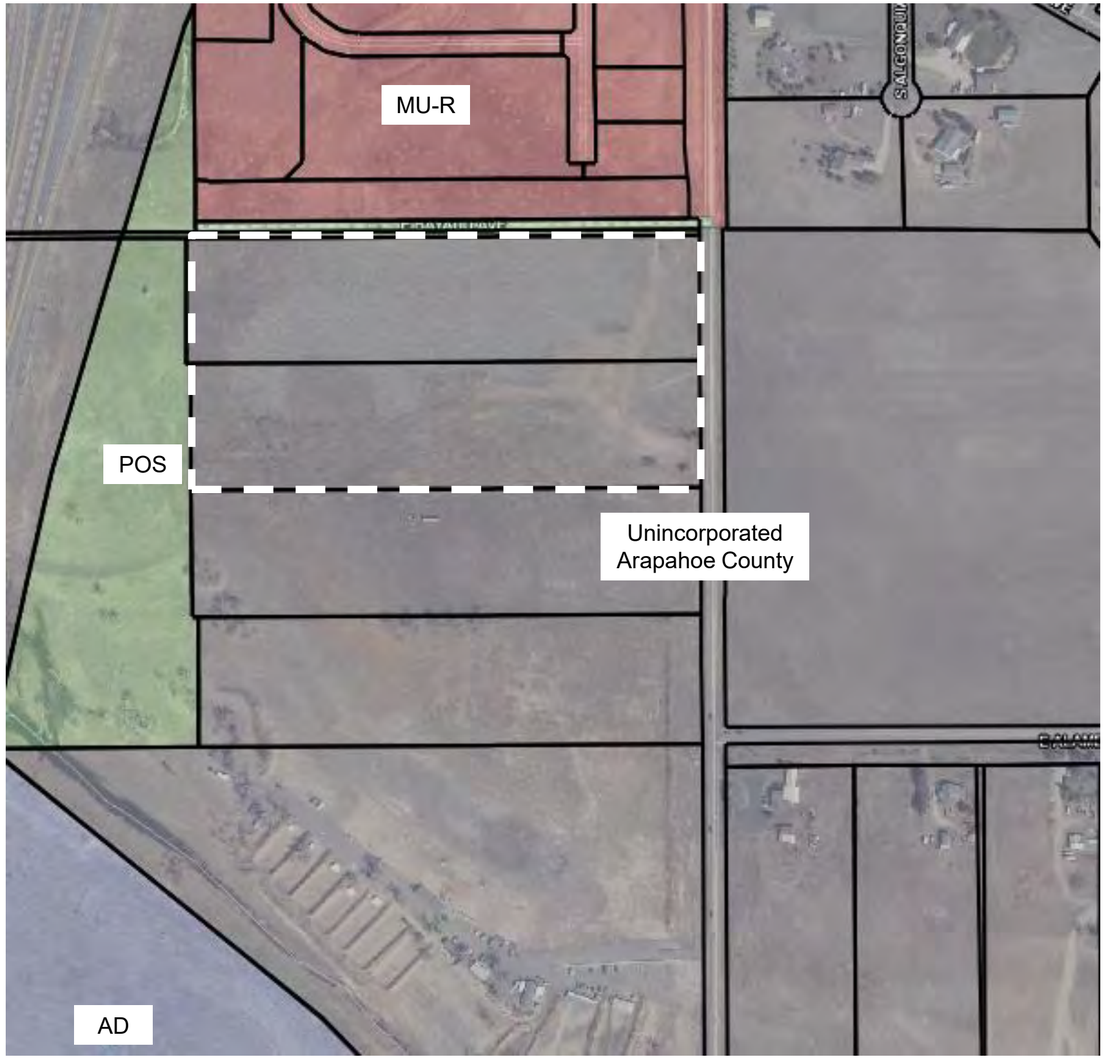
161 & 121 S Gun Club Road – Zoning Map Amendments



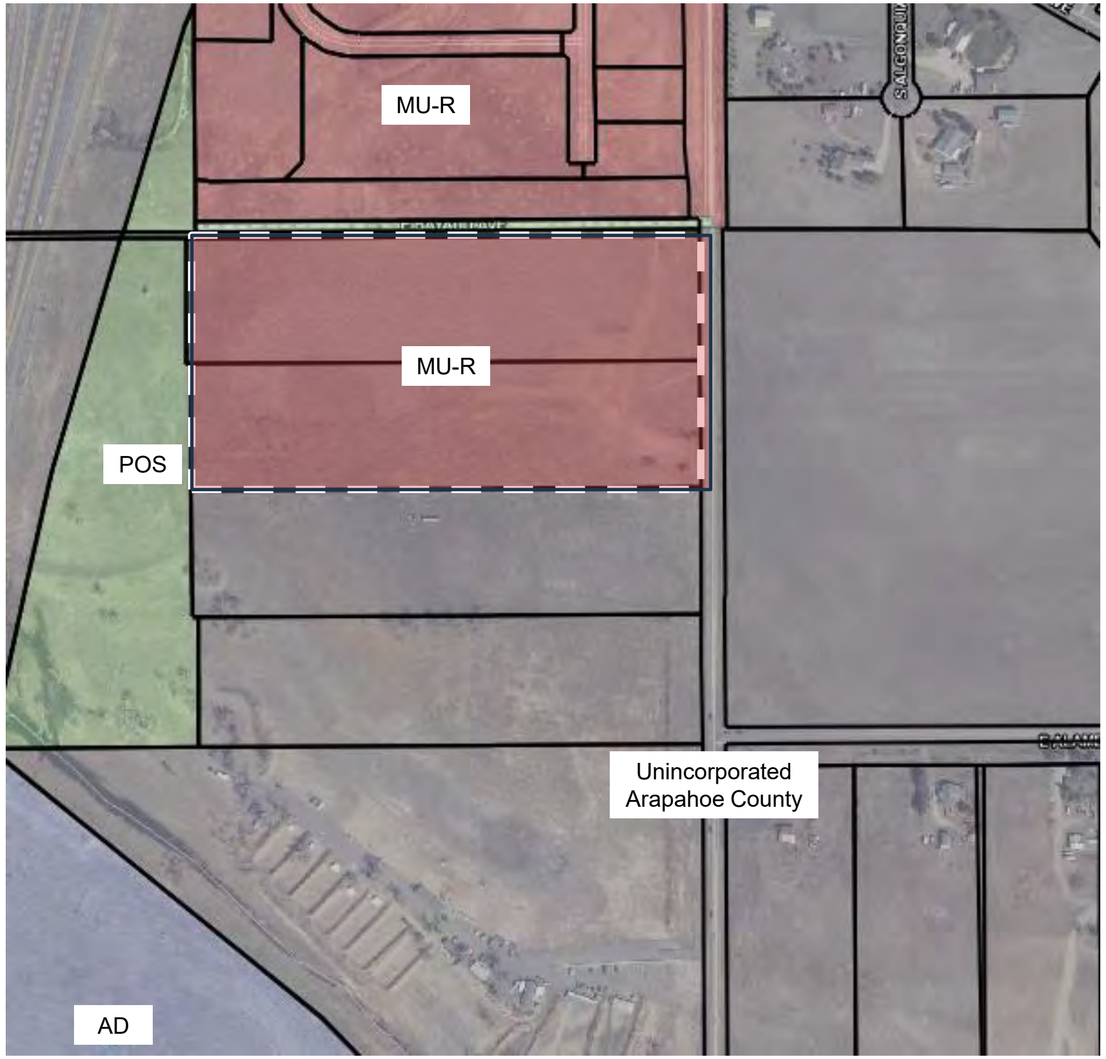
Vicinity Map



Placetype Map



Current Zoning Map



Proposed Zoning Map

Approval Criteria

City of Aurora Unified Development Ordinance, Section 146-5.4.1.C.3 , Zoning Map Amendment:

An application for changes to the Zoning Map for individual parcels shall only be recommended if the Planning Director and the Planning and Zoning Commission finds that the following criteria have been met, and shall only be approved if City Council finds that the following criteria have been met:

1. *The change to the Zoning Map is needed to correct an error (change in the character of surrounding areas does not constitute an error in the map); or*

2. *The change to the Zoning Map is required because of changed conditions or circumstances on the property or in the surrounding area and:*

a) *The applicant has demonstrated that the proposed rezoning is consistent with the spirit and intent of the Comprehensive Plan, with other policies and plans adopted by the City Council, and with the purpose statement of the proposed new zone district;*
b) *The applicant has demonstrated that the size, scale, height, density, and multi-modal traffic impacts of the proposed rezoning are compatible with surrounding development or can be made compatible with surrounding development through development conditions; and*
c) *The applicant demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Comprehensive Plan goals that would be achieved by approval of the application.*

Planning and Zoning Commission Recommendations

- Recommended approval (6-0) of the Zoning Map Amendment for the Initial Zoning of approximately 20.49 acres to the MU-R Zone District to City Council.

ORDINANCE NO. 2026- ____

A BILL

FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, INITIALLY ZONING TWO PARCELS OF LAND MEASURING 20.49 ACRES, MORE OR LESS, LOCATED SOUTHWEST OF THE INTERSECTION OF EAST BAYAUD AVENUE ALIGNMENT AND SOUTH GUN CLUB ROAD TO MIXED-USE REGIONAL (MU-R) AND AMENDING THE ZONING MAP ACCORDINGLY (161 & 121 S GUN CLUB ROAD ZONING MAP AMENDMENT)

WHEREAS, the applicant has requested that approximately 20.49 acres of land (the "Property"), more or less, generally located southwest of the intersection of East Bayaud Avenue alignment and South Gun Club Road be zoned to Mixed-Use Regional (MU-R); and

WHEREAS, Section 146-5.4.1.C.3 of the Uniform Development Ordinance provides that all applications for the rezoning of property within the City of Aurora, Colorado (the "City"), shall be presented for a public hearing, both to the Planning and Zoning Commission, who shall render a recommendation to City Council, and to City Council for final decision; and

WHEREAS, on June 10, 2026, following a public hearing, the Planning and Zoning Commission voted to recommend the zoning of the Property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. Based on the evidence presented at tonight's public hearing, City Council finds and determines that: the zoning is consistent with the spirit and intent of the Comprehensive Plan, is compatible with surrounding development, and would not result in a significant dislocation of tenants or occupants of the Property.

Section 2. The Property, as more particularly described in "Exhibit A" attached hereto and incorporated herein, is zoned Mixed-Use Regional (MU-R) and the zoning map is hereby amended in accordance with said zoning.

Section 3. Pursuant to Section 5-5 of the Charter of the City of Aurora, Colorado, the second publication of this Ordinance shall be by reference, utilizing the ordinance title. Copies of this Ordinance are available at the Office of the City Clerk.

Section 4. Repealer. All orders, resolutions, or ordinances in conflict with this Ordinance or with any of the documents hereby approved, are hereby repealed only to the

extent of such conflict. This repealer shall not be construed as reviving any resolution, ordinance, or part thereof, heretofore repealed.

INTRODUCED, READ AND ORDERED PUBLISHED this _____ day of _____, 2026.

PASSED AND ORDERED PUBLISHED this _____ day of _____, 2026.

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

CITY ATTORNEY PETE SCHULTE

BY: Lena McClelland MP
LENA MCCLELLAND, Sr. Assistant City Attorney

CITY OF AURORA
Late Submission Approval for Agenda Item

Item Title: 161 and 121 Gun Club Road Annexation Agreement
Item Initiator: Cesarina Dancy, Manager, Office of Development Assistance
Staff Source/Legal Source: Justin Andrews, Project Manager, Office of Development Assistance/ Brian Rulla, Senior Assistant City Attorney
Outside Speaker: n/a
Strategic Outcome: Economically Strong: Building a conducive development climate, a diverse mix of industries and housing options, and fostering economic growth so that our community thrives and remains resilient.

CRITERIA - PLEASE CONSIDER ITEM FOR LATE SUBMISSION FOR THE FOLLOWING REASON:

☒ There is a time-sensitive legal requirement that must be met and cannot be met by a future meeting date

☐ The delay will result in an adverse financial impact to the city

☐ The item is related to a disaster and must be addressed before the next available meeting

COUNCIL MEETING DATES FOR LATE SUBMISSION:

Study Session: n/a

Regular Meeting: 7/27/2026

EXPLANATION: *(Please provide a detailed explanation as to why the item falls into one or more of the above criteria and why it may not be set for a future meeting date.)*

The approval of this Annexation Agreement is time-sensitive for the July 27 City Council Meeting Date.

I understand the agenda item will not be added to the agenda without submitting this completed form as an attachment in e-Scribe. The agenda item will not be added to the agenda if the workflow is not completed by the WORKFLOW COMPLETED date indicated on the agenda deadline calendar.

Cesarina Dancy	Laura Perry
Agenda Item Initiator Name	Late Submission Approver Name (Council Appointee or DCM)
Cesarina Dancy 7/17/26	7/20/26
Agenda Item Initiator Signature Date	Late Submission Approver Signature Date

CITY OF AURORA
Council Agenda Commentary

Item Title: 161 and 121 Gun Club Road Annexation Agreement
Item Initiator: Cesarina Dancy, Manager of Development Assistance, Development Services
Staff Source/Legal Source: Justin Andrews, Project Manager, Development Services / Brian Rulla, Senior Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Economically Strong: Building a conducive development climate, a diverse mix of industries and housing options, and fostering economic growth so that our community thrives and remains resilient.

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: 7/27/2026

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Justin Andrews, Project Manager, Office of Development Assistance / Brian Rulla, Assistant City Attorney

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

☐ Approve Item and Move Forward to Study Session

☐ Approve Item and Move Forward to Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

☐ Approve Item as Proposed at Policy Committee

☐ Approve Item as Proposed at Study Session

☒ Approve Item as Proposed at Regular Meeting

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: ***(Check all that apply)***

☐ Recommends Approval ☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation ☒ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

A petition for annexation was filed with the City Clerk for annexation of a 20.491-acre parcel owned 7N LCC. This parcel is located at the SWC of E Bayaud Avenue and Gun Club Road (see attached vicinity map).

City Council made a finding of substantial compliance regarding this annexation on June 8, 2026, and approved the Annexation and Initial Zoning Ordinances on first reading on July 13, 2026.

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

A petition for annexation was filed with the City Clerk for annexation of two parcels totaling 20.491 acres owned 7N LCC. This parcel is located at the SWC of E Bayaud Avenue and Gun Club Road (see attached vicinity map).

The parcel falls within the City's Annexation Boundary and meets contiguity requirements. A site plan for an commercial land use is anticipated following annexation.

The Initial Zoning Ordinance will be presented to City Council concurrently with the Annexation Ordinance. The initial zoning follows the City's Comprehensive Plan.

The annexation process follows state law, and this annexation will be considered over three City Council meetings. Consideration of this ordinance is item #3 listed below:

1) City Council considers approval of a Resolution making a finding that the Petition is in substantial compliance with statutory requirements and sets the Public Hearing date.
2) City Council conducts the Public Hearing, considers approval of a Resolution making a finding that the land is eligible for annexation, and considers Introduction of the Annexation Ordinance.
3) City Council considers the Annexation Ordinance on final reading and the Annexation Agreement will be presented for Council consideration.

The annexation agreement is in compliance with the City’s model.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to “Questions for Council”)

☒ Revenue Impact ☐ Budgeted Expenditure Impact ☐ Non-Budgeted Expenditure Impact
☐ Workload Impact ☐ No Fiscal Impact

REVENUE IMPACT
Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

Annexation obligates the City to provide municipal services and utilities upon development. The fiscal impact of this development will be offset by various fees and taxes.

BUDGETED EXPENDITURE IMPACT
Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

N/A

NON-BUDGETED EXPENDITURE IMPACT

Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

N/A

WORKLOAD IMPACT

Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

N/A

QUESTIONS FOR COUNCIL

Does City Council wish to approve this Annexation Agreement?

LEGAL COMMENTS

A municipality is not legally required to annex area pursuant to landowner's annexation petition, but may impose additional terms and conditions for annexation in accordance with Annexation Act. Superior v. Midcities Co., 933 P.2d 596 (Colo.1997). This Annexation Agreement memorializes those conditions. The agreement is based upon the City's model agreement. (Rulla)



Planning and Business Development
15151 E. Alameda Parkway
Aurora CO 80012 USA
AuroraGov.org
303.739.7250
GIS@auroragov.org

City of Aurora, Colorado

121 & 161 Gun Club Rd Annexation

ACCESSIBILITY STATEMENT
Please know that, while the city is working to make all information accessible, PDF map products are primarily visual in nature. If you have trouble accessing this document, please visit www.AuroraGov.org/Accessibility or call the Office of Accessibility (303-326-8858) and let us know how best to assist you.

N W E S

Miles 0 0.05

4/29/2026 I:\GIS\ArcGIS_Pro_Projects\Planning\ODA\ODA_Annexation\ODA_Annexation.aprx

2025
Model Annexation Agreement

PARCELS: 1975-12-4-00-005 & 1975-12-4-00-012

ANNEXATION AGREEMENT

PARCELS: 1975-12-4-00-005 & 1975-12-4-00-012

This Agreement ("Agreement") made and entered into this _____ day of _____, 202_, by and between 7N LLC ("Annexor") and the City of Aurora, a home rule municipal corporation of the Counties of Adams, Arapahoe, and Douglas, State of Colorado (the "City").

RECITALS

Annexor is the owner of the property described in Exhibit "A," attached hereto (the "Property") and has filed a petition to annex said property to the City.

In consideration of the foregoing premise and the covenants, promises, and agreements of each of the parties hereto, to be kept and performed by each of them, IT IS AGREED:

1. DEFINITIONS

1.1 "Annexor" shall mean and refer to Annexor, and its heirs, successors, assigns, and designees.

1.2 "Approvals" shall mean any ordinances, resolutions and/or other written instruments as may be required to effect approval of the annexation, this Agreement and any related zoning approvals in a form that is substantially consistent with the applications Petitioner submits in connection with the Petition.

1.3 "Capital Impact Fee" shall mean the City's fee established by City Council that shall be levied and assessed on a per-unit basis (residential uses) as a condition of issuance of a building permit for the purpose of defraying the projected impacts on capital facilities of the City caused by proposed development.

1.4 "City" shall mean the City of Aurora, Colorado.

1.5 "City Code" shall mean the City Code of the City of Aurora, Colorado.

1.6 "City Council" shall mean and refer to the City Council of the City.

1.7 "City Specifications" shall mean and refer to all rules, regulations, and standards however adopted by the City including but not limited to the City Storm Drainage and Technical Criteria Manual, The Aurora Water Standard Specifications Regarding Water, Sanitary Sewer, and Storm Drainage Infrastructure, City Rules and Regulations regarding Stormwater Discharges Associated with Construction

Activities as context requires and as each of the foregoing may be amended from time to time.

1.8 "Crossings" shall mean and refer to all bridges, culverts, or other types of facilities or structures used to cross roadways, drainage ways, or storm drainage areas.

1.9 "Drainage Master Plan" shall mean the overall plan developed by the General Manager of the Water Department, City Engineer, or their respective designees, that addresses various matters relating to storm drainage within the City, including the identification of drainage and flooding problems, the compilation of base data related to rainfall and runoff, proposals for controlling storm water flows, and cost control measures regarding the construction, operation and maintenance of drainage facilities.

1.10 *"Freeboard"* shall mean the vertical distance in feet above a predicted water surface elevation intended to provide a margin of safety to compensate for unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood such as debris blockage of bridge openings and the increased runoff due to urbanization of the watershed.

1.11 "Legal Challenge" shall mean either any third party commences any legal proceeding or other action that directly or indirectly challenges the City's annexation of the Property or the City's granting of the Approvals; or any third party submits a petition for a referendum seeking to reverse or nullify any of the Approvals.

1.12 "Major Drainage Facility" shall mean those drainage facilities as defined in Section 138-361 of the City Code, City's Drainage Master Plans and City Specifications.

1.13 "Minor Drainage Facility" shall mean those drainage facilities as defined in Section 138-361 of the City Code and City Specifications.

1.14 "Park Development Fee" shall mean the City's fee established by City Council, payable at the time of building permit issuance, that the City charges to offset the costs to the City of improvements to public park lands that are required to address the impacts to such parks from development on the Property.

1.15 "Petition" shall mean the Petition for Annexation that Annexor executed and submitted to the City on [_____,]20_____.

1.16 "Property" shall mean the real property described in Exhibit A, attached hereto and incorporated herein by reference.

1.17 "Regional Drainage Facility" shall mean those drainage facilities defined as "regional facilities" in Section 138-361 of the City Code and identified in City Master Plans.

1.18 "Regional Water and Sewer Infrastructure" shall mean infrastructure that provides service to multiple developments as further defined in City Code and identified in City Master Plans.

1.19 "Sewer Collection Lines" shall mean the sewer collection lines necessary to serve an individual development and in most cases are twelve inches (12") and smaller.

1.20 "Sewer Interceptor Development Fee" shall mean the City's fees established by City Council that the City charges for extension by the City of sewer interceptor lines and other improvements necessary to provide sanitary sewer service to development on the Property.

1.21 "Sewer Interceptor Lines" shall mean and refer to sewer lines which provide service to more than one subdivider and in most cases are larger than twelve inches (12") in diameter.

1.22 "Siren Fee" shall mean the City's established by City Council, payable at the time of subdivision platting, that the City charges for providing public safety warning sirens to serve the Property.

1.23 "Storm Drainage Development Fee" shall mean the City's fee established by City Council that is levied and assessed upon each vacant and undeveloped lot and parcel of land within the City for the purpose of funding the construction and installation of Regional Drainage Facilities in accordance with the Drainage Master Plan and Stormwater Capital Improvement Plan.

1.24 "Streets" shall mean and refer to local, residential, commercial, collector, minor, and principal arterial streets, highways, expressways, and roadways.

1.25 "Water Distribution Lines" shall mean the waterlines necessary to serve an individual development and in most cases are twelve inches (12") and smaller.

1.26 "Water Transmission Lines" shall mean and refer to water lines which provide service to more than one subdivider and in most cases are larger than twelve inches (12") in diameter.

1.27 "UDO" shall mean and refer to the Unified Development Ordinance adopted by City Council as may be amended from time to time.

2. STREETS

2.1 Annexor shall dedicate free and clear of all liens and encumbrances of any kind, all rights of way for public streets for the full width thereof, as required by the City. Annexor shall design and fully improve to City standards all public streets within the Property, and one half of all streets lying on or abutting the exterior boundaries of the Property, without cost to the City. Such dedication of streets shall occur at the time of City approval of each subdivision plat within the Property; however, Annexor agrees to dedicate such rights of way at an earlier time when determined by the City to be required for commencement of construction of such streets or for extension of utilities. An earlier dedication shall not relieve Annexor of its obligation to improve streets as provided herein.

2.2 Annexor agrees to convey to the City an easement in gross adjoining arterials, highways, and expressways to provide necessary cut and fill to establish the grade on a one-foot incline for every three-feet (3') of distance. Said easement shall be released to Annexor at such time as the adjacent property is filled and maintained at grade.

2.3 Annexor agrees to include the Property in districts or other mechanisms established by the City for improvement of roadways.

2.4 Annexor will pay or escrow the proportional share of the traffic signalization cost of perimeter and internal streets necessitated by the associated development as determined by an approved traffic impact analysis or by the City traffic engineer at such time as is required by City Code.

3. WATER AND SEWER

3.1 Annexor shall be responsible for design and construction of all Water Distribution Lines, Sewer Collection Lines, pump stations, lift stations and all associated appurtenances required to serve their Property.

3.2 The Annexor will be required to install and dedicate to the City regional infrastructure including Water Transmission Lines, Water Pump Stations, Sewer Interceptor Lines, Sewer Pump Stations, and all ancillary facilities required to serve the Property in accordance with the most recent respective City Specifications and citywide utility master plan. Annexor agrees to dedicate to the City all necessary unobstructed utility easements needed to operate and maintain water and sanitary sewer infrastructure to serve the Property, or for regional infrastructure through or on the Property. Annexor shall grant additional temporary construction easements for installation of utility infrastructure where required by the City. Annexor agrees to develop and provide to the City for review and approval prior to platting of the Property a master utilities plan for the annexed area. The master utilities plan shall describe collection facilities, distribution facilities, ancillary facilities and all

appurtenances required to serve the development as well as regional infrastructure required by City Master Plans. Regional infrastructure alignments shall be based on quarter section or planned rights-of-way as identified in the latest City transportation master plan.

3.3 Subject to Section 3.4 herein, the City shall provide offsite water and sewer service infrastructure to the Property after notification of need by Annexor as required for development of the Property but not before the timing identified in the most recent respective water or wastewater master plan. In the event Annexor desires to complete the development of any portion of the annexed lands prior to City's installation of offsite infrastructure and where the offsite infrastructure is Regional as defined by City Code, the Annexor may enter into a separate agreement whereby the City may reimburse Annexor for a portion of design and construction of said improvements.

3.4 Annexor agrees to pay to City all applicable fees per the most recent published fee schedule and timing established therein. The fee amount shall be that in effect at the time of payment. Nothing in this document limits the City from charging all necessary and appropriate fees. Annexor shall be responsible for all necessary and appropriate fees regardless of whether they are specifically mentioned herein.

3.5 There shall be no duty or obligation upon the City to furnish water or sanitary sewer facilities to the area sought to be annexed until such time as, in the sole discretion of City, sufficient acreage has been annexed and fees paid for extension of water and sewer facilities and to provide services to a sufficient number of inhabitants within the areas so as to make the construction and establishment of such services feasible. The City's obligation to provide water is subject to any water restrictions and rate modifications that the City Council enacts under its general police power including, but not limited to, drought management plans and regulations adopted by the City Council and/or the General Manager of the Water Department pursuant to City Code.

3.6 Notwithstanding the fees provided in this Article III, if provision of water and sewer services requires payment of fees or charges to regional or metropolitan service agencies or other third-party authorities, Annexor shall provide such funds as and when required by such service agency.

3.7 Annexor will pay connection fees as are required by the City at the time identified in the most recently published fee schedule. Annexor agrees that all promises of water and sanitary sewer service made by this Agreement are subject to any water and sewer tap allocation program of the City, and are uniformly applied subject to any other general restrictions of the City, or regional service agencies, relating to the provision of water and sanitary sewer service.

3.8 Accompanying the Petition for Annexation, Annexor shall deliver to City copies of special warranty deed(s) for the non-tributary and not non-tributary water within the Dawson, Denver, Arapahoe, and Laramie-Fox Hills aquifers that lie beneath Annexor's Property, along with an affidavit(s) by Annexor that the original fully executed deeds conveying ownership, right and title to the ground water will be delivered to the City prior to scheduling of the final reading and approval of the annexation by City Council. In addition to standard warranties of a deed of this type, the special warranty deed shall specifically warrant that the grantor or previous owners had not divested any ownership, right or title to the subject non-tributary and not non-tributary ground water prior to its conveyance to the City-. The special warranty deed shall be substantially in the form of the sample deed attached hereto and shall be held in escrow until the annexation is approved by City Council.

3.9 Annexor grants in perpetuity to the City the sole and exclusive right to claim, own, withdraw, appropriate, and use any and all water within the Dawson, Denver, Arapahoe, and Laramie-Fox Hills aquifers underlying the Property. Annexor irrevocably consents in perpetuity, pursuant to Section 37-90-137(4) of the Colorado Revised Statutes, as now existing or as later amended, to the withdrawal, appropriation, and use by the City of all such water, and agrees to execute any additional or supplemental consents thereto that may be required for the City to withdraw, appropriate, or use said water.

3.10 Annexor agrees that if it does not have the sole and exclusive right to any or all of the non-tributary and not non-tributary water that lies beneath the Property and for this reason or for other reasons, cannot comply with the requirements set forth in paragraphs 3.8 and 3.9, above, Annexor must satisfy the following requirements:

3.10.1 Accompanying the Petition for Annexation, Annexor must deliver to the City an affidavit by the Annexor stating the Annexor's current knowledge of the ownership of the non-tributary and not non-tributary ground water underlying the Property that cannot be conveyed to the City; and

3.10.2. Prior to the scheduling of the City Council meeting for final reading and approval of the annexation ordinance, Annexor shall deliver the following to the City:

3.10.2.1. A report containing the following information to be prepared by a person skilled in the knowledge of water rights: 1) the amount of ground water underlying the Property available for appropriation using parameters and information developed by the State Engineer, as well as more site specific information, if available; 2) the amount of ground water underlying the Property that was appropriated prior to July 6, 1973; 3) a description of any decreed rights to ground water underlying the Property and 4) any other information relevant to the use and ownership of the ground water underlying the Property; and

3.10.2.2. The monetary value of the ground water underlying the Property that is the value shall be determined based on the amount of ground water underlying the Property as determined in the report prepared pursuant to subparagraph 3.10.2.1., above, and the ground water values as determined by the Water Department; and

3.10.2.3 A special warranty deed satisfying the requirements of section 3.8 and 3.9 for the ground water rights that lies beneath the Property and can be conveyed from the annexor to the City.

3.11. The General Manager of the Water Department shall make a determination if Annexor has satisfied the requirements set forth in paragraphs 3.6 through 3.10., above, and in his/her sole discretion may modify the requirements if justified by special circumstances.

3.12. The drilling of water wells upon the Property shall not be commenced or undertaken without the prior written approval of the Aurora Water General Manager. To the extent that the City wishes to drill wells on the Property, the City agrees the location of such wells shall not affect materially the development plan. Annexor agrees to convey necessary easements to City for wells.

4. STORM DRAINAGE

4.1 Annexor shall be responsible for design and construction of all major, minor and regional stormwater infrastructure required by City Code, City master plans, and City Specifications.

4.2 Annexor shall pay the fees required by the most recently published fee schedule and at the timing identified therein.

4.2 In the event Annexor desires to complete the development of any portion of the annexed lands prior to completion of applicable Regional Drainage Facilities by the City, Annexor may make those improvements at its own expense. At its option, and subject to a separate agreement, the City may agree to reimburse Annexor at a future date for Annexor's cost, or a portion thereof, for construction of said improvements.

4.3 Annexor shall be responsible for the design and construction of Major and Minor Drainage Facilities as identified in the corresponding Major Basin Master Drainage Study, Outfall Systems Plan, and/or Local Master Drainage Study.

4.4 It shall be the responsibility of Annexor, at its sole expense, to provide adequate drainage, control, and conveyance of storm water as described in Section 138-366 of the City Code. Annexor shall dedicate all land within the 100-year floodplain plus the additional area needed to provide conveyance of runoff including freeboard as

defined in Section 138-366 of the City Code and/or the high-functioning/low maintenance channel width as identified by Mile High Flood District, whichever is greater, at the time of platting of any property located adjacent to the floodplain.

4.5 Annexor agrees to dedicate to the City all necessary unobstructed drainage easements as required by the City for private stormwater infrastructure and for regional infrastructure through or on the Property. Annexor shall grant additional temporary construction easements for installation of regional utility infrastructure where required by the City.

5. CROSSINGS

5.1 The parties mutually agree that whenever it is found and determined by the City that a crossing of drainage way, existing or proposed roadway, railroad, or any impediment to a roadway is required within the Property, the City shall specify design criteria, and Annexor shall construct the crossing, including transition improvements, in conjunction with the development of the Property. The crossings required for the described Property shall be constructed in conformance with City standards.

5.2 If a crossing is required on the exterior boundary of the Property, Annexor shall be responsible for its proportionate share of the construction cost as determined by the City.

6. PUBLIC LAND DEDICATION

6.1 Annexor agrees to dedicate land to the City to be used for public purposes, or pay cash-in-lieu of land if required by the City. The dedication of public land intended for parks and open space purposes shall comply with the requirements of the City Code as may be subsequently amended by the City Council. Land dedicated for public uses other than parks and open spaces shall equal one percent (1%) of residentially-zoned property and two percent (2%) of the property zoned non-residential. Dedication of public land for parks and open space purposes shall occur, by subdivision plat or separate document at the discretion of the City, at time of first subdivision plat within the Property or in accordance with timing/phasing requirements specified in a planning document for the Property approved by the City. All dedicated lands shall be platted by Annexor at the time of dedication in accordance with the City's subdivision regulations. The external boundaries of the dedicated land shall be monumented on the ground as required by the City Code.

6.2 In the event Annexor dedicates land within the Property pursuant to Section 6.1, Annexor shall meet all the standards for acceptance by the City as enumerated herein. All such dedicated or conveyed real property shall be dedicated for the perpetual use and benefit of the public by the dedication language of the relevant subdivision plat or shall be conveyed to the City by general warranty deed free and clear of mortgages, deeds of trust, and other liens of whatever sort, and be free and

clear of other restrictions, reservations, exceptions, covenants, easements, rights-of-way, severed mineral interests and other encumbrances (except easements of record), and other encumbrances or natural conditions, except for those to which the City had no reasonable objection in light of the intended use of the site, at no monetary cost to the City. Said land shall have zoning to permit the intended use.

6.3 In the event the City requires cash-in-lieu of land dedication pursuant to Section 6.1, Annexor shall pay money to the City in an amount equal to the fair market value of the land required for parks and open spaces. Said fair market value shall be based on the amount of land as if vacant, zoned for the intended use(s) and with public improvements, including but not limited to water, sanitary sewer, storm drainage, streets, curb, gutter and sidewalk, available to the perimeter of the property being valued.

6.4 Promptly upon applying for any subdivision plat within the Property, the approval of which will trigger any cash-in-lieu of land dedication payment, Annexor shall notify the City and commence negotiations to agree upon the amount of said payment. If available, Annexor- shall submit to the City a copy of an appraisal from a certified general appraiser on the subject land current within six months of the date of submittal. If the parties cannot agree upon the amount of any cash-in-lieu payment required by this Agreement, each party shall appoint an appraiser of its choosing, whose fees shall be paid by the appointing party. If the two appraisers thus appointed cannot agree on the amount, they shall jointly appoint a third appraiser whose fees shall be paid half by Annexor and half by the City. The amount shall be the average of the two appraisal amounts (out of three appraisals) that are closest to one another in value. Until the amount is established as provided in this Section 6.4, the City shall not approve the plat that triggers the cash-in-lieu payment at issue to proceed to final approval. The City agrees to respond with reasonable promptness in all matters regarding determination under this Section 6.4 so as to minimize the platting delay, if any, to Annexor.

6.5 Annexor agrees that if between the time of annexation and subdividing, any of the described Property is rezoned from a nonresidential to a residential classification, or a residential zoned area is rezoned to a higher density, the City may require additional land dedications or cash-in-lieu of land dedication at the time of subdivision platting.

6.6 To the extent the described Property is to be zoned residential, Annexor shall dedicate land for public schools as required by City Code Section 147-48. All land dedication or cash-in-lieu of land dedication for schools shall be due at the time of the platting of the first residential subdivision. Land dedicated for schools shall comply with the requirements of City Code.

6.7 Annexor agrees that lands to be dedicated for parks and open spaces and public purposes shall include all site and public improvements including, but not limited to

water, sanitary sewer, storm drainage, streets, curb, gutter and sidewalk. Annexor shall install such improvements when determined by the City to be necessary. (Alternatively, if determined by the City at the time of conveyance that the improvements are not needed at that time, then Annexor shall enter into a separate agreement specifying when and how the improvements will be made). No lands to be dedicated for public purposes shall be disturbed by Annexor in any manner to disrupt the natural landscape, unless first approved by the City. Annexor agrees that all lands donated to the City shall not be used as a borrow pit or fill area. Any sites dedicated for public purposes, but disturbed due to grading of adjacent sites, or lands within the floodplain disturbed due to storm drainage improvements, must be successfully planted or seeded by Annexor with native grasses acceptable to City to prevent erosion.

6.8 Annexor agrees to pay to City the Park Development Fee.

7. OIL AND GAS

7.1 Annexor agrees to comply with all City Code sections, rules, regulations, policies, procedures and standards related to any and all oil and gas infrastructure including but not limited to existing or future wells, pads sites, capped or abandoned wells, pipelines or any and all other appurtenances related to oil and gas operations, whether active or inactive.

8. URBAN SERVICES

8.1 Annexor agrees, pursuant to City Code Section 146-301, that the annexation of the Property to the City shall not create any additional cost or impose additional burden on the existing residents of the City to provide such public facilities and services to the Property after annexation. Annexor agrees that it shall be responsible for mitigating such impacts through compliance with standards and payment of fees that are adopted by the City Council, and that are generally applied and uniform in application to similarly situated properties. The standards and fees will be used to provide adequate public facilities and services to the development. Annexor shall pay the Capital Impact Fee for residential development as established by ordinance for the dwellings to be constructed within the Property.

8.2 Annexor shall petition for exclusion from any fire protection district that is reflected within the County Assessor's "Certificate of Taxes Due" upon completion of the annexation and approval of zoning. Annexor will use reasonable efforts to complete the exclusion and obtain the exclusion order before the first subdivision plat for the Property is approved by the City. At no cost to the City, the City agrees to cooperate and assist with Annexor's efforts to complete exclusion from the fire protection district. City shall provide fire protection upon exclusion of the property from the district. It is

expressly understood that the City may be unable to provide fire protection to any of the annexed land prior to the installation of required fire hydrants by Annexor.

8.3 If the area of the herein described annexation lies wholly or partially within a legally constituted water, sanitation, or water and sanitation district, there shall be no obligation on the part of the City to provide such utilities services to the areas within any such district, unless it is done by mutual agreement between the City and such district. However, if requested by the City, Annexor shall petition for exclusion from the district. In the event of exclusion, the City shall assume responsibility for service to the annexed area, and Annexor shall comply with all applicable utilities service provisions contained herein.

8.4 Annexor shall pay the Siren Fee established by City Council, at the time of subdivision plat approval to be used by the City to fund emergency warning sirens in the area. If requested by City, Annexor shall provide a minimum of ten (10) foot by ten (10) foot easement to locate the siren and tower.

9. GENERAL PROVISIONS

9.1 In accordance with Section 8.5 below, this Agreement shall be recorded with the Clerk and Recorder in ARAPAHOE County, Colorado, shall run with the land, and shall be binding upon and inure to the benefit of the heirs, successors, and assigns of the parties hereto. Annexor shall have the right to assign or transfer all or any portion of its interest, right, obligations under this Agreement to third parties acquiring an interest or estate in the Property, or of any improvements now or hereafter located on the Property, provided that to the extent Annexor assigns any of its obligations under this Agreement, the assignee of such obligations shall expressly assume such obligations. The express assumption of any of Annexor's obligations under this Agreement by its assignee or transferee shall, upon written notice to the City, thereby relieve Annexor of any further obligations under this agreement with respect to the matter so assumed. Annexor shall notify the City of assignments and the names of assignees. Every part of the Property shall at all times remain subject to all the obligations of this Agreement with respect to each and every part of the Property.

9.2 In order to facilitate construction of improvements and subject to the City's rights of review and approval under the laws of the State of Colorado and the City Code, City will consider the creation of one or more districts including, but not limited to special and general improvement districts authorized pursuant to Title 31, C.R.S., and special districts authorized pursuant to Title 32, C.R.S., to provide for the financing of public improvements. Annexor agrees that any special district established within the Property shall not levy, charge, or collect a sales tax, nor shall such district apply for or request Colorado Conservation Trust Funds as supplemented by the state lottery.

9.3 By entering into this Agreement, the City does not repeal any existing codes or ordinances, nor does the City intend to waive, limit, or impair its legislative, governmental, or police powers to adopt ordinances and regulations that apply to the property. No term or provision of this Agreement shall prohibit the enactment by the City Council or future City Councils of any fee, assessment, or ordinance applicable to the Property that is of general application to properties similarly situated.

9.4 No right or remedy of disconnection of the described Property from the City shall accrue from this Agreement, other than that provided by UDO §5.4.1.B. In the event the Property or any portion thereof is disconnected at Annexor's request, City shall have no obligation to serve the disconnected Property and this Agreement shall be void and of no further force and effect as to such Property.

9.5 This Agreement will not be recorded prior to the occurrence of final, non-appealable approval after expiration of all Legal Challenge periods applicable to the Approvals.

9.5.1. If annexation of the Property, any portion thereof, and/or any of the other Approvals is subjected to a Legal Challenge (whether by referendum or court action), the City and Annexor will be bound during the pendency of the Legal Challenge only by those provision of this Agreement that govern the parties' obligations prior to recording of this Agreement as contemplated in Section 8.1 above; provided, however, all provisions of this Agreement that govern the parties' obligations after recording of this Agreement as contemplated in Section 8.1 above, together with the duties and obligations of each party, shall be suspended pending the outcome of the Legal Challenge.

9.5.2. If a Legal Challenge results in a final, non-appealable invalidation of the Property's annexation, then this Agreement and all provisions contained herein shall be null and void and of no further effect.

9.5.3. If a Legal Challenge to any of the other Approvals results in a final, non-appealable invalidation of such Approval(s), the City and Annexor shall cooperate to cure the legal defect that resulted in such invalidation such that annexation of the Property may be made legally effective in accordance with the terms and conditions of the Petition.

9.5.3.1. Upon such cure this Agreement shall be deemed to be an agreement to annex the Property to the City pursuant to Section 31-12-121 of the Colorado Revised Statutes. As and when the Property becomes eligible for annexation as determined by City, Annexor shall reapply for annexation by submitting a petition for annexation in a form that is materially consistent with the Petition.

9.5.3.2. If the City and Annexor are unable to cure the legal defect such that annexation of the Property may be made legally effective in accordance with the terms and conditions of the Petition, the Petition shall be deemed withdrawn and annexation of the Property shall not proceed or be made legally effective.

9.5.4 If a Legal Challenge to annexation of the Property or to any of the other Approvals results in a final, non-appealable validation of the annexation or other Approvals, Annexor and the City shall be bound by all terms and provisions of this Agreement and, in accordance with the terms of the Petition, this Agreement shall be legally binding on the Property from and after the date on which this Agreement is recorded in pursuant to Section 8.1 above.

9.6 It is understood and agreed by the parties hereto that if any part, term, or provision of this Agreement is by the courts held to be illegal or in conflict with any law of the State of Colorado, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term, or provision held to be invalid.

9.7 All fees recited in this Agreement shall be subject to amendment by the City Council. Any amendment to fees shall be incorporated into this Agreement as if originally set forth herein. Nothing in this Agreement shall prevent, prohibit, diminish, or impair the City's home rule governmental authority to adopt fees or regulations to address the impacts of development.

9.8 Annexor agrees to include the Property in special and general improvement districts as may be organized by the City at any time pursuant to the provisions of Title 31, Article 25, Parts 5 and 6, of the Colorado Revised Statutes.

9.9 This instrument embodies the whole agreement of the parties. There are no promises, terms, conditions, or obligations other than those contained herein; and this Agreement shall supersede all previous communications, representations, or agreements, either verbal or written, between the parties hereto. Except as provided in Section 8.8, there shall be no modification of this Agreement except in writing, executed with the same formalities as this instrument. Subject to the condition's precedent herein, this Agreement may be enforced in any court of competent jurisdiction.

9.10 This Agreement shall terminate and expire upon the completion of the development of the Property and satisfaction of all the obligations herein. Thereafter, so long as the Property is located within the municipal boundaries of the City, it shall continue to be subject to the charter, ordinances, and rules and regulations of the City.

9.11 It is expressly understood and agreed that enforcement of the terms and conditions this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the Parties hereto, their heirs, successors, and assigns, and nothing contained in this Agreement shall give or allow any claim or right of action by any other or third person under this Agreement. It is the express intention of the Parties that any person other than the Parties receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

9.12 Any and all obligations of the City for water, sewer, and drainage improvements shall be the sole obligation of the City's Utility Enterprise and as such, shall not constitute a multiple fiscal year direct or indirect debt or other financial obligation of the City within the meaning of any constitutional, statutory, or charter limitation. Any and all obligations of the City for public improvements other than water, sewer, and storm drainage improvements shall be subject to annual appropriation by the City Council.

9.13 In the event of breach or default by the City, the sole remedies hereunder shall be the equitable remedies of specific performance or injunction. Annexor hereby waives any rights to money damages for any such breach or default.

IN WITNESS WHEREOF, Annexor and the City have executed this Agreement as of the day and year first above written.

7N, LLC, ANNEXOR

By: _____

Title: Gabriel Findlay, VP of Land for 7N LLC

STATE OF Colorado)
) ss
COUNTY OF Denver)

Subscribed and affirmed to before me this 20 day of May, 2025 by Gabriel Findlay, VP of Land.

_____
Notary Public

My commission expires: 2/7/2028

ALEXANDRA UHLBERG
Notary Public
State of Colorado
Notary ID # 20244005454
My Commission Expires 02-07-2028

CITY OF AURORA, COLORADO

By _____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

_____
BRIAN J. RULLA, Assistant City Attorney

SPECIAL WARRANTY DEED

This Deed is made this _____ day of _____, 20___, between 7N LLC, whose address is 555 17th Street, Suite 3700, Denver County, Colorado 80202 ("Grantor") and the City of Aurora, Colorado, a Colorado municipal corporation of the State of Colorado, acting by and through its Utility Enterprise, whose address is 15151 East Alameda Parkway, Suite 3600, Aurora, Arapahoe County, Colorado 80012 ("Aurora").

WITNESSETH

That Grantor for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, in hand paid by Aurora, the receipt, adequacy, and sufficiency of which is hereby acknowledged, hereby sells and conveys to Aurora the following real property, being water rights and rights to water that are located in the County of Arapahoe, State of Colorado, to wit:

> All ground water from non-tributary and not non-tributary sources in the Dawson (A.K.A. Dawson-Arkose), Denver, Arapahoe and Laramie-Fox Hills Aquifers, including but not limited to water and water rights in any upper and lower aquifers, if any such aquifers are so subdivided, lying under approximately 20.491 acres of land owned by the Grantor, being more particularly described in Exhibit A attached hereto and made a part hereof. This grant includes any water and water rights decreed in Water Division 1, Case No. _____ or water permitted under Well Permit No. _____ or Ground Water Commission Permit No. _____. [References to Water Court Case No.s, Well Permit No.s. or Ground Water Commission Permit No.s should be included if applicable].

Together with all appurtenances and the Grantor warrants the title to the same against all persons claiming under it, forever, provided; however, Grantor does not warrant the quantity or quality of water available through the exercise of the above conveyed water rights and rights to water. Grantor further specifically warrants that it has not divested itself of the subject non-tributary and not non-tributary water rights and right to water prior to its conveyance to the City.

In witness hereof, the Grantor has executed this Deed on the date set forth herein above.

GRANTOR: 7N LLC

_____

STATE OF Colorado)
)ss
COUNTY OF Denver)

The foregoing Special Warranty Deed was acknowledged before me by Gabriel Findlay, Grantor.

Witness my hand and seal affixed on this day of May 20, 2025.

My commission expires 2/7/2028

_____
Notary Public

[SEAL]

ALEXANDRA UHLBERG
Notary Public
State of Colorado
Notary ID # 20244005454
My Commission Expires 02-07-2028

EXHIBIT A

ANNEXATION PLAT

LOCATED IN THE SOUTH 1/2 OF THE SE 1/4 SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGAL DESCRIPTION

CONTAINED WITHIN THE TITLE COMMITMENT PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, ORDER NUMBER: 597-H5084146-415, WITH A EFFECTIVE DATE OF FEBRUARY 4, 2025 at 08:00 A.M.

PARCEL 1 #1975-12-4-00-005

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ARAPAHOE COUNTY, COLORADO DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 12 TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ARAPAHOE COUNTY, COLORADO,

THENCE NORTHERLY ALONG THE EAST LINE OF SAID SECTION 12, 656.03 FEET TO THE TRUE POINT OF BEGINNING,

THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF SECTION 12, 1336.07 FEET,

THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID SECTION 12, 326.03 FEET,

THENCE EASTERLY PARALLEL TO THE SOUTH LINE OF SAID SECTION 12, 1336.07 FEET,

THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 12, 326.03 FEET TO THE TRUE POINT OF BEGINNING

COUNTY OF ARAPAHOE, STATE OF COLORADO

PARCEL 2 #1975-12-4-00-012

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,

THENCE NORTHERLY ALONG THE EAST EDGE OF SAID SECTION 12, 982.06 FEET TO THE TRUE POINT OF BEGINNING,

THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF SAID SECTION 12, 1346.60 FEET,

HENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID SECTION 12, 320.96 FEET TO A POINT BEING 16 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST 1/4 SOUTHEAST 1/4 OF SAID SECTION 12,

THENCE EASTERLY ALONG A LINE 16 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 12, 1346.60 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 12,

THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 12, 326.02 FEET TO THE POINT OF BEGINNING, EXCEPT THE EAST 30 FEET THEREOF.

COUNTY OF ARAPAHOE, STATE OF COLORADO

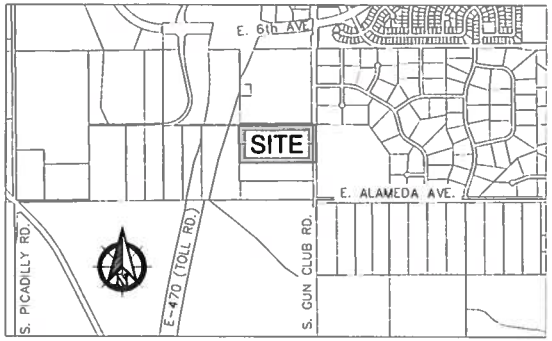
RIGHT-OF-WAY

ALL OF THE RIGHT-OF-WAY OF GUN CLUB DRIVE ADJACENT TO THE EAST SIDE OF PARCEL 1 AND PARCEL 2

COUNTY OF ARAPAHOE, STATE OF COLORADO

GENERAL NOTES

1. THE FIELD WORK FOR THIS ANNEXATION MAP WAS PERFORMED DURING THE MONTH OF MARCH 2025
2. ALL LINEAL DISTANCE UNITS ARE REPRESENTED IN U.S. SURVEY FEET. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE U.S. SURVEY FOOT AS 1200/3937 METERS



VICINITY MAP
SCALE 1" = 1000'

CONTIGUITY TABLE

TOTAL PERIMETER = 4,054.66 FEET

MINIMUM REQUIRED CONTIGUITY = 675.78 FEET

ACTUAL CONTIGUOUS BOUNDARY = 2,006.15 FEET

PERCENT CONTIGUOUS BOUNDARY = 49.5%

BASIS OF BEARING

BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°19'11" WEST BASED ON NAD83 (2011) COLORADO STATE PLANE CENTRAL ZONE (502) COORDINATES BEING MONUMENTED AT THE NORTH END BY A 2" ALUMINUM CAP PARTIALLY ILLEGIBLE STAMPED "STATES SURVEYING INC LS 28649" IN MONUMENT BOX AND AT THE SOUTH END BY A 3" BRASS CAP STAMPED "CITY OF AURORA LS 16419 1986" IN MONUMENT BOX

ANNEXATION MAP STATEMENT

I, PATRICK S. JERNIGAN, A SURVEYOR LICENSED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT NOT LESS THAN ONE-SIXTH (1/6) OF THE PERIMETER OF THE AREA PROPOSED TO BE ANNEXED TO THE CITY OF AURORA, COLORADO IS CONTIGUOUS WITH THE BOUNDARIES OF THAT ANNEXING MUNICIPALITY, AND THAT THIS ANNEXATION MAP SUBSTANTIALLY COMPLIES WITH THE COLORADO REVISED STATUTES AND THE CITY OF AURORA, COLORADO CODES APPERTAINING THERE TO

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR PATRICK S. JERNIGAN PLS 37042 05/16/2025

PATRICK S. JERNIGAN, PLS 37042
FOR AND ON BEHALF OF
LJA SURVEYING, INC.
7800 E. UNION AVE., STE. 575
DENVER, COLORADO 80237

CITY OF AURORA APPROVALS

MAYOR _____ DATE _____

CITY CLERK _____ DATE _____

CITY ENGINEER _____ DATE _____

CITY ATTORNEY _____ DATE _____

CITY COUNCIL ORDINANCE NO _____ DATE _____

FOR AND ON BEHALF OF
LJA SURVEYING, INC

LJA SURVEYING
7800 E. Union Avenue, Suite 575, Denver, CO 80237, 303.796.4500, www.lja.com

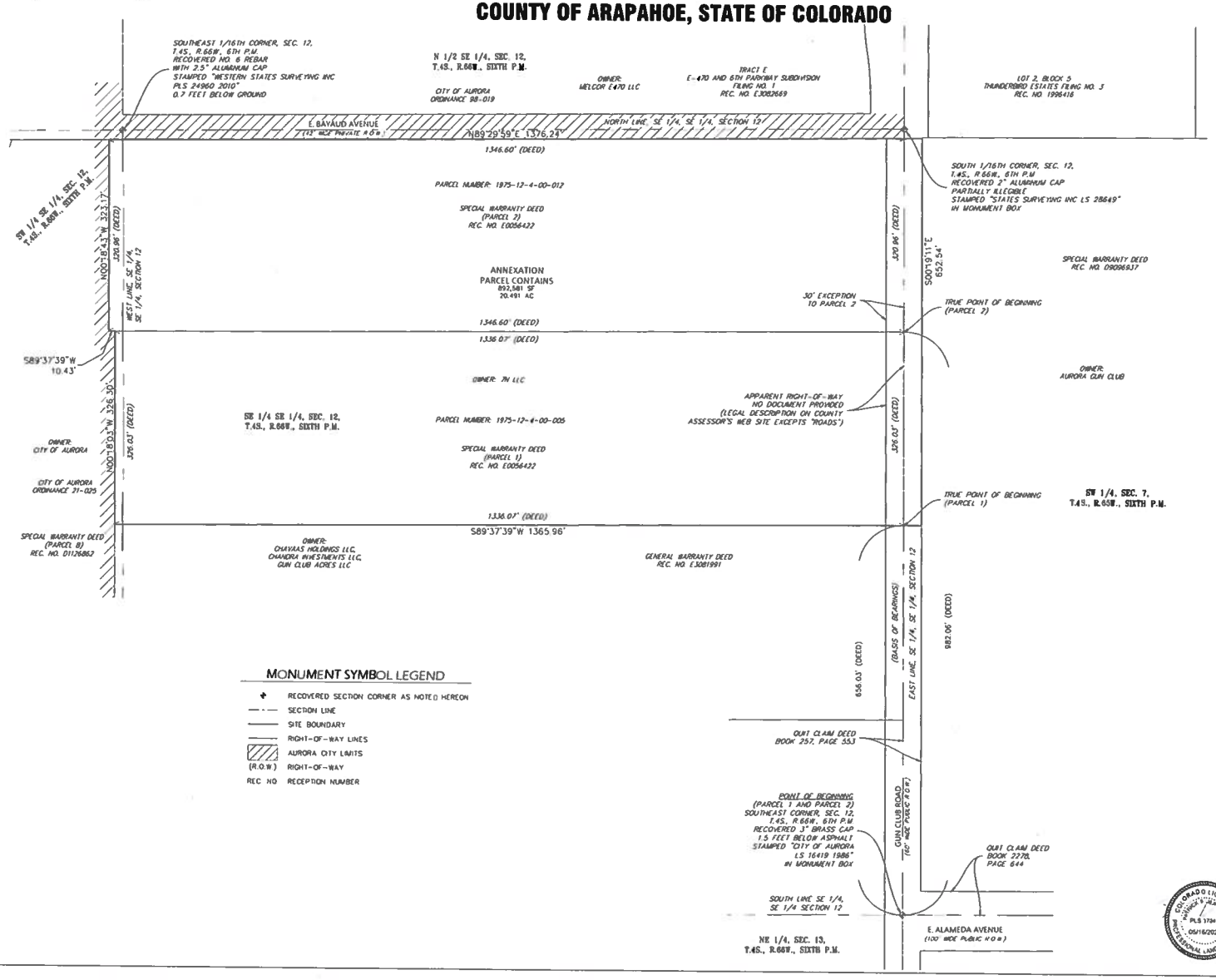
5/16/2025 | 4637-0005 | 1 of 2

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EXHIBIT A

ANNEXATION PLAT

LOCATED IN THE SOUTH 1/2 OF THE SE 1/4 SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO



FOR AND ON BEHALF OF LJA SURVEYING INC

LJA SURVEYING
7800 E. Union Avenue Suite 575 Denver, CO 80237 303-790-8510 www.lja.com

5/16/2025 | 4637-0005 | 2 of 2

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CITY OF AURORA
Council Agenda Commentary

Item Title: 222 Gun Club Road Annexation
Item Initiator: Cesarina Dancy, Manager of Development Assistance, Development Services
Staff Source/Legal Source: Justin Andrews, Project Manager, Development Services / Brian Rulla, Senior Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Economically Strong: Building a conducive development climate, a diverse mix of industries and housing options, and fostering economic growth so that our community thrives and remains resilient.

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: 7/13/2026

2nd Regular Meeting (if applicable): 7/27/2026

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

2026-36 AN INTRODUCTION OF AN ORDINANCE ANNEXING TWO PARCELS OF LAND LOCATED IN THE SW 1/4 SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AND THE SOUTH 1/2 OF THE SE 1/4 SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO 46.6 ACRES
Justin Andrews, Project Manager, Development Services / Brian Rulla, Senior Assistant City Attorney

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

☐ Approve Item and Move Forward to Study Session
☐ Approve Item as Proposed at Policy Committee
☐ Approve Item and Move Forward to Regular Meeting
☐ Approve Item as Proposed at Study Session
☐ Information Only
☒ Approve Item as Proposed at Regular Meeting
☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: ***(Check all that apply)***

☐ Recommends Approval ☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation ☐ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

A petition for annexation was filed with the City Clerk for annexation of two parcels totalling 46.6 acres owned by PCG Holdings. This parcel is located at the SEC of South Gun Glub Road and East Bayaud Avenue, on both the east and west side of South Gun Club Road. (see attached vicinity map).

City Council made a finding of substantial compliance regarding this annexation on June 8, 2026.

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

A petition for annexation was filed with the City Clerk for annexation of two parcels totalling 46.6 acres owned by PCG Holdings. This parcel is located at the SEC of South Gun Glub Road and East Bayaud Avenue, on both the east and west side of South Gun Club Road. (see attached vicinity map).

The parcel falls within the City's Annexation Boundary and meets contiguity requirements. A site plan for an commercial land use is anticipated following annexation.

The Initial Zoning Ordinance will be presented to City Council concurrently with the Annexation Ordinance. The initial zoning follows the City's Comprehensive Plan.

The annexation process follows state law, and this annexation will be considered over three City Council meetings. Consideration of this ordinance is item #2 listed below:
1) City Council considers approval of a Resolution making a finding that the Petition is in substantial compliance with statutory requirements and sets the Public Hearing date.
2) City Council conducts the Public Hearing, considers approval of a Resolution making a finding that the land is eligible for annexation, and considers Introduction of the Annexation Ordinance.
3) City Council considers the Annexation Ordinance on final reading and the Annexation Agreement will be presented for Council consideration.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

☒ Revenue Impact ☐ Budgeted Expenditure Impact ☐ Non-Budgeted Expenditure Impact
☐ Workload Impact ☐ No Fiscal Impact

REVENUE IMPACT
Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

Annexation obligates the City to provide municipal services and utilities upon development. The fiscal impact of this development will be offset by various fees and taxes.

BUDGETED EXPENDITURE IMPACT
Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

N/A

NON-BUDGETED EXPENDITURE IMPACT

Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

N/A

WORKLOAD IMPACT

Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

N/A

QUESTIONS FOR COUNCIL

Does City Council wish to approve this Ordinance?

LEGAL COMMENTS

The City Council has determined that the annexation of lands to the city shall be shown not to create any additional cost or burden on the then-existing residents of the city to provide such public facilities in any newly annexed area. "No annexation shall be accepted until the city council, upon the recommendation of the City Manager, determines that the current requirements for such public facilities in the area proposed to be annexed have been fulfilled and that the future requirements for such public facilities can be fulfilled." *City Code Section 5.4.1(B)(3)(a).*

Contiguity may be established by annexation of one or more parcels in a series which may be considered simultaneously. (Colo. Rev. Stat. §31-12-104(1)(a)).

A municipality is not legally required to annex area pursuant to landowner's annexation petition, but may impose additional terms and conditions for annexation in accordance with Annexation Act. Superior v. Midcities Co., 933 P.2d 596 (Colo.1997). An annexation agreement based upon the City's model agreement will be presented for approval by motion at the time of final passage of this ordinance. (Rulla)

ORDINANCE NO. 2026- ____

A BILL

FOR AN ORDINANCE ANNEXING THREE PARCELS OF LAND LOCATED IN THE SW 1/4 SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AND THE SOUTH 1/2 OF THE SE 1/4 SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, (222 GUN CLUB ANNEXATION) 46.6 ACRES

WHEREAS, the City Council of the City of Aurora, Colorado, has found a petition for annexation of a certain parcel of land, as described in Exhibit A attached hereto, signed by the owners of one hundred percent of the area to be annexed, to be in substantial compliance with Section 31-12-107(1), Colorado Revised Statutes; and

WHEREAS, after notice pursuant to Section 31-12-108, Colorado Revised Statutes, the City Council has held a public hearing on the proposed annexation to determine if the annexation complies with Sections 31-12-104 and 31-12-105, Colorado Revised Statutes; and

WHEREAS, the City Council has by resolution determined that the requirements of Sections 31-12-104 and 31-12-105, Colorado Revised Statutes, have been met, that an election is not required, and that no additional terms or conditions are to be imposed on the annexed area.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. That the annexation of the territory located in the County of Arapahoe, State of Colorado, as described in Exhibit A attached hereto and incorporated herein, to the City of Aurora, Colorado, be and the same is hereby ordained and approved, and said territory is hereby incorporated in and made a part of the City of Aurora, Colorado.

Section 2. That the annexation of such territory to the City of Aurora, Colorado, shall be complete and effective on the effective date of this ordinance, except for the purpose of General Property Taxes, and shall be effective as to General Property Taxes on and after the first day of January 2027.

Section 3. That the Petition for Annexation contained a request that an annexation agreement satisfactory to both petitioners and the City be agreed upon on or before the date of the second reading of this ordinance, and that this ordinance annexing said territory is expressly made subject to the approval of an annexation agreement, as requested.

Section 4. That the City Clerk is authorized and directed to:

A. File one copy of the annexation map with the original of the annexation ordinance in the office of the City Clerk of the City of Aurora, Colorado;

B. File three certified copies of the annexation ordinance and map of the area annexed containing a legal description of such area with the County Clerk and Recorder.

Section 5. That pursuant to Section 5-5 of the Charter of the City of Aurora, Colorado, the second publication of this ordinance shall be by reference, utilizing the ordinance title.

INTRODUCED, READ, AND ORDERED PUBLISHED this _____ day of_____, 2026.

PASSED AND ORDERED PUBLISHED BY REFERENCE this _____day of_____, 2026.

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

PETER A. SCHULTE, CITY ATTORNEY

By: _____ RLA
BRIAN J. RULLA, Assistant City Attorney

Exhibit A
(Legal description of property to be annexed)

THREE PARCELS OF LAND LOCATED IN THE SW 1/4 SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AND THE SOUTH 1/2 OF THE SE 1/4 SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONTAINED WITHIN THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER: ABM70854760, WITH A EFFECTIVE DATE OF NOVEMBER 08, 2024 AT 5:00 P.M.:

PARCEL 1: #1975-12-4-00-004

THAT PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 12;

THENCE NORTHERLY ALONG THE EAST LINE OF SAID SECTION 12 A DISTANCE OF 330.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE NORTHEASTERLY CORNER OF A TRACT OF LAND DESCRIBED DEED RECORDED SEPTEMBER 30, 1965 IN BOOK 1624 AT PAGE 221;

THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF SAID SECTION 12 AND ALONG THE NORTH LINE OF THE TRACT IN BOOK 1624 AT PAGE 221 A DISTANCE OF 1336.07 FEET;
THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID SECTION 12 A DISTANCE OF 326.03 FEET TO A POINT ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 1717 AT PAGE 787;

THENCE EASTERLY PARALLEL TO THE SOUTH LINE OF SAID SECTION 12 AND ALONG THE SOUTH LINE OF THE TRACT IN BOOK 1717 AT PAGE 787 A DISTANCE OF 1336.07 FEET TO THE EAST LINE OF SAID SECTION 12; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 12 A DISTANCE OF 326.03 FEET TO THE TRUE POINT OF BEGINNING,

COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL 2: #1977-07-3-00-001

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THUNDERBIRD ESTATES FILING NO. 3, A SUBDIVISION RECORDED SEPTEMBER 3, 1980 IN BOOK 47 AT PAGE 3 AND 4 OF THE ARAPAHOE COUNTY RECORDS;
THENCE NORTH 89 DEGREES 59 MINUTES 14 SECONDS EAST ALONG THE SOUTHERLY LINE OF BLOCK 5 OF SAID SUBDIVISION, 929.85 FEET TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 5;

THENCE SOUTH 35 DEGREES 34 MINUTES 46 SECONDS EAST (SOUTH 35 DEGREES 36 MINUTES 27 SECONDS EAST PLAT BEARING) ALONG THE SOUTHWESTERLY LINE OF BLOCK 5 OF SAID SUBDIVISION, 635.79 FEET;

THENCE SOUTH 00 DEGREES 02 MINUTES 20 SECONDS EAST (SOUTH 00 DEGREES 01 DEGREE 11 SECONDS EAST PLAT BEARING) ALONG THE WESTERLY LINE OF BLOCK 5 OF SAID SUBDIVISION, 752.66 FEET (752.84 FEET PLAT DISTANCE) TO THE NORTH RIGHT OF WAY LINE OF EAST ALAMEDA AVENUE;

THENCE SOUTH 89 DEGREES 58 MINUTES 49 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE, 1310.00 FEET TO THE EAST RIGHT OF WAY LINE OF GUN CLUB ROAD;

THENCE NORTH 00 DEGREES 00 MINUTES 46 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE, 1270.00 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 14 SECONDS EAST, 10.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY CAN ALSO BE DESCRIBED AS FOLLOWS: A PORTION OF THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, EXCEPT A STRIP OF GROUND 30 FEET WIDE OFF THE WEST SIDE OF SECTION 7 AS CONVEYED TO ARAPAHOE COUNTY BY DEED RECORDED MARCH 11, 1928 IN BOOK 257 AT PAGE 553, AND EXCEPT DEED RECORDED SEPTEMBER 30, 1974 IN BOOK 2278 AT PAGE 644, AND EXCEPT THOSE PORTIONS PLATTED AS THUNDERBIRD ESTATES FILINGS 1, 2 AND 3, AND EXCEPT ALL ROADS,

COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL 3:

ALL OF THE RIGHT-OF-WAY OF GUN CLUB DRIVE FROM THE NORTH LINE OF PARCEL 1 SOUTH TO THE NORTH RIGHT-OF-WAY OF EAST ALAMEDA AVENUE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER THE ABOVE DESCRIBED PARCEL 2;

THENCE SOUTH 89°40'30" WEST A DISTANCE OF 60.00 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF EAST ALAMEDA AVENUE WITH THE WEST RIGHT-OF-WAY OF GUN CLUB DRIVE;

THENCE NORTH 00°19'11" WEST, ON SAID WEST RIGHT-OF-WAY AND THE EAST LINE OF THE ABOVE DESCRIBED PARCEL 1, A DISTANCE OF 615.60 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1;

THENCE NORTH 89°37'39" EAST A DISTANCE OF 60.00 FEET TO THE EAST RIGHT-OF-WAY OF GUN CLUB DRIVE AND THE WESTERLY BOUNDARY OF SAID PARCEL 2;
THENCE SOUTH 00°19'11" EAST A DISTANCE OF 615.65 FEET TO THE POINT OF BEGINNING.

COUNTY OF ARAPAHOE, STATE OF COLORADO.



Planning and Business Development
15151 E. Alameda Parkway
Aurora CO 80012 USA
AuroraGov.org
303.739.7250
GIS@auroragov.org

City of Aurora, Colorado

222 Gun Club Rd Annexation

ACCESSIBILITY STATEMENT
Please know that, while the city is working to make all information accessible, PDF map products are primarily visual in nature. If you have trouble accessing this document, please visit www.AuroraGov.org/Accessibility or call the Office of Accessibility (303-326-8858) and let us know how best to assist you.

N W E S

Miles 0 0.05

4/29/2026 I:\GIS\ArcGIS_Pro_Projects\Planning\ODA\ODA_Annexation\ODA_Annexation.aprx

ANNEXATION MAP

LOCATED IN THE SW 1/4 SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AND THE SOUTH 1/2 OF THE SE 1/4 SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGAL DESCRIPTION

CONTAINED WITHIN THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER: ABM70854760, WITH A EFFECTIVE DATE OF NOVEMBER 08, 2024 AT 5:00 P.M.:

PARCEL 1: #1975-12-4-00-004

THAT PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 12;

THENCE NORTHERLY ALONG THE EAST LINE OF SAID SECTION 12 A DISTANCE OF 330.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE NORTHEASTERLY CORNER OF A TRACT OF LAND DESCRIBED DEED RECORDED SEPTEMBER 30, 1965 IN BOOK 1624 AT PAGE 221;

THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF SAID SECTION 12 AND ALONG THE NORTH LINE OF THE TRACT IN BOOK 1624 AT PAGE 221 A DISTANCE OF 1336.07 FEET;

THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID SECTION 12 A DISTANCE OF 326.03 FEET TO A POINT ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 1717 AT PAGE 787;

THENCE EASTERLY PARALLEL TO THE SOUTH LINE OF SAID SECTION 12 AND ALONG THE SOUTH LINE OF THE TRACT IN BOOK 1717 AT PAGE 787 A DISTANCE OF 1336.07 FEET TO THE EAST LINE OF SAID SECTION 12;

THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 12 A DISTANCE OF 326.03 FEET TO THE TRUE POINT OF BEGINNING,

COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL 2: #1977-07-3-00-001

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THUNDERBIRD ESTATES FILING NO. 3, A SUBDIVISION RECORDED SEPTEMBER 3, 1980 IN BOOK 47 AT PAGE 3 AND 4 OF THE ARAPAHOE COUNTY RECORDS;

THENCE NORTH 89 DEGREES 59 MINUTES 14 SECONDS EAST ALONG THE SOUTHERLY LINE OF BLOCK 5 OF SAID SUBDIVISION, 929.85 FEET TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 5;

THENCE SOUTH 35 DEGREES 34 MINUTES 46 SECONDS EAST (SOUTH 35 DEGREES 36 MINUTES 27 SECONDS EAST PLAT BEARING) ALONG THE SOUTHWESTERLY LINE OF BLOCK 5 OF SAID SUBDIVISION, 635.79 FEET;

THENCE SOUTH 00 DEGREES 02 MINUTES 20 SECONDS EAST (SOUTH 00 DEGREES 01 DEGREE 11 SECONDS EAST PLAT BEARING) ALONG THE WESTERLY LINE OF BLOCK 5 OF SAID SUBDIVISION, 752.66 FEET (752.84 FEET PLAT DISTANCE) TO THE NORTH RIGHT OF WAY LINE OF EAST ALAMEDA AVENUE;

THENCE SOUTH 89 DEGREES 58 MINUTES 49 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE, 1310.00 FEET TO THE EAST RIGHT OF WAY LINE OF GUN CLUB ROAD;

THENCE NORTH 00 DEGREES 00 MINUTES 46 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE, 1270.00 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 14 SECONDS EAST, 10.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY CAN ALSO BE DESCRIBED AS FOLLOWS: A PORTION OF THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, EXCEPT A STRIP OF GROUND 30 FEET WIDE OFF THE WEST SIDE OF SECTION 7 AS CONVEYED TO ARAPAHOE COUNTY BY DEED RECORDED MARCH 11, 1928 IN BOOK 257 AT PAGE 553, AND EXCEPT DEED RECORDED SEPTEMBER 30, 1974 IN BOOK 2278 AT PAGE 644, AND EXCEPT THOSE PORTIONS PLATTED AS THUNDERBIRD ESTATES FILINGS 1, 2 AND 3, AND EXCEPT ALL ROADS,

COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL 3:

ALL OF THE RIGHT-OF-WAY OF GUN CLUB DRIVE FROM THE NORTH LINE OF PARCEL 1 SOUTH TO THE NORTH RIGHT-OF-WAY OF EAST ALAMEDA AVENUE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER THE ABOVE DESCRIBED PARCEL 2;

THENCE SOUTH 89°40'30" WEST A DISTANCE OF 60.00 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF EAST ALAMEDA AVENUE WITH THE WEST RIGHT-OF-WAY OF GUN CLUB DRIVE;

THENCE NORTH 00°19'11" WEST, ON SAID WEST RIGHT-OF-WAY AND THE EAST LINE OF THE ABOVE DESCRIBED PARCEL 1, A DISTANCE OF 615.60 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1;

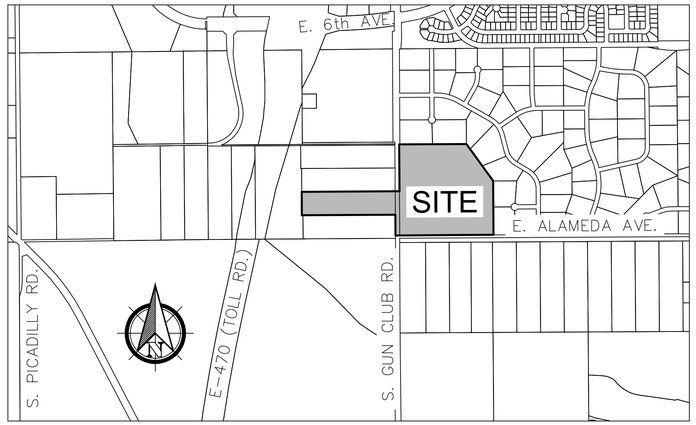
THENCE NORTH 89°37'39" EAST A DISTANCE OF 60.00 FEET TO THE EAST RIGHT-OF-WAY OF GUN CLUB DRIVE AND THE WESTERLY BOUNDARY OF SAID PARCEL 2;

THENCE SOUTH 00°19'11" EAST A DISTANCE OF 615.65 FEET TO THE POINT OF BEGINNING.

COUNTY OF ARAPAHOE, STATE OF COLORADO.

GENERAL NOTES

1. THE FIELD WORK FOR THIS ANNEXATION MAP WAS PERFORMED DURING THE MONTH OF MARCH 2025.
2. ALL LINEAL DISTANCE UNITS ARE REPRESENTED IN U.S. SURVEY FEET. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE U.S. SURVEY FOOT AS 1200/3937 METERS.



VICINITY MAP
SCALE: 1" = 1000'

CONTIGUITY TABLE

TOTAL PERIMETER = 7,639.30 FEET

MINIMUM REQUIRED CONTIGUITY = 1,306.59 FEET

ACTUAL CONTIGUOUS BOUNDARY = 2,372.27 FEET

PERCENT CONTIGUOUS BOUNDARY = 31.1%

BASIS OF BEARING

BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°19'11" WEST BASED ON NAD83 (2011) COLORADO STATE PLANE CENTRAL ZONE (502) COORDINATES, BEING MONUMENTED AT THE NORTH END BY A 2" ALUMINUM CAP PARTIALLY ILLEGIBLE STAMPED "STATES SURVEYING INC LS 28649" IN MONUMENT BOX AND AT THE SOUTH END BY A 3" BRASS CAP STAMPED "CITY OF AURORA LS 16419 1986" IN MONUMENT BOX.

ANNEXATION MAP STATEMENT

I, PATRICK S. JERNIGAN, A SURVEYOR LICENSED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT NOT LESS THAN ONE-SIXTH (1/6) OF THE PERIMETER OF THE AREA PROPOSED TO BE ANNEXED TO THE CITY OF AURORA, COLORADO IS CONTIGUOUS WITH THE BOUNDARIES OF THAT ANNEXING MUNICIPALITY, AND THAT THIS ANNEXATION MAP SUBSTANTIALLY COMPLIES WITH THE COLORADO REVISED STATUTES AND THE CITY OF AURORA, COLORADO CODES APPERTAINING THERE TO:

For Review
04/20/2026 4:14:49 PM

PATRICK S. JERNIGAN, PLS 37042
FOR AND ON BEHALF OF
LJA SURVEYING, INC.
1125 KELLY JOHNSON BLVD., STE. 361, BLD. 2
COLORADO SPRINGS, COLORADO 80920

CITY OF AURORA APPROVALS

MAYOR _____ DATE _____

CITY CLERK _____ DATE _____

CITY ENGINEER _____ DATE _____

CITY ATTORNEY _____ DATE _____

CITY COUNCIL ORDINANCE NO. _____ DATE _____

FOR AND ON BEHALF OF
LJA SURVEYING, INC.

LJA SURVEYING

4700 S. Syracuse Street
Suite 500
Denver, CO 80237
303-390-8510
www.lja.com

Date:	Job No.:	Sheet:
4/20/2026	4637-0004	1 of 2

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ANNEXATION MAP

LOCATED IN THE SW 1/4 SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AND THE SOUTH 1/2 OF THE SE 1/4 SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO

100 0 50 100
SCALE
1 inch = 100ft.

MONUMENT SYMBOL LEGEND

- RECOVERED SECTION CORNER AS NOTED HEREON
- SECTION LINE
- SITE BOUNDARY
- RIGHT-OF-WAY LINES
- AURORA CITY LIMITS
- (R.O.W.) RIGHT-OF-WAY
- REC. NO. RECEPTION NUMBER
- (D) GENERAL WARRANTY DEED REC. NO E3081991
- (D1) SPECIAL WARRANTY DEED REC. NO. D9096937
- (M) AS MEASURED

N 1/2 SE 1/4, SEC. 12, T.4S., R.66W., SIXTH P.M.

CITY OF AURORA ORDINANCE 90-130

SOUTH 1/16TH CORNER, SEC. 12, T.4S., R.66W., 6TH P.M.
RECOVERED 2" ALUMINUM CAP PARTIALLY ILLEGIBLE
STAMPED "STATES SURVEYING INC LS 28649" IN MONUMENT BOX

LOT 2, BLOCK 5
THUNDERBIRD ESTATES FILING NO. 3
REC. NO. 1996416

LOT 3, BLOCK 5
THUNDERBIRD ESTATES FILING NO. 3
REC. NO. 1996416

LOT 5, BLOCK 5
THUNDERBIRD ESTATES FILING NO. 3
REC. NO. 1996416

POINT OF BEGINNING (PARCEL 2)

NORTH LINE, SE 1/4, SE 1/4, SECTION 12

E. BAYAUD AVENUE
(42' WIDE PRIVATE R.O.W.)

N89°40'40"E 929.96'(M)
N89°59'14"E 929.85' (D1)

SOUTHEAST 1/16TH CORNER, SEC. 12, T.4S., R.66W., 6TH P.M.
RECOVERED NO. 6 REBAR WITH 2.5" ALUMINUM CAP
STAMPED "WESTERN STATES SURVEYING INC PLS 24960 2010"
0.7 FEET BELOW GROUND

CITY OF AURORA ORDINANCE 21-025

N89°40'40"E 10.00'(M)
N89°59'14"E 10.00' (D1)

GUN CLUB ROAD
(60' WIDE PUBLIC R.O.W.)

LOT 1, BLOCK 1
THUNDERBIRD ESTATES FILING NO. 4
REC. NO. E1153432

OWNER: 7N LLC

30' EXCEPTION TO PARCEL 2

N00°19'11"W 654.27'(M)
N00°00'46"E 1270.00' (D1)

S35°53'35"E 635.84'(M)
S35°34'46"E 635.79' (D1)

PARCEL 2
SPECIAL WARRANTY DEED
REC. NO. D9096937

WEST LINE, SE 1/4, SE 1/4, SECTION 12

SPECIAL WARRANTY DEED
REC. NO. E0056422

SE 1/4 SE 1/4, SEC. 12, T.4S., R.66W., SIXTH P.M.

CITY OF AURORA ORDINANCE __-___

EAST LINE, SE1/4, SE1/4, SEC. 12

QUIT CLAIM DEED
BOOK 257, PAGE 553

LOT 2, BLOCK 1
THUNDERBIRD ESTATES FILING NO. 4
REC. NO. E1153432

OWNER: CITY OF AURORA

SOUTH LINE OF OBSOLETE DEED BOOK 1717, PAGE 787

APPARENT RIGHT-OF-WAY
NO DOCUMENT PROVIDED
(LEGAL DESCRIPTION ON COUNTY ASSESSOR'S WEB SITE EXCEPTS "ROADS")

PARCEL NUMBER: 1977-07-3-00-001

ANNEXATION
PARCEL CONTAINS
1,567,923 SF
35.995 AC

CITY OF AURORA ORDINANCE 21-025

N89°37'39"E 1365.96'(M)
1336.07' (D)

60.00'

1269.92'

PARCEL 3
GUN CLUB ROAD
RIGHT-OF-WAY

LOT 9, BLOCK 5
THUNDERBIRD ESTATES FILING NO. 3
REC. NO. 1996416

SPECIAL WARRANTY DEED
(PARCEL B)
REC. NO. D1126862

N00°18'22"W 325.96'(M)
326.03' (D)

PARCEL NUMBER: 1975-12-4-00-004
ANNEXATION
PARCEL CONTAINS
426,635 SF
9.794 AC

PARCEL 1
GENERAL WARRANTY DEED
REC. NO. E3081991

326.03' (D)

327.39'
(BASIS OF BEARINGS)
S00°19'11"E 1324.11'

S00°02'20"E 752.66' (D1)
S00°21'34"E 752.67'(M)

TRUE POINT OF BEGINNING (PARCEL 1)

ANNEXATION
PARCEL CONTAINS
36,937 SF
0.848 AC

1336.07' (D)
S89°41'24"W 1306.04'(M)

SW 1/4, SEC. 7, T.4S., R.65W., SIXTH P.M.

LOT 10, BLOCK 5
THUNDERBIRD ESTATES FILING NO. 3
REC. NO. 1996416

NORTH LINE OF OBSOLETE DEED BOOK 1624, PAGE 221

N00°19'11"W 288.21'(M)
615.60'
615.65'

OWNER: AURORA GUN CLUB

QUIT CLAIM DEED
BOOK 5489, PAGE 468

POINT OF BEGINNING (PARCEL 3)

330.00' (D)

SW 1/4 SE 1/4, SEC. 12, T.4S., R.66W., SIXTH P.M.

EAST 1/16TH CORNER, SEC. 12, T.4S., R.66W., 6TH P.M.
RECOVERED NO. 6 REBAR WITH 2" ALUMINUM CAP
STAMPED "WESTERN STATES SURVEYING INC LS 28649 1994"
FLUSH WITH GROUND

QUIT CLAIM DEED
BOOK 2278, PAGE 644

S89°58'49"W 1310.00' (D1)

60.00'

E. ALAMEDA AVENUE
(40' WIDE PUBLIC R.O.W.)

S89°40'30"W 1370.38'(M)

SOUTH LINE, SE 1/4, SE 1/4, SECTION 12

SOUTH LINE, SW 1/4, SECTION 7

SOUTH LINE, SW 1/4, SE 1/4, SECTION 12

POINT OF BEGINNING
PARCEL 1
SOUTHEAST CORNER, SEC. 12, T.4S., R.66W., 6TH P.M.
RECOVERED 3" BRASS CAP 1.5 FEET BELOW ASPHALT
STAMPED "CITY OF AURORA LS 16419 1986"
IN MONUMENT BOX.

NE 1/4, SEC. 13, T.4S., R.66W., SIXTH P.M.

NOREEN & CO LLC
REC. NO: D8011315

NW 1/4, SEC. 18, T.4S., R.65W., SIXTH P.M.

QUIT CLAIM DEED
BOOK 257, PAGE 553

QUIT CLAIM DEED
BOOK 5489, PAGE 468

QUIT CLAIM DEED
REC. NO. B6008770

QUIT CLAIM DEED
REC. NO. D5001454

QUIT CLAIM DEED
REC. NO. D5001475

For Review
04/20/2026 4:15:05 PM

FOR AND ON BEHALF OF
LJA SURVEYING, INC.

LJA SURVEYING

4700 S. Syracuse Street
Suite 500
Denver, CO 80237
303-390-8510
www.lja.com

Date: 4/20/2026 | Job No: 4637-0004 | Sheet: 2 of 2

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PETITION FOR ANNEXATION

PARCELS: 1975-12-4-00-004 & 1977-07-3-00-001

TO: THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

The undersigned (the "Petitioners"), being the owners of more than fifty percent (50%) of the property proposed to be annexed, exclusive of public streets and alleys, which property is described in Exhibit A attached hereto and incorporated herein by this reference (the "Property") , hereby petitions the City Council (the "Council") of the City of Aurora, Colorado (the "City"), for annexation of the Property in accordance with the provisions of Title 31, Article 12, Part 1, C.R.S., as amended.

In support of this petition, the Petitioners state the following:

1. It is desirable and necessary that the Property be annexed to the City.

2. The requirements of Sections 31-12-104 and 31-12-105, C.R.S., exist or have been met:

a. Not less than one sixth (1/6) of the perimeter of the Property is contiguous with the existing boundaries of the City.

b. Contiguity with the City is not established by: (i) use of any boundary of an area: previously annexed to the City that, at the time of its annexation, was not contiguous at any point with the boundary of the City , was not otherwise in compliance with Section 31-12-104(1)(a), C.R.S., and was located more than three miles from the nearest boundary of the City ("Non-Contiguous Area"); or
(ii) use of any boundary of territory subsequently annexed directly to, or indirectly connected through subsequent annexations to, a Non-Contiguous Area.

c. A community of interest exists between the Property and the City.

d. The Property is urban or will be urbanized in the near future.

e. The Property is integrated or is capable of being integrated with the City.

f. In establishing the boundaries of the Property, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has been divided into separate parts or parcels without the written consent of the landowner unless separated by a dedicated street, road, or other public way.

g. No land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, comprising twenty acres or more which, together with the buildings and improvements situated thereon, has a valuation for assessment in excess of $200,000 for the preceding tax year has been included in the Property without the written consent of the landowner.

h. No annexation proceedings have been commenced for the annexation of

all or any portion of the Property to another municipality.

i. The annexation of the Property shall not result in the detachment of area from any school district or the attachment of area to another school district.

j. No portion of the Property is more than three miles in any direction from any point of the City boundary as such was established more than one year before this annexation will become effective.

k. If a portion of a platted street or alley is to be annexed, the entire width of said street or alley is included within the boundaries of the Property.

l. The Property is not presently a part of any incorporated town, city and county, or city.

3. The petitioners comprise more than fifty percent (50%) of the landowners owning more than fifty percent (50%) of the territory included in the area proposed to be annexed, exclusive of streets and alleys. A legal description of the land owned by each Petitioner is set forth in Exhibit B attached hereto and incorporated herein by this reference.

4. Accompanying this Petition are four copies of an annexation map showing the seal of a registered engineer or land surveyor, containing the following information:

a. A written legal description of the boundaries of the Property;

b. A showing of the boundary of the Property;

c. A showing of the location of each ownership tract in unplatted land and, if part or all of the Property is platted, the boundaries and the plat numbers of plots or of lots and blocks;

d. Next to the boundary of the Property, a drawing of the contiguous boundary of the City and any other municipality abutting the Property.

5. Accompanying this Petition is a copy of the Special Warranty Deed(s) for the non-tributary and not nontributary water within the Dawson-Arkose, Denver, Arapahoe, and Laramie-Fox Hills aquifers that lie beneath the Property. It is not required that the deed(s) be executed at the time of the Petition, but to the extent that the Petitioners do not deliver original executed Special Warranty Deeds for any said ground water underlying the Property, accompanying this Petition is an affidavit(s) stating that original executed deed(s) can and will be delivered to Aurora prior to approval of the annexation. An original executed Special Warranty Deed(s) for any and all said ground water underlying the Property will be delivered to Aurora prior to scheduling of the final reading and annexation approval before the City Council. To the extent Petitioners cannot deliver the original executed Special Warranty Deed(s) for the non-tributary and not non-tributary water within the Dawson-Arkose, Denver, Arapahoe, and Laramie-Fox Hills aquifers that lie beneath the Property, accompanying this Petition is an affidavit by Petitioners stating Petitioners' current knowledge of the ownership of said water. Prior to scheduling of the final reading and annexation

approval before the City Council, Petitioners shall pay to the City the monetary value of that portion of said water beneath the Property not to be deeded to the City. Said deed(s) and monies paid to the City will be held in escrow to be returned to the Petitioners in the event the annexation is not approved by City Council.

6. Prior to the hearing before the City Council on whether to annex the Property, the Petitioners and the City shall have entered into an annexation agreement which shall govern and control the development of the Property within the City (the "Annexation Agreement"). Annexation of the Property shall be conditioned upon the City Council's approval of the Annexation Agreement. Upon the effective date of the ordinance annexing the Property and approving the Annexation Agreement ("Annexation Ordinance"), the Property shall be subject to all of the terms and provisions of the Annexation Agreement.

7. In the event that an Annexation Agreement satisfactory to both the Petitioners and the City is not agreed to on or before the date of the second reading of the Annexation Ordinance, the Petitioners shall have the right to withdraw this Petition at their option and this Petition shall be deemed to be null and void as of the date of this Petition and of no force and effect as if it had never been executed and filed with the City. In such event, no filing fees shall be refunded to the Petitioners by the City.

8. No vested rights to use or develop the Property in any particular way, as defined in Section 24-68-101, et seq., C.R.S., have been requested by the Petitioners from any governmental entity, other than those requested and included in the Annexation Agreement

9. The Petitioners signed this Petition no more than one hundred eighty (180) days prior to the date of filing.

10. The Petitioners shall pay all fees and costs incurred by the City in processing this Petition through the annexation hearing before the City Council.

11. Except as modified by the terms and provisions of the Annexation Agreement, upon the effective date of the Annexation Ordinance, the Property shall become subject to the Charter and all ordinances, resolutions, rules, and regulations of the City, except for general property taxes of the City which shall become effective on January 1 of the next succeeding year following the effective date of the Annexation Ordinance.

12. The Petitioners acknowledge that, upon the effective date of the Annexation Ordinance and subject to the terms and provisions of the Annexation Agreement, the Property, the owners thereof, and the uses thereon shall be subject to all taxes and fees imposed by the City. The Property, the owners thereof, and the uses thereon are also bound by any taxes imposed and voter authorization obtained pursuant to Article X, Section 20 of the Colorado Constitution prior to the annexation of the Property. The Petitioners hereby waive any claims they may have under Article X, Section 20 of the Colorado Constitution related to such taxes and voter authorization.

WHEREFORE, the Petitioners respectfully request that the City Council approve the annexation of the Property.

PCG HOLDINGS LLC,
a Colorado limited liability company

By: _____
Name: EDWARD R. GORAB
Its: AUTHORIZED SIGNER

Mailing address:
PCG Holdings, LLC
1500 N. Grant Street, Suite N
Denver, CO 80203

Date of Signature: July 8, 2025

AFFIDAVIT OF CIRCULATOR

The undersigned, being of lawful age, being first duly sworn upon oath, deposes and says:

That he was the circulator of the foregoing Petition for Annexation of lands to the City of Aurora, Colorado, consisting of 7 pages, including this page, and that the signature thereon was witnessed by your affiant and is the true signature of the person whose name it purports to be.

Name Matthew Rounis
(Please Print)

M Rounis
(Signature)

STATE OF COLORADO)
)
CITY AND COUNTY OF DENVER)

The foregoing Affidavit of Circulator was subscribed and affirmed before me this 8th day of July, 2025.

Witness my hand and official seal. Sharon R Shaw
Notary Public

[S E A L]

My commission expires: 2/25/2026

SHARON R. SHAW
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20014010308
MY COMMISSION EXPIRES FEBRUARY 25, 2026

Exhibit A
(Legal description of property to be annexed)

PARCEL 1: #1975-12-4-00-004

THAT PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE

66 WEST OF THE 6TH P.M., DESCRIED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 12;

THENCE NORTHERLY ALONG THE EAST LINE OF SAID SECTION 12 A DISTANCE OF 330.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE NORTHEASTERLY CORNER OF A TRACT OF LAND DESCRIBED DEED RECORDED SEPTEMBER 30, 1965, IN BOOK 1624 AT PAGE 221;

THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF SAID SECTION 12 AND ALONG THE NORTH LINE OF THE TRACT IN BOOK 1624 AT PAGE 221 A DISTANCE OF 1336.07 FEET;

THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID SECTION 12 A DISTANCE OF 326.03 FEET TO A POINT ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 1717 AT PAGE 787;

THENCE EASTERLY PARALLEL TO THE SOUTH LINE OF SAID SECTION 12 AND ALONG THE SOUTH LINE OF THE TRACT IN BOOK 1717 AT PAGE 787 A DISTANCE OF 1336.07 FEET TO THE EAST LINE OF SAID SECTION 12;

THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 12 A DISTANCE OF 326.03 FEET TO THE TRUE POINT OF BEGINNING,

COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL 2: #1977-07-3-00-001

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THUNDERBIRD ESTATES FILING NO. 3, A SUBDIVISION RECORDED SEPTEMBER 3, 1980, IN BOOK 47 AT PAGE 3 AND 4 OF THE ARAPAHOE COUNTY RECORDS;

THENCE NORTH 89 DEGREES 59 MINUTES 14 SECONDS EAST ALONG THE SOUTHERLY LINE OF BLOCK 5 OF SAID SUBDIVISION, 929.85 FEET TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 5;

THENCE SOUTH 35 DEGREES 34 MINUTES 46 SECONDS EAST (SOUTH 35 DEGREES 36 MINUTES 27 SECONDS EAST PLAT BEARING) ALONG THE SOUTHWESTERLY LINE OF BLOCK 5 OF SAID SUBDIVISION, 635.79 FEET;

THENCE SOUTH 00 DEGREES 02 MINUTES 20 SECONDS EAST (SOUTH 00 DEGREES 01 DEGREE 11 SECONDS EAST PLAT BEARING) ALONG THE WESTERLY LINE OF BLOCK 5 OF SAID SUBDIVISION, 752.66 FEET (752.84 FEET PLAT DISTANCE) TO THE NORTH RIGHT OF WAY LINE OF EAST ALAMEDA AVENUE;

THENCE SOUTH 89 DEGREES 58 MINUTES 49 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE, 1310.00 FEET TO THE EAST RIGHT OF WAY LINE OF GUN CLUB ROAD;

THENCE NORTH 00 DEGREES 00 MINUTES 46 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE, 1270.00 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 14 SECONDS EAST, 10.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY CAN ALSO BE DESCRIBED AS FOLLOWS: A PORTION OF THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, EXCEPT A STRIP OF GROUND 30 FEET WIDE OFF THE WEST SIDE OF SECTION 7 AS CONVEYED TO ARAPAHOE COUNTY BY DEED RECORDED MARCH 11, 1928 IN BOOK 257 AT PAGE 553, AND EXCEPT DEED RECORDED SEPTEMBER 30, 1974 IN BOOK 2278 AT PAGE 644, AND EXCEPT THOSE PORTIONS PLATTED AS THUNDERBIRD ESTATES FILINGS 1, 2 AND 3, AND EXCEPT ALL ROADS,

COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL 3: (RIGHT-OF-WAY)

ALL OF THE RIGHT-OF-WAY OF GUN CLUB DRIVE FROM THE NORTH LINE OF PARCEL 1 SOUTH TO THE NORTH RIGHT-OF-WAY OF EAST ALAMEDA AVENUE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER THE ABOVE DESCRIBED PARCEL 2;

THENCE SOUTH 89°40'30" WEST A DISTANCE OF 60.00 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF EAST ALAMEDA AVENUE WITH THE WEST RIGHT-OF-WAY OF GUN CLUB DRIVE;

THENCE NORTH 00°19'11" WEST, ON SAID WEST RIGHT-OF-WAY AND THE EAST LINE OF THE ABOVE DESCRIBED PARCEL 1, A DISTANCE OF 615.60 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1;

THENCE NORTH 89°37'39" EAST A DISTANCE OF 60.00 FEET TO THE EAST RIGHT-OF-WAY OF GUN CLUB DRIVE AND THE WESTERLY BOUNDARY OF SAID PARCEL 2;

THENCE SOUTH 00°19'11" EAST A DISTANCE OF 615.65 FEET TO THE POINT OF BEGINNING.

COUNTY OF ARAPAHOE, STATE OF COLORADO.

Exhibit B
(Legal description of land owned by each landowner)

Name of owner:

Address of owner:

Legal description of land owned by owner:

PARCEL 1: #1975-12-4-00-004

THAT PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 12;
THENCE NORTHERLY ALONG THE EAST LINE OF SAID SECTION 12 A DISTANCE OF 330.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE NORTHEASTERLY CORNER OF A TRACT OF LAND DESCRIBED DEED RECORDED SEPTEMBER 30, 1965 IN BOOK 1624 AT PAGE 221;
THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF SAID SECTION 12 AND ALONG THE NORTH LINE OF THE TRACT IN BOOK 1624 AT PAGE 221 A DISTANCE OF 1336.07 FEET;
THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID SECTION 12 A DISTANCE OF 326.03 FEET TO A POINT ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 1717 AT PAGE 787;
THENCE EASTERLY PARALLEL TO THE SOUTH LINE OF SAID SECTION 12 AND ALONG THE SOUTH LINE OF THE TRACT IN BOOK 1717 AT PAGE 787 A DISTANCE OF 1336.07 FEET TO THE EAST LINE OF SAID SECTION 12;
THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 12 A DISTANCE OF 326.03 FEET TO THE TRUE POINT OF BEGINNING,

COUNTY OF ARAPAHOE, STATE OF COLORADO.

Name of owner:

Address of owner:

Legal description of land owned by owner:

PARCEL 2: #1977-07-3-00-001

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THUNDERBIRD ESTATES FILING NO. 3, A SUBDIVISION RECORDED SEPTEMBER 3, 1980 IN BOOK 47 AT PAGE 3 AND 4 OF THE ARAPAHOE COUNTY RECORDS;
THENCE NORTH 89 DEGREES 59 MINUTES 14 SECONDS EAST ALONG THE SOUTHERLY LINE OF BLOCK 5 OF SAID SUBDIVISION, 929.85 FEET TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 5;
THENCE SOUTH 35 DEGREES 34 MINUTES 46 SECONDS EAST (SOUTH 35 DEGREES 36 MINUTES 27 SECONDS EAST PLAT BEARING) ALONG THE SOUTHWESTERLY LINE OF BLOCK 5 OF SAID SUBDIVISION, 635.79 FEET;
THENCE SOUTH 00 DEGREES 02 MINUTES 20 SECONDS EAST (SOUTH 00 DEGREES 01 DEGREE 11 SECONDS EAST PLAT BEARING) ALONG THE WESTERLY LINE OF BLOCK 5 OF SAID SUBDIVISION, 752.66 FEET (752.84 FEET PLAT DISTANCE) TO THE NORTH RIGHT OF WAY LINE OF EAST ALAMEDA AVENUE;
THENCE SOUTH 89 DEGREES 58 MINUTES 49 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE, 1310.00 FEET TO THE EAST RIGHT OF WAY LINE OF GUN CLUB ROAD;
THENCE NORTH 00 DEGREES 00 MINUTES 46 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE, 1270.00 FEET;
THENCE NORTH 89 DEGREES 59 MINUTES 14 SECONDS EAST, 10.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY CAN ALSO BE DESCRIBED AS FOLLOWS: A PORTION OF THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, EXCEPT A STRIP OF GROUND 30 FEET WIDE OFF THE WEST SIDE OF SECTION 7 AS CONVEYED TO ARAPAHOE COUNTY BY DEED RECORDED MARCH 11, 1928 IN BOOK 257 AT PAGE 553, AND EXCEPT DEED RECORDED SEPTEMBER 30, 1974 IN BOOK 2278 AT PAGE 644, AND EXCEPT THOSE PORTIONS PLATTED AS THUNDERBIRD ESTATES FILINGS 1, 2 AND 3, AND EXCEPT ALL ROADS,

COUNTY OF ARAPAHOE, STATE OF COLORADO.

ANNEXATION MAP

LOCATED IN THE SW 1/4 SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AND THE SOUTH 1/2 OF THE SE 1/4 SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGAL DESCRIPTION

CONTAINED WITHIN THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER: ABM70854760, WITH A EFFECTIVE DATE OF NOVEMBER 08, 2024 AT 5:00 P.M.:

PARCEL 1: #1975-12-4-00-004

THAT PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 12;

THENCE NORTHERLY ALONG THE EAST LINE OF SAID SECTION 12 A DISTANCE OF 330.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE NORTHEASTERLY CORNER OF A TRACT OF LAND DESCRIBED DEED RECORDED SEPTEMBER 30, 1965 IN BOOK 1624 AT PAGE 221;

THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF SAID SECTION 12 AND ALONG THE NORTH LINE OF THE TRACT IN BOOK 1624 AT PAGE 221 A DISTANCE OF 1336.07 FEET;

THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID SECTION 12 A DISTANCE OF 326.03 FEET TO A POINT ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 1717 AT PAGE 787;

THENCE EASTERLY PARALLEL TO THE SOUTH LINE OF SAID SECTION 12 AND ALONG THE SOUTH LINE OF THE TRACT IN BOOK 1717 AT PAGE 787 A DISTANCE OF 1336.07 FEET TO THE EAST LINE OF SAID SECTION 12;

THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 12 A DISTANCE OF 326.03 FEET TO THE TRUE POINT OF BEGINNING,

COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL 2: #1977-07-3-00-001

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THUNDERBIRD ESTATES FILING NO. 3, A SUBDIVISION RECORDED SEPTEMBER 3, 1980 IN BOOK 47 AT PAGE 3 AND 4 OF THE ARAPAHOE COUNTY RECORDS;

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THENCE SOUTH 35 DEGREES 34 MINUTES 46 SECONDS EAST (SOUTH 35 DEGREES 36 MINUTES 27 SECONDS EAST PLAT BEARING) ALONG THE SOUTHWESTERLY LINE OF BLOCK 5 OF SAID SUBDIVISION, 635.79 FEET;

THENCE SOUTH 00 DEGREES 02 MINUTES 20 SECONDS EAST (SOUTH 00 DEGREES 01 DEGREE 11 SECONDS EAST PLAT BEARING) ALONG THE WESTERLY LINE OF BLOCK 5 OF SAID SUBDIVISION, 752.66 FEET (752.84 FEET PLAT DISTANCE) TO THE NORTH RIGHT OF WAY LINE OF EAST ALAMEDA AVENUE;

THENCE SOUTH 89 DEGREES 58 MINUTES 49 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE, 1310.00 FEET TO THE EAST RIGHT OF WAY LINE OF GUN CLUB ROAD;

THENCE NORTH 00 DEGREES 00 MINUTES 46 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE, 1270.00 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 14 SECONDS EAST, 10.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY CAN ALSO BE DESCRIBED AS FOLLOWS: A PORTION OF THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, EXCEPT A STRIP OF GROUND 30 FEET WIDE OFF THE WEST SIDE OF SECTION 7 AS CONVEYED TO ARAPAHOE COUNTY BY DEED RECORDED MARCH 11, 1928 IN BOOK 257 AT PAGE 553, AND EXCEPT DEED RECORDED SEPTEMBER 30, 1974 IN BOOK 2278 AT PAGE 644, AND EXCEPT THOSE PORTIONS PLATTED AS THUNDERBIRD ESTATES FILINGS 1, 2 AND 3, AND EXCEPT ALL ROADS,

COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL 3:

ALL OF THE RIGHT-OF-WAY OF GUN CLUB DRIVE FROM THE NORTH LINE OF PARCEL 1 SOUTH TO THE NORTH RIGHT-OF-WAY OF EAST ALAMEDA AVENUE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER THE ABOVE DESCRIBED PARCEL 2;

THENCE SOUTH 89°40'30" WEST A DISTANCE OF 60.00 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF EAST ALAMEDA AVENUE WITH THE WEST RIGHT-OF-WAY OF GUN CLUB DRIVE;

THENCE NORTH 00°19'11" WEST, ON SAID WEST RIGHT-OF-WAY AND THE EAST LINE OF THE ABOVE DESCRIBED PARCEL 1, A DISTANCE OF 615.60 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1;

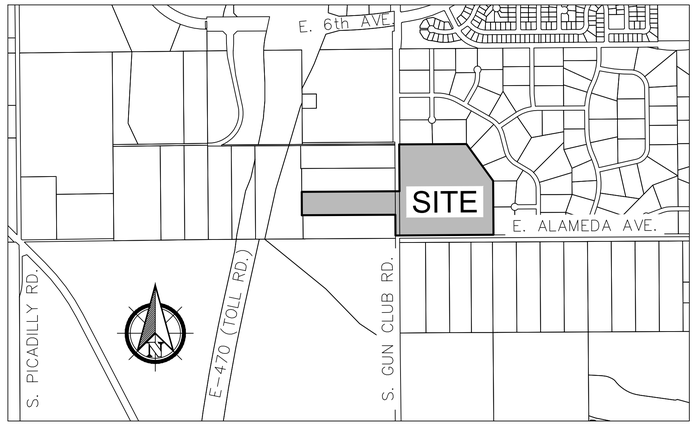
THENCE NORTH 89°37'39" EAST A DISTANCE OF 60.00 FEET TO THE EAST RIGHT-OF-WAY OF GUN CLUB DRIVE AND THE WESTERLY BOUNDARY OF SAID PARCEL 2;

THENCE SOUTH 00°19'11" EAST A DISTANCE OF 615.65 FEET TO THE POINT OF BEGINNING.

COUNTY OF ARAPAHOE, STATE OF COLORADO.

GENERAL NOTES

1. THE FIELD WORK FOR THIS ANNEXATION MAP WAS PERFORMED DURING THE MONTH OF MARCH 2025.
2. ALL LINEAL DISTANCE UNITS ARE REPRESENTED IN U.S. SURVEY FEET. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE U.S. SURVEY FOOT AS 1200/3937 METERS.



VICINITY MAP
SCALE: 1" = 1000'

CONTIGUITY TABLE

TOTAL PERIMETER = 7,639.30 FEET

MINIMUM REQUIRED CONTIGUITY = 1,306.59 FEET

ACTUAL CONTIGUOUS BOUNDARY = 2,372.27 FEET

PERCENT CONTIGUOUS BOUNDARY = 31.1%

BASIS OF BEARING

BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°19'11" WEST BASED ON NAD83 (2011) COLORADO STATE PLANE CENTRAL ZONE (502) COORDINATES, BEING MONUMENTED AT THE NORTH END BY A 2" ALUMINUM CAP PARTIALLY ILLEGIBLE STAMPED "STATES SURVEYING INC LS 28649" IN MONUMENT BOX AND AT THE SOUTH END BY A 3" BRASS CAP STAMPED "CITY OF AURORA LS 16419 1986" IN MONUMENT BOX.

ANNEXATION MAP STATEMENT

I, PATRICK S. JERNIGAN, A SURVEYOR LICENSED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT NOT LESS THAN ONE-SIXTH (1/6) OF THE PERIMETER OF THE AREA PROPOSED TO BE ANNEXED TO THE CITY OF AURORA, COLORADO IS CONTIGUOUS WITH THE BOUNDARIES OF THAT ANNEXING MUNICIPALITY, AND THAT THIS ANNEXATION MAP SUBSTANTIALLY COMPLIES WITH THE COLORADO REVISED STATUTES AND THE CITY OF AURORA, COLORADO CODES APPERTAINING THERE TO:

For Review
04/20/2026 4:14:49 PM

PATRICK S. JERNIGAN, PLS 37042
FOR AND ON BEHALF OF
LJA SURVEYING, INC.
1125 KELLY JOHNSON BLVD., STE. 361, BLD. 2
COLORADO SPRINGS, COLORADO 80920

CITY OF AURORA APPROVALS

MAYOR _____ DATE _____

CITY CLERK _____ DATE _____

CITY ENGINEER _____ DATE _____

CITY ATTORNEY _____ DATE _____

CITY COUNCIL ORDINANCE NO. _____ DATE _____

FOR AND ON BEHALF OF
LJA SURVEYING, INC.

LJA SURVEYING

4700 S. Syracuse Street
Suite 500
Denver, CO 80237
303-390-8510
www.lja.com

Date:	Job No.:	Sheet:
4/20/2026	4637-0004	1 of 2

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ANNEXATION MAP

LOCATED IN THE SW 1/4 SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AND THE SOUTH 1/2 OF THE SE 1/4 SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO

100 0 50 100
SCALE
1 inch = 100ft.

MONUMENT SYMBOL LEGEND

- RECOVERED SECTION CORNER AS NOTED HEREON
- SECTION LINE
- SITE BOUNDARY
- RIGHT-OF-WAY LINES
- AURORA CITY LIMITS
- (R.O.W.) RIGHT-OF-WAY
- REC. NO. RECEPTION NUMBER
- (D) GENERAL WARRANTY DEED REC. NO E3081991
- (D1) SPECIAL WARRANTY DEED REC. NO. D9096937
- (M) AS MEASURED

N 1/2 SE 1/4, SEC. 12, T.4S., R.66W., SIXTH P.M.

CITY OF AURORA ORDINANCE 90-130

SOUTH 1/16TH CORNER, SEC. 12, T.4S., R.66W., 6TH P.M. RECOVERED 2" ALUMINUM CAP PARTIALLY ILLEGIBLE STAMPED "STATES SURVEYING INC LS 28649" IN MONUMENT BOX

NORTH LINE, SE 1/4, SE 1/4, SECTION 12

E. BAYAUD AVENUE (42' WIDE PRIVATE R.O.W.)

SOUTHEAST 1/16TH CORNER, SEC. 12, T.4S., R.66W., 6TH P.M. RECOVERED NO. 6 REBAR WITH 2.5" ALUMINUM CAP STAMPED "WESTERN STATES SURVEYING INC PLS 24960 2010" 0.7 FEET BELOW GROUND

CITY OF AURORA ORDINANCE 21-025

WEST LINE, SE 1/4, SE 1/4, SECTION 12

OWNER: 7N LLC

30' EXCEPTION TO PARCEL 2

GUN CLUB ROAD (60' WIDE PUBLIC R.O.W.)

EAST LINE, SE1/4, SE1/4, SEC. 12

N00°19'11"W 654.27'(M)

N00°00'46"E 1270.00' (D1)

SPECIAL WARRANTY DEED REC. NO. E0056422

SE 1/4 SE 1/4, SEC. 12, T.4S., R.66W., SIXTH P.M.

OWNER: CITY OF AURORA

CITY OF AURORA ORDINANCE __-___

SOUTH LINE OF OBSOLETE DEED BOOK 1717, PAGE 787

APPARENT RIGHT-OF-WAY NO DOCUMENT PROVIDED (LEGAL DESCRIPTION ON COUNTY ASSESSOR'S WEB SITE EXCEPTS "ROADS")

QUIT CLAIM DEED BOOK 257, PAGE 553

CITY OF AURORA ORDINANCE 21-025

N89°37'39"E 1365.96'(M)

1336.07' (D)

60.00'

1269.92'

PARCEL 3 GUN CLUB ROAD RIGHT-OF-WAY

326.03' (D)

326.03'

PARCEL NUMBER: 1975-12-4-00-004
ANNEXATION PARCEL CONTAINS
426,635 SF
9.794 AC

N00°18'22"W 325.96'(M)

SPECIAL WARRANTY DEED (PARCEL B) REC. NO. D1126862

PARCEL 1 GENERAL WARRANTY DEED REC. NO. E3081991

327.39'

(BASIS OF BEARINGS) S00°19'11"E 1324.11'

TRUE POINT OF BEGINNING (PARCEL 1)

ANNEXATION PARCEL CONTAINS
36,937 SF
0.848 AC

1336.07' (D)

S89°41'24"W 1306.04'(M)

NORTH LINE OF OBSOLETE DEED BOOK 1624, PAGE 221

N00°19'11"W 288.21'(M)

615.60'

615.65'

OWNER: AURORA GUN CLUB

QUIT CLAIM DEED BOOK 5489, PAGE 468

330.00' (D)

POINT OF BEGINNING (PARCEL 3)

QUIT CLAIM DEED BOOK 2278, PAGE 644

S89°58'49"W 1310.00' (D1)

60.00'

E. ALAMEDA AVENUE (40' WIDE PUBLIC R.O.W.)

S89°40'30"W 1370.38'(M)

SOUTH LINE, SW 1/4, SECTION 7

SW 1/4 SE 1/4, SEC. 12, T.4S., R.66W., SIXTH P.M.

EAST 1/16TH CORNER, SEC. 12, T.4S., R.66W., 6TH P.M. RECOVERED NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED "WESTERN STATES SURVEYING INC LS 28649 1994" FLUSH WITH GROUND

SOUTH LINE, SE 1/4, SE 1/4, SECTION 12

SOUTH LINE, SW 1/4, SE 1/4, SECTION 12

NE 1/4, SEC. 13, T.4S., R.66W., SIXTH P.M.

POINT OF BEGINNING PARCEL 1
SOUTHEAST CORNER, SEC. 12, T.4S., R.66W., 6TH P.M. RECOVERED 3" BRASS CAP 1.5 FEET BELOW ASPHALT STAMPED "CITY OF AURORA LS 16419 1986" IN MONUMENT BOX.

NOREEN & CO LLC REC. NO: D8011315

QUIT CLAIM DEED BOOK 257, PAGE 553

QUIT CLAIM DEED BOOK 5489, PAGE 468

QUIT CLAIM DEED REC. NO. B6008770

QUIT CLAIM DEED REC. NO. D5001454

QUIT CLAIM DEED REC. NO. D5001475

NW 1/4, SEC. 18, T.4S., R.65W., SIXTH P.M.

LOT 2, BLOCK 5 THUNDERBIRD ESTATES FILING NO. 3 REC. NO. 1996416

LOT 3, BLOCK 5 THUNDERBIRD ESTATES FILING NO. 3 REC. NO. 1996416

POINT OF BEGINNING (PARCEL 2)

N89°40'40"E 929.96'(M)

N89°59'14"E 929.85' (D1)

N89°40'40"E 10.00'(M)

N89°59'14"E 10.00' (D1)

PARCEL 2 SPECIAL WARRANTY DEED REC. NO. D9096937

PARCEL NUMBER: 1977-07-3-00-001

ANNEXATION PARCEL CONTAINS
1,567,923 SF
35.995 AC

LOT 5, BLOCK 5 THUNDERBIRD ESTATES FILING NO. 3 REC. NO. 1996416

LOT 1, BLOCK 1 THUNDERBIRD ESTATES FILING NO. 4 REC. NO. E1153432

S35°53'35"E 635.84'(M)

S35°34'46"E 635.79' (D1)

LOT 2, BLOCK 1 THUNDERBIRD ESTATES FILING NO. 4 REC. NO. E1153432

LOT 9, BLOCK 5 THUNDERBIRD ESTATES FILING NO. 3 REC. NO. 1996416

S00°02'20"E 752.66' (D1)

S00°21'34"E 752.67'(M)

LOT 10, BLOCK 5 THUNDERBIRD ESTATES FILING NO. 3 REC. NO. 1996416

SW 1/4, SEC. 7, T.4S., R.65W., SIXTH P.M.

For Review
04/20/2026 4:15:05 PM

FOR AND ON BEHALF OF LJA SURVEYING, INC.

LJA SURVEYING
4700 S. Syracuse Street
Suite 500
Denver, CO 80237
303-390-8510
www.lja.com

Date: 4/20/2026 | Job No: 4637-0004 | Sheet: 2 of 2

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CITY OF AURORA
Council Agenda Commentary

Item Title: 222 S Gun Club Road – Zoning Map Amendment I (Public Hearing)
Item Initiator: Stephen Gubrud, Planner II, Planning and Business Development
Staff Source/Legal Source: Stephen Gubrud, Planner II, Planning and Business Development \ Lena McClelland, Senior Assitant City Attorney
Outside Speaker: N/A
Strategic Outcome: Economically Strong: Building a conducive development climate, a diverse mix of industries and housing options, and fostering economic growth so that our community thrives and remains resilient.

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: 7/13/2026

2nd Regular Meeting (if applicable): 7/27/2026

Item requires a Public Hearing: ☒ Yes ☐ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

2026-37 A PUBLIC HEARING AND INTRODUCTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, INITIALLY ZONING A PARCEL OF LAND MEASURING APPROXIMATELY 10 ACRES, MORE OR LESS, LOCATED WEST OF SOUTH GUN CLUB ROAD BETWEEN EAST ALAMEDA AVENUE AND FUTURE EAST BAYAUD AVENUE TO MIXED-USE REGIONAL (MU-R) AND AMENDING THE ZONING MAP ACCORDINGLY (222 S GUN CLUB ROAD ZONING MAP AMENDMENT I)
Stephen Gubrud, Planner II, Planning and Business Development / Lena McClelland, Assistant City Attorney

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

☐ Approve Item and Move Forward to Study Session
☐ Approve Item and Move Forward to Regular Meeting
☐ Information Only
☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

☐ Approve Item as Proposed at Policy Committee
☐ Approve Item as Proposed at Study Session
☒ Approve Item as Proposed at Regular Meeting

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: Planning and Zoning Commission

Policy Committee Date: 6/10/2026

Action Taken/Follow-up: ***(Check all that apply)***

☒ Recommends Approval

☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation

☐ Minutes Not Available

☒ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

The application was reviewed by the Aurora Planning and Zoning Commission at a public hearing held on June 10, 2026. The commission unanimously reccomended approval citing that the initial zoning would allow for future development on these properties, and the watershed and traffic concerns would be mitigated by future development and abiding by City regulations.

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

The applicant, LJA Engineering, requests approval of a Zoning Map Amendment for the initial zoning of one parcel totaling approximately 10 acres to the MU-R (Mixed-Use Regional) zone district. This initial zoning application is being requested along with an annexation request for the same parcel. The subject parcel is located on the west side of S Gun Club Road, approximately 290 feet north of the S Gun Club Road and E Alameda Avenue intersection. The subject property is located within the Innovation Campus District placetype according to the Aurora Places Comprehensive Plan. The subject parcel is bordered by the POS (Parks and Open Space) zone district to the west, and unincorporated Arapahoe County to the south and east and north.

The MU-R zoning designation, requested for the parcel on the west side of S Gun Club Road, allows for a wide variety of uses including commercial, retail, office and some limited residential options. The MU-R district is intended to serve "image making" areas in Aurora such as gateways, major arterial street and highway intersections, and regional activity centers. The MU-R district intends to promote a distinctive, unified character and to ensure high quality development. The parcel is situated on an arterial street in S Gun Club Road with new development occurring in surrounding areas. The parcel is currently vacant, and no site plan applications have been submitted as a part of the zoning review process. The subject property falls within the Buckley Spaceport Influence Overly Zone District and is located just outside of the Coal Creek Floodway. Additionally there is a small portion of land, in the southwest corner of the parcel, which lies within the FEMA identified floodplain area.

Summary of Staff Findings for the review criteria:
Recommend approval of the Zoning Map Amendment to initially zone 10 acres located on the west side of S Gun Club Road to MU-R (Mixed-Use Regional) zone district because the proposal complies with the requirements of Code Section 146-5.4.1.C of the Unified Development Ordinance, for the following reasons:

- The initial zoning and related annexation are needed to integrate the existing parcels into the surrounding City of Aurora zoning to result in consistent zoning and jurisdiction in this developing area. Consistent zoning and jurisdiction help to clarify expectations for development responsibilities as well as maintenance of public infrastructure and provision of services.
- The site is proximate to transportation facilities in E-470, and surrounding areas are also seeing new developments in the city.
- The potential size, scale, height, and density of the proposed initial zoning to MU-R is compatible with the current impacts associated with the nearby MU-R zoned areas. Any future development will meet all standards imposed within the MU-R district.
- The proposed MU-R zone district meets the intent of the Innovation Campus District placetype in that it allows opportunity for added diversity of uses, such as commercial, office, institutional, retail, etc., which would contribute to encouraging people and organizations to collocate, exchange ideas, and benefit from one another.
- The initial zoning of the western property to MU-R will be a benefit to the surrounding neighborhoods by providing commercial and retail opportunities in an area largely devoid of such options.

- The proposed Zoning Map Amendment would provide progress toward meeting general employment goals outlined in the Comprehensive Plan, including supporting a growing availability of job opportunities for people with a variety of skill levels and experience
- The proposed Zoning Map Amendment would provide progress towards meeting general employment goals outlined in the Comprehensive Plan including supporting a growing availability of job opportunities for people with a variety of skill levels and experience.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

☐ Revenue Impact ☐ Budgeted Expenditure Impact ☐ Non-Budgeted Expenditure Impact
☐ Workload Impact ☒ No Fiscal Impact

REVENUE IMPACT
Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

N/A

BUDGETED EXPENDITURE IMPACT
Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

N/A

NON-BUDGETED EXPENDITURE IMPACT
Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

N/A

WORKLOAD IMPACT
Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

N/A

QUESTIONS FOR COUNCIL

Does Council wish to approve the proposed Ordinance for a Zoning Map Amendment to initially zone 10 acres to the MU-R zone district?

LEGAL COMMENTS

The City Council is the governing body of the City and has the authority to approve the Official Zoning Map and amendments to that map. (UDO §146-5.1.1.B)
The City Council shall conduct a public hearing on the application. (UDO §146-5.4.1.C.2.c)
Changes to the Zoning Map for individual parcels shall only be approved if City Council finds that the change to the Zoning Map is required because of changed conditions or circumstances on the property or the surrounding area and (a) the applicant has demonstrated that the proposed rezoning is consistent with the spirit and intent of the Comprehensive Plan, the other policies and plans adopted by the City Council, and with the purpose statement of the proposed new zone district(s); (b) the applicant has demonstrated that the size, scale, height, density, and multi-modal traffic impacts of the proposed rezoning are compatible with surrounding development or can be made compatible through

approval conditions; and (c) the application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Comprehensive Plan goals that would be achieved by approval of the application. (UDO §146-5.4.1.C.3.a.ii) (McClelland)



Planning and Business Development

15151 E. Alameda Parkway
Aurora CO 80012 USA
AuroraGov.org
303.739.7250
GIS@auroragov.org

City of Aurora, Colorado

Miles 0 0.05 0.1

222 S Gun Club Rd
Zoning Map Amendment

ACCESSIBILITY STATEMENT
Please know that, while the city is working to make all information accessible, PDF map products are primarily visual in nature. If you have trouble accessing this document, please visit www.AuroraGov.org/Accessibility or call the Office of Accessibility (303-326-8858) and let us know how best to assist you.

Case Number: 2025-2004-00
Development Application: #2426-00

6/1/2026 I:\GIS\ArcGIS_Pro_Projects\Planning\Development Review\Data Services\VicinityMap_Pro\VicinityMap_Pro_Arial.aprx

LJA LAND DEVELOPMENT

222 S GUN CLUB
AURORA, COLORADO
ANNEXATION & ZONING NARRATIVE

PREPARED FOR:
CITY OF AURORA

PREPARED BY:
LJA

ON BEHALF OF:
PCG HOLDINGS LLC

April 7, 2026



303.421.4224
[redacted]
1765 West 121st Avenue, Suite 300, Westminster, Colorado 80234

April 7, 2026

Planning Department
City of Aurora
15151 E. Alameda Parkway
Aurora, Colorado 80012

Reference: Parcels 1975-12-4-00-004 and 1977-07-3-00-001 Annexation & Zoning Narrative

Dear Aurora Planning Department:

We are pleased to submit our 2nd submittal for the application for Annexation & Zoning for 222 S Gun Club Rd., located approximately at S Gun Club Rd. & E Alameda Ave. We are proposing to annex into the City of Aurora the following parcels 1975-12-4-00-004 and 1977-07-3-00-001 which are currently located in unincorporated Arapahoe County. At this time, the applicant is prepared to submit a formal application for annexation and initial zoning into the City of Aurora.

The applicant will request parcel 1975-12-4-00-004 to be zoned MU-R Mixed Use-Regional District and parcel 1977-07-3-00-001 to be zoned R-3 Medium-Density Multifamily District.

This annexation is intended to follow the annexation of parcels 1975-12-4-00-012 and 1975-12-4-00-005. These parcels, 1975-12-4-00-012 and 1975-12-4-00-005. With the annexation of those parcels, we will have the necessary contiguity with the boundary of Aurora.

Thank you for your consideration of this Annexation & Zoning application. We look forward to collaborating with the City of Aurora as part of the formal annexation process. Please do not hesitate to reach out with any questions or concerns to help facilitate the approval process.

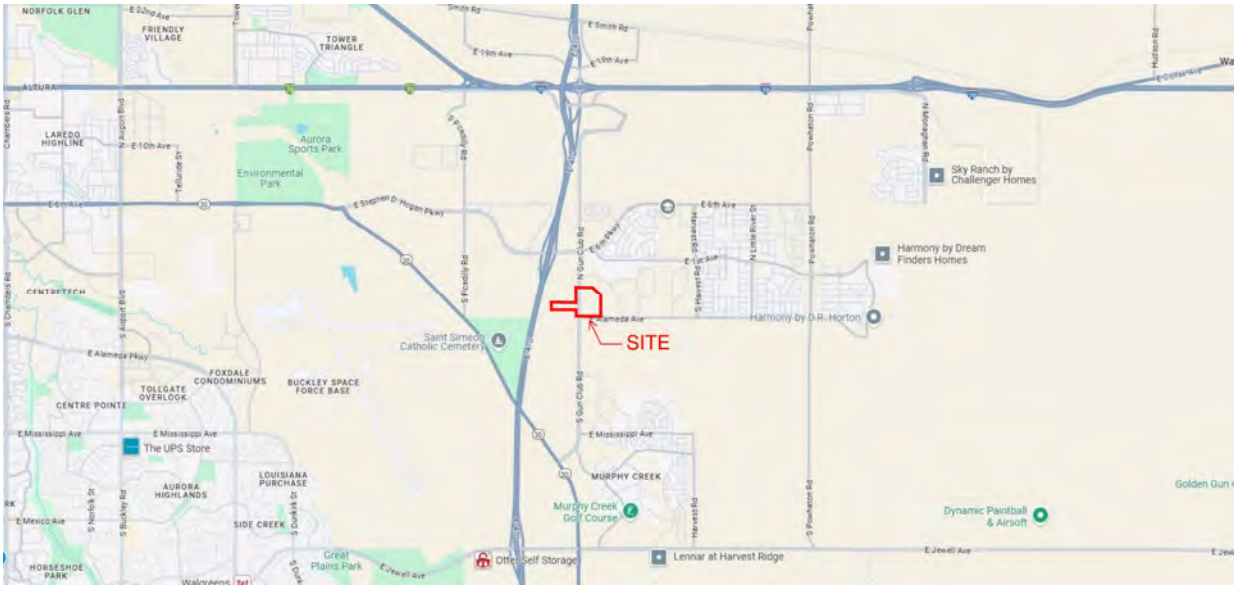
Respectfully,

Ben Carlson
Senior Planner

303.421.4224
[redacted]
1765 West 121st Avenue, Suite 300, Westminster, Colorado 80234

Property Description

The property is comprised of two parcels located on either side of S Gun Club Rd, north of its intersection with E Alameda Ave. The parcels are located within the Planning and Annexation Boundaries and the Placetype Plan within the Aurora Places Comprehensive Plan. The proposed zoning of MU-R Mixed Use-Regional and R-3 Medium-Density Residential districts conform with the Innovation District and Emerging Neighborhood designations as outlined within the Future Land Use Map. The land area proposed for annexation is approximately 46.637 acres of private property and right-of-way.



Vicinity Map

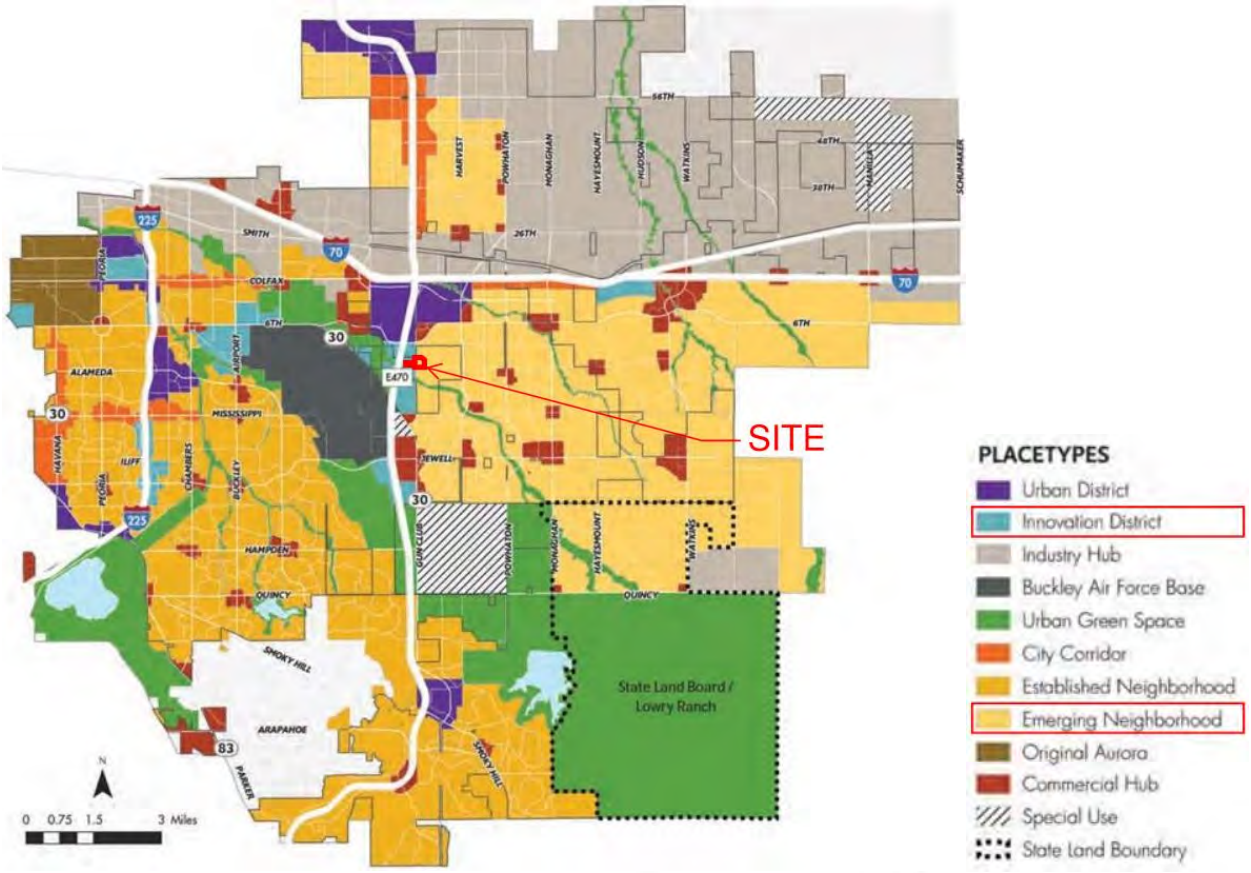
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1765 West 121st Avenue, Suite 300, Westminster, Colorado 80234

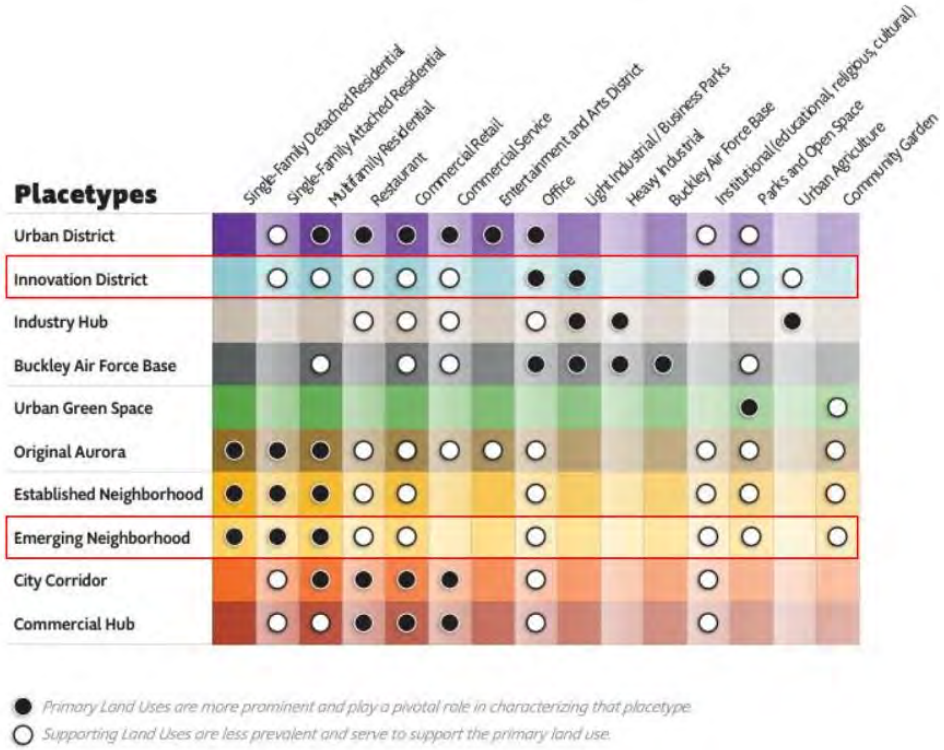
Context: Existing Uses, Zoning & Comprehensive Plan
The subject property is bordered on a portion of the west and ultimately a portion of the north by the City of Aurora and borders Arapahoe County on the south, east, and the remainder of the north. The subject parcels are currently used for agricultural purposes and are zoned in Arapahoe County as PUD (1975-12-4-00-004) and MU Mixed Use (1977-07-3-00-001). The Placetype Plan designates the property as Innovation District to the west of S Gun Club Rd. and Emerging Neighborhoods to the east of S Gun Club Rd, each defined by the Aurora Places Comprehensive Plan to allow a variety of uses.

Parcel 1975-12-4-00-004 would annex into the City of Aurora with the designation of MU-R Mixed Use-Regional District. The MU-R Mixed Use-Regional District allows for a diverse range of uses and meets the intent of the Innovation District Comprehensive Plan designation

Parcel 1977-07-3-00-001 would annex into the City of Aurora with the designation of R-3 Medium-Density Residential District. The R-3 Medium-Density Residential District allows for a diverse range of housing types and meets the intent of the Emerging Neighborhood District (single-family detached, single-family attached, and multi-family).

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[redacted]
1765 West 121st Avenue, Suite 300, Westminster, Colorado 80234



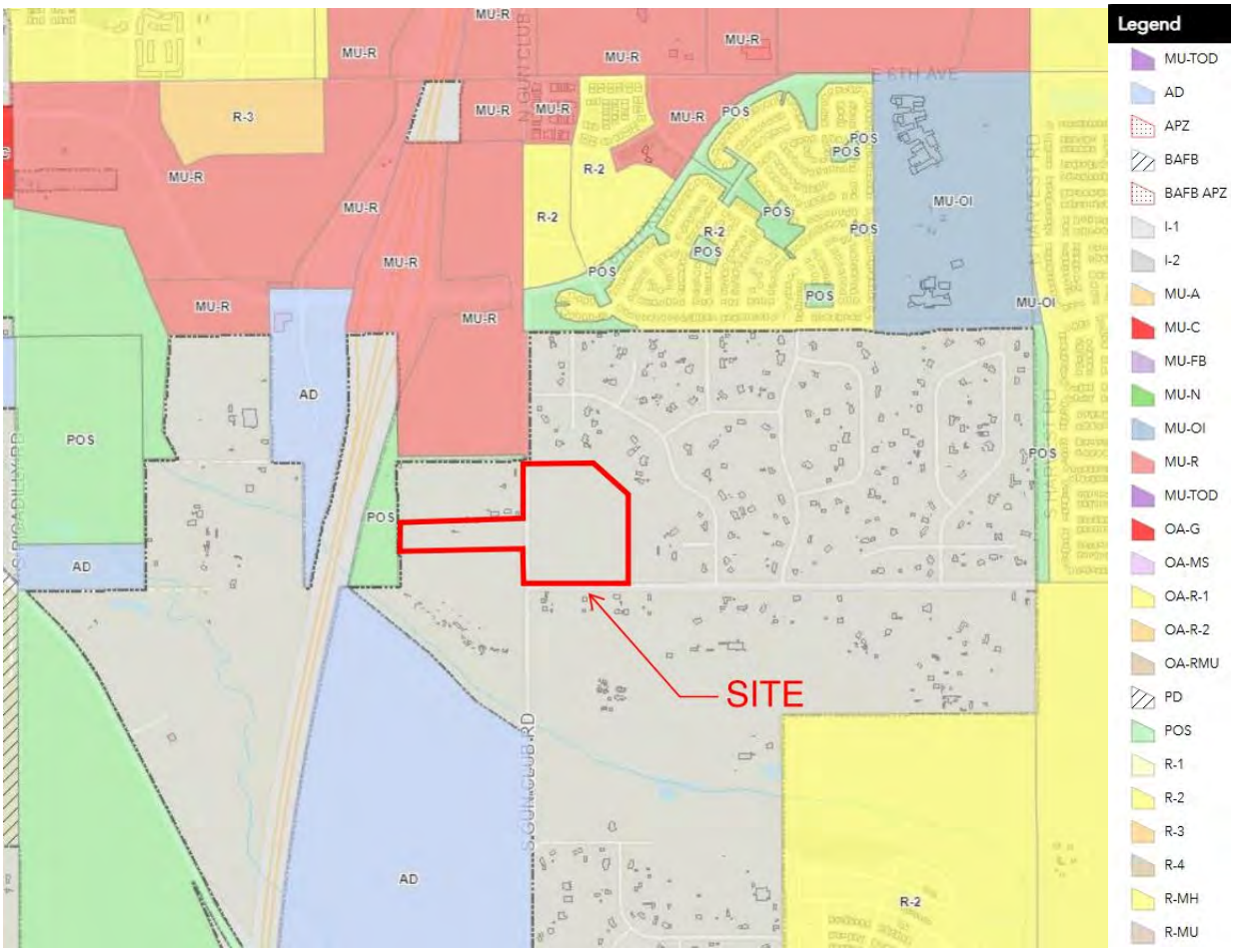


City of Aurora Placetype Plan

303.421.4224
[redacted]
1765 West 121st Avenue, Suite 300, Westminster, Colorado 80234

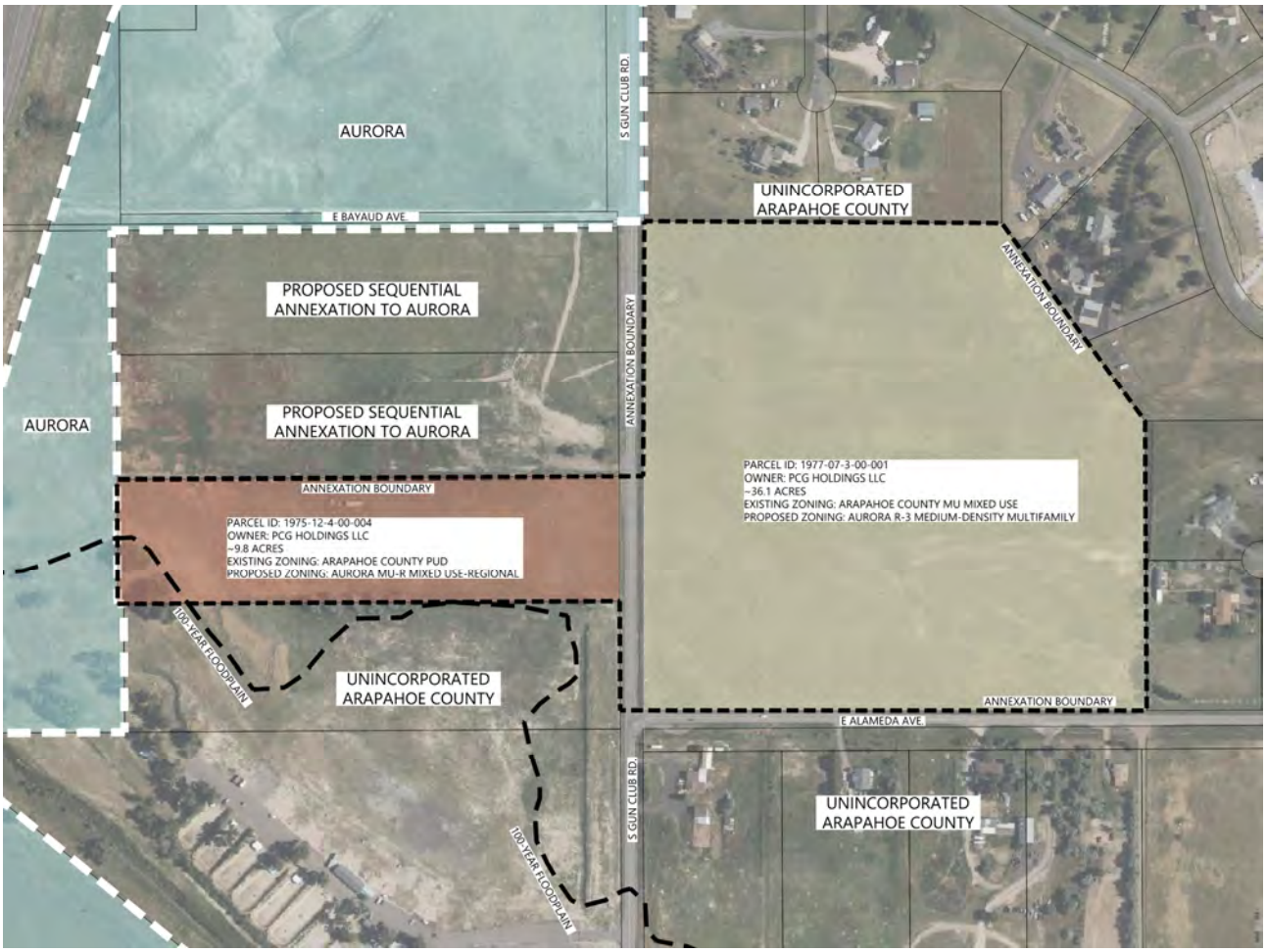
Land Use Compatibility

Currently, the subject property is adjacent to Aurora POS Park & Open Space district to the west, and with an adjacent annexation, Aurora's MU-R Mixed Use-Regional District for a portion of the north. Arapahoe County's MU Mixed Use district borders the proposed annexation for the remainder of the northern boundary, as well as to the east. Arapahoe County's RR-A Rural Residential-A District borders a portion of the south, while A-1 Agricultural-1 borders the remainder of the southern boundary. Further out from the property are additional residential uses as well as the Airport District to the south. E-470 passes near the proposed annexation to the west. The proposed MU-R Mixed Use-Regional District for parcel 1975-12-4-00-004 and R-3 Medium-Density Multifamily District for parcel 1977-07-3-00-001 are compatible with the surrounding uses.



City of Aurora Zoning Map

303.421.4224
[redacted]
1765 West 121st Avenue, Suite 300, Westminster, Colorado 80234



Proposed Zoning Map

Access & Circulation

The primary access to either site will be from S Gun Club Rd., a minor arterial street. Secondary access points for the eastern portion are provided from E Alameda Ave, a minor arterial street. The western portion, due to the size and orientation of the parcel to the public right-of-way, proposes its interim secondary emergency access through an alley connection to S Gun Club Rd with the potential that this secondary access be emergency only. It is intended that future development of the parcels to the north ultimately provide full secondary ingress and egress.

East Alameda Ave.

It is the applicant's understanding that conversations between the City of Aurora and Arapahoe County about the future control of Alameda Ave. resulted in the City agreeing that Alameda Ave. should remain in the County due to ongoing planning for improvements. The applicant understands that the City of Aurora and Arapahoe County are working together to develop an IGA that will formalize how access points to the 222 Gun Club property along with potential traffic signalization at Gun Club and Alameda will be handled.

303.421.4224
[redacted]
1765 West 121st Avenue, Suite 300, Westminster, Colorado 80234

Annexation Criteria

This annexation complies with applicable annexation criteria in addition to the requirements listed under the Colorado Revised Statutes 31-12-107 (1)

Subject Property Contiguity with the City of Aurora *		
Property Boundary	Shared Boundary	Percentage of Contiguity ($1/6^{th}$, or 16.67% min.)
7,639.30 LF	2,372.27 LF	31.1%

* Assumes the parcels to the north (1975-12-4-00-012 and 1975-12-4-00-005) are annexed into the City of Aurora.

Criteria for Approval

Annexation and Disconnection, Unified Development Ordinance Section 146-5.4.1.B

a. Annexation of land into the City shall comply with the procedures and other provisions of Colorado state statutes and approved Three-Mile Plan.
   Response: The proposed property to be annexed is within the Three-Mile Plan and complies with the procedures of Colorado state statutes and the approved Three-Mile Plan.

b. Annexation of land into the City shall be consistent with the City's annexation procedures manual.
   Response: The proposed annexation intends to continue to follow the procedures outlined within the City's annexation procedures manual. The application for annexation and initial zoning includes all necessary application materials for review. Following the submittal and review process, the applicant is prepared to continue with the public hearing processes.

c. The final annexation plat shall be provided and shall conform with applicable state statutes. It shall include all information required by the City to evaluate potential impacts of the annexation and whether annexation would promote the public health, safety, and welfare of the citizens of the City.
   Response: The final annexation plat will conform with the state statutes, and includes all required information regarding potential impacts of the annexation in regards to the public health, safety, and welfare.

Ordinance Text or Zoning Map Amendments, Unified Development Ordinance Section 146-5.4.1.C.3

An application for initial zoning, rezoning, and changes to the Zoning Map for individual parcels or small areas shall only be recommended if the Planning Director and the Planning and Zoning Commission finds that the following criteria have been met, and shall only be approved if City Council finds that the following criteria have been met.

i. The change to the Zoning Map is needed to correct an error (change in the character of surrounding areas does not constitute an error in the map); or

ii. The change to the Zoning Map is required because of changed conditions or circumstances on the property or in the surrounding area and:

   a. The applicant has demonstrated that the proposed initial zoning or rezoning is consistent with the spirit and intent of the Comprehensive Plan, with other policies and plans adopted by the City Council, and with the purpose statement of the proposed new zone district(s);

303.421.4224
[redacted]
1765 West 121st Avenue, Suite 300, Westminster, Colorado 80234

Response: The initial zoning of these parcels is consistent with the spirit and intent of the Comprehensive Plan, which outlines the included land as Innovation District and Emerging neighborhood on the Aurora Placetype Plan. The MU-R Mixed Use-Regional District is proposed for parcel 1975-12-4-00-004 (west of Gun Club Rd.) and conforms to the Innovation District land use. The R-3 Medium-Density Multifamily District is proposed for parcel 1977-07-3-00-001 (east of Gun Club Rd.) and conforms to the Emerging Neighborhood land use.

b. *The applicant has demonstrated that the size, scale, height, density, and multi-modal traffic impacts of the proposed initial zoning or rezoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions; and*
Response: The initial zone districts of the proposed parcels is consistent with the intended land uses of the Aurora Placetype Plan, remaining compatible with surrounding development.

c. *The application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Comprehensive Plan goals that would be achieved by approval of the application.*
Response: The proposed zone districts of the parcels do not create a dislocation of tenants or occupants of the property as the property currently has no occupants.

EXHIBIT "A"

LOCATED IN THE SW 1/4 SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AND THE SOUTH 1/2 OF THE SE 1/4 SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO

CONTAINED WITHIN THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER: ABM70854760, WITH A EFFECTIVE DATE OF NOVEMBER 08, 2024 AT 5:00 P.M.:

PARCEL 1:
THAT PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 12;
THENCE NORTHERLY ALONG THE EAST LINE OF SAID SECTION 12 A DISTANCE OF 330.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE NORTHEASTERLY CORNER OF A TRACT OF LAND DESCRIBED DEED RECORDED SEPTEMBER 30, 1965 IN BOOK 1624 AT PAGE 221;
THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF SAID SECTION 12 AND ALONG THE NORTH LINE OF THE TRACT IN BOOK 1624 AT PAGE 221 A DISTANCE OF 1336.07 FEET;
THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID SECTION 12 A DISTANCE OF 326.03 FEET TO A POINT ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 1717 AT PAGE 787;
THENCE EASTERLY PARALLEL TO THE SOUTH LINE OF SAID SECTION 12 AND ALONG THE SOUTH LINE OF THE TRACT IN BOOK 1717 AT PAGE 787 A DISTANCE OF 1336.07 FEET TO THE EAST LINE OF SAID SECTION 12;
THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 12 A DISTANCE OF 326.03 FEET TO THE TRUE POINT OF BEGINNING,
COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL 2:
A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THUNDERBIRD ESTATES FILING NO. 3, A SUBDIVISION RECORDED SEPTEMBER 3, 1980 IN BOOK 47 AT PAGE 3 AND 4 OF THE ARAPAHOE COUNTY RECORDS;
THENCE NORTH 89 DEGREES 59 MINUTES 14 SECONDS EAST ALONG THE SOUTHERLY LINE OF BLOCK 5 OF SAID SUBDIVISION, 929.85 FEET TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 5;
THENCE SOUTH 35 DEGREES 34 MINUTES 46 SECONDS EAST (SOUTH 35 DEGREES 36 MINUTES 27 SECONDS EAST PLAT BEARING) ALONG THE SOUTHWESTERLY LINE OF BLOCK 5 OF SAID SUBDIVISION, 635.79 FEET;
THENCE SOUTH 00 DEGREES 02 MINUTES 20 SECONDS EAST (SOUTH 00 DEGREES 01 DEGREE 11 SECONDS EAST PLAT BEARING) ALONG THE WESTERLY LINE OF BLOCK 5 OF SAID SUBDIVISION, 752.66 FEET (752.84 FEET PLAT DISTANCE) TO THE NORTH RIGHT OF WAY LINE OF EAST ALAMEDA AVENUE;
THENCE SOUTH 89 DEGREES 58 MINUTES 49 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE, 1310.00 FEET TO THE EAST RIGHT OF WAY LINE OF GUN CLUB ROAD;
THENCE NORTH 00 DEGREES 00 MINUTES 46 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE, 1270.00 FEET;
THENCE NORTH 89 DEGREES 59 MINUTES 14 SECONDS EAST, 10.00 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PROPERTY CAN ALSO BE DESCRIBED AS FOLLOWS: A PORTION OF THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, EXCEPT A STRIP OF GROUND 30 FEET WIDE OFF THE WEST SIDE OF SECTION 7 AS CONVEYED TO ARAPAHOE COUNTY BY DEED RECORDED MARCH 11, 1928 IN BOOK 257 AT PAGE 553, AND EXCEPT DEED RECORDED SEPTEMBER 30, 1974 IN BOOK 2278 AT PAGE 644, AND EXCEPT THOSE PORTIONS PLATTED AS THUNDERBIRD ESTATES FILINGS 1, 2 AND 3, AND EXCEPT ALL ROADS,
COUNTY OF ARAPAHOE, STATE OF COLORADO.

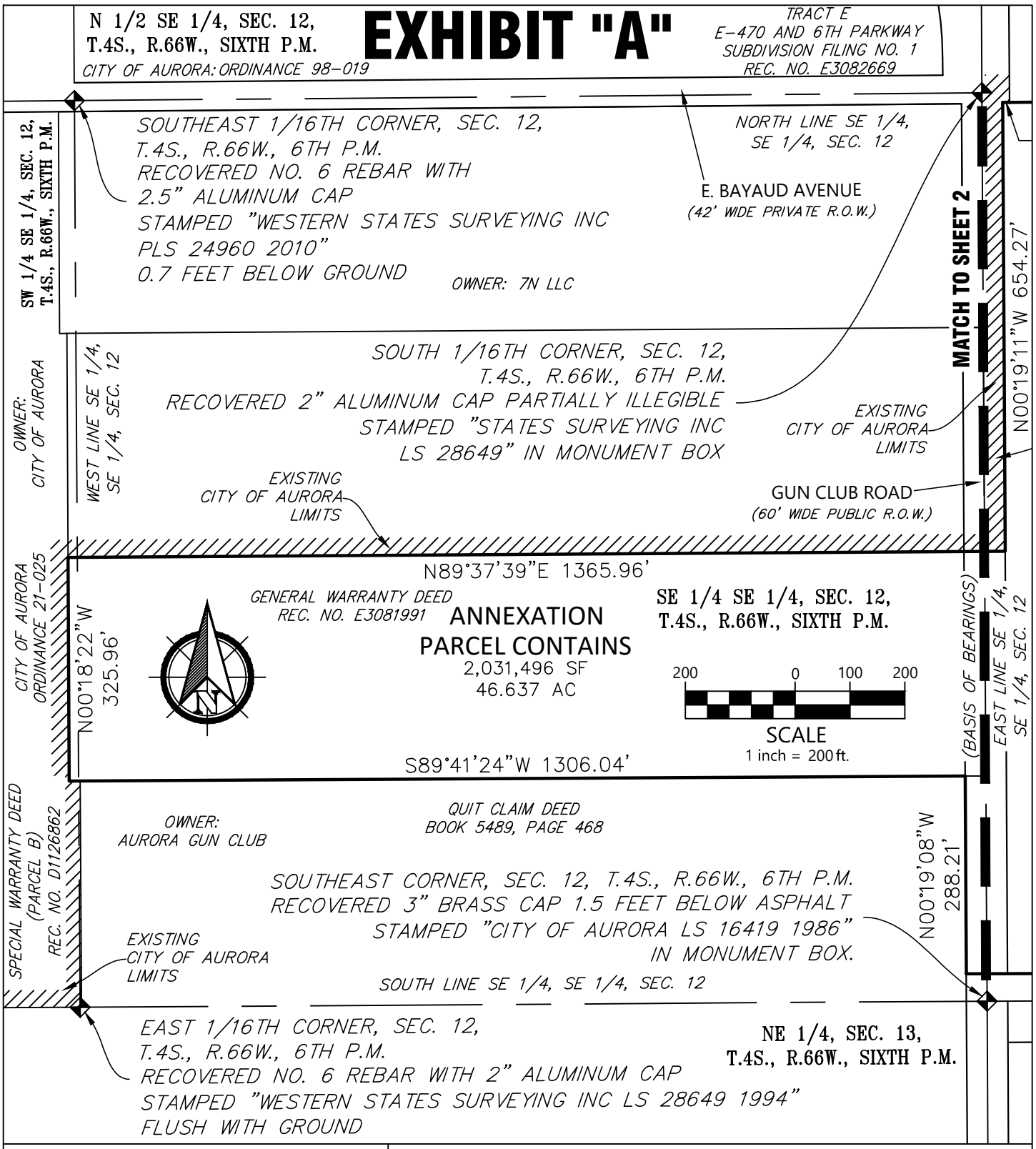
RIGHT-OF-WAY:
ALL OF THE RIGHT-OF-WAY OF GUN CLUB DRIVE FROM THE NORTH LINE OF PARCEL 1 SOUTH TO THE NORTH RIGHT-OF-WAY OF EAST ALEMEDA AVENUE.
COUNTY OF ARAPAHOE, STATE OF COLORADO.

LJA SURVEYING
4700 S. Syracuse Street
Suite 500
Denver, CO 80237
303-390-8510
www.lja.com

Legal Land Description and Survey
SE 1/4 Sec. 12, T4S, R66W, SW 1/4 Sec. 7, T4S, R65W, 6th P.M.
County of Arapahoe, State of Colorado

Prepared: JAP Approved: PSJ	Horiz. Scale: n/a Vert. Scale: n/a	Job No.: 4637-0004 Date: 4/7/2026	Sheet: 1 of 3

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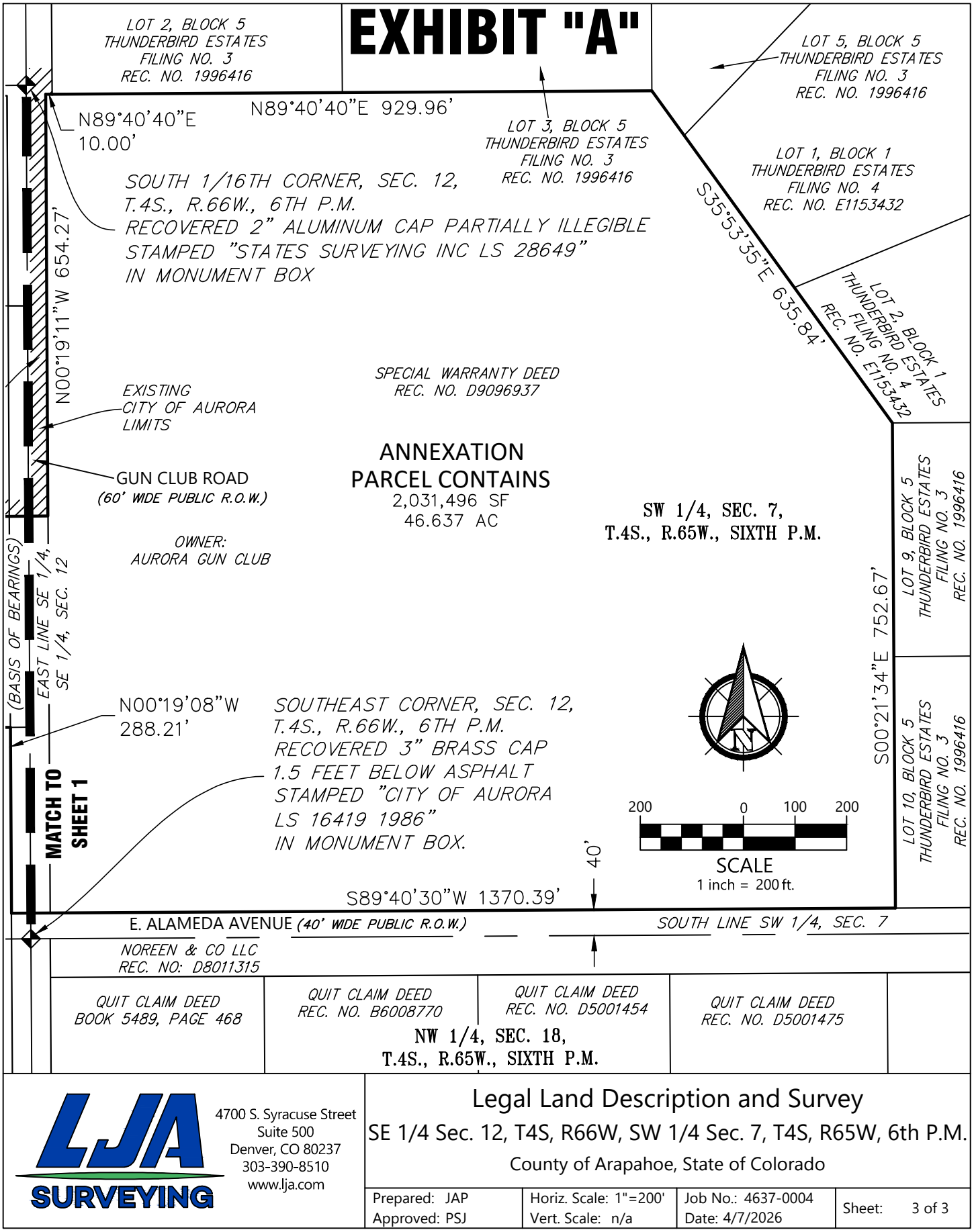
LJA SURVEYING
4700 S. Syracuse Street
Suite 500
Denver, CO 80237
303-390-8510
www.lja.com

Legal Land Description and Survey

SE 1/4 Sec. 12, T4S, R66W, SW 1/4 Sec. 7, T4S, R65W, 6th P.M.

County of Arapahoe, State of Colorado

Prepared: JAP Approved: PSJ	Horiz. Scale: 1"=200' Vert. Scale: n/a	Job No.: 4637-0004 Date: 4/7/2026	Sheet: 2 of 3



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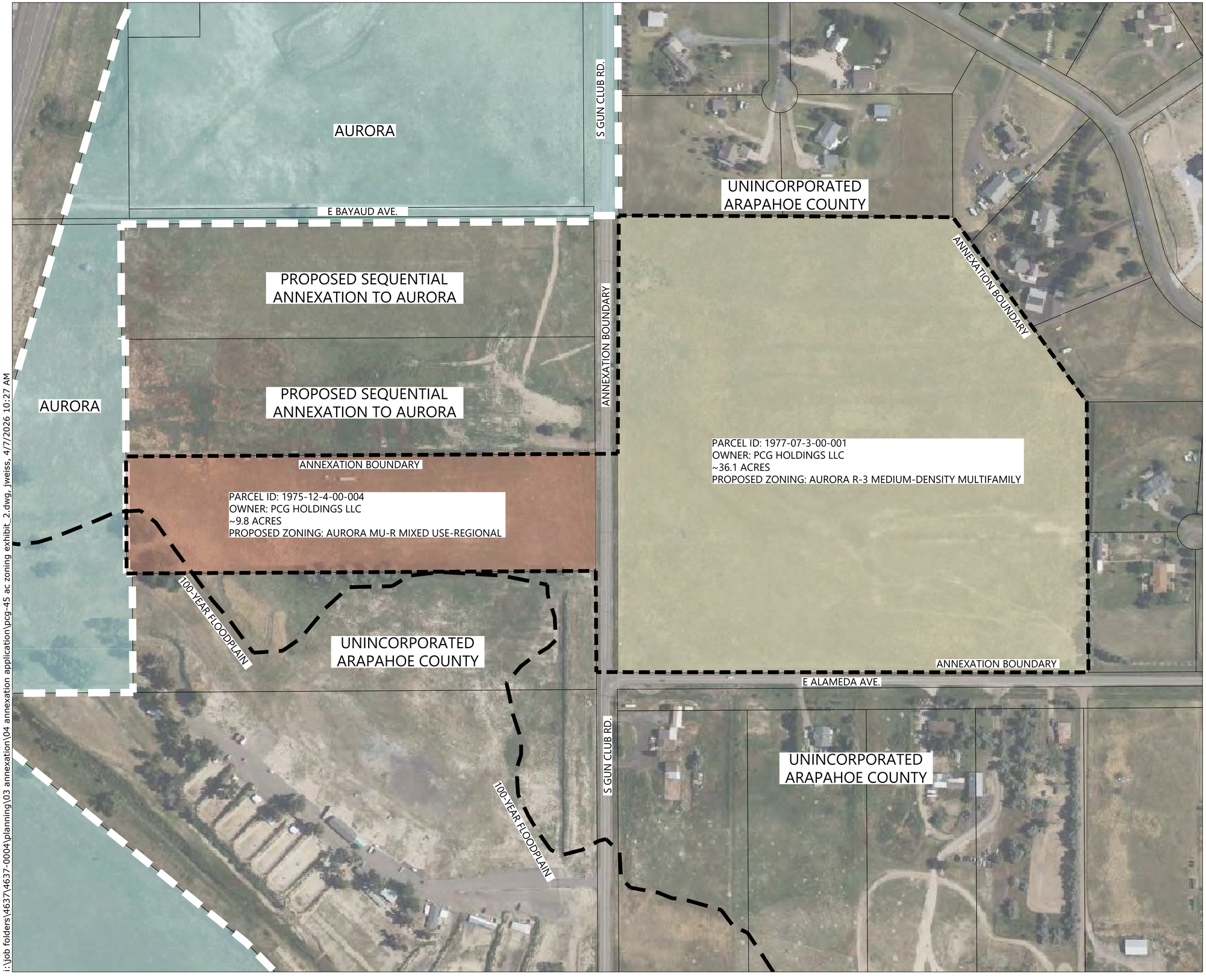
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Legal Land Description and Survey

SE 1/4 Sec. 12, T4S, R66W, SW 1/4 Sec. 7, T4S, R65W, 6th P.M.

County of Arapahoe, State of Colorado

Prepared: JAP Approved: PSJ	Horiz. Scale: 1"=200' Vert. Scale: n/a	Job No.: 4637-0004 Date: 4/7/2026	Sheet: 3 of 3



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222 S GUN CLUB ROAD
FUTURE - CITY OF AURORA

NOTES:

ZONE DISTRICT: SUB-AREA C
AURORA COMP PLAN DESIGNATION: INNOVATION DISTRICT (WEST PARCEL) / EMERGING NEIGHBORHOODS (EAST PARCEL)

LEGEND

- AURORA BOUNDARY
- AURORA LAND
- PROPOSED ANNEXATION BOUNDARY
- PROPOSED ANNEXATION LAND TO BE ZONED R-3
- PROPOSED ANNEXATION LAND TO BE ZONED MU-R
- 100-YEAR FLOODPLAIN

NOTE: PORTIONS OF LINE WORK MAY HAVE BEEN TAKEN FROM SCALED DRAWINGS AND/OR INFORMATION PROVIDED BY A THIRD PARTY.

PCG Holdings
LAND USE PLAN

Planning & Landscape Architecture
Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture
1765 West 121st Avenue,
Suite 300, Westminster, CO 80234
P 303.421.4224

0 120' 240'
1" = 120'-0"

DRWN BY:	LJA
CHKD BY:	LJA
DATE	4/7/2026
PROJECT NUMBER	CO4637-0004

CITY OF AURORA, COLORADO

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This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, floodplains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.

303.421.4224
www.LJA.com
1765 West 121st Avenue, Suite 300, Westminster, Colorado 80234

April 7, 2026

Planning Department
City of Aurora
15151 E. Alameda Parkway
Aurora, Colorado 80012

Reference: Parcels 1975-12-4-00-004 and 1977-07-3-00-001 Annexation & Zoning.

Dear Aurora Planning Department:

Thank you for providing comments on the 222 Gun Club Annexation and Zoning request. The applicants' responses follow this letter including responses to the citizen letters we received. Because the annexation boundary was revised as requested by City staff, additional items needed to be revised and are being resubmitted.

Please don't hesitate to reach out to me if you have any questions or need any additional information.

Respectfully,

Jonah Weiss
Principal Planner & Landscape Architect

City of Aurora
AuroraGov.org

Initial Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Ensure Legal Land Description Matches Exhibit
- Address Comments Submitted by Adjacent Property Owners
- Produce Zoning Exhibit Illustrating Border(s) of Varying Districts

DOCUMENTS TO BE RESUBMITTED

- Legal Land Description and Matching Illustration
- Zoning Map
- Review Letter Comment Response

PLANNING DEPARTMENT COMMENTS

1. Questions, Comments, and Concerns

1A. A number of comments were received from adjacent or nearby property owners. Each comment is attached below following City and referral agency comments. Please provide an attachment addressing these comments in your next submittal. Due to the nature and volume of the comments a neighborhood meeting will be required.

LJA Response: Attached is a letter addressing the written comments from the nearby property owners. A neighborhood meeting was held on 2/23/2026.

2. Completeness and Clarity of the Application

2A. Please relabel the "Zoning Map" document to something more like: Legal Land Description and Survey

LJA Response: Zoning Map has been relabeled to "Legal Land Description and Survey"

2B. To better illustrate the proposed initial zoning, please produce an exhibit similar to the "Proposed Land Use Plan" on sheet 7 of your Letter of Introduction. This exhibit needs only to show the annexation boundary and proposed zoning within that area. Please use unique coloration or hatching so that the border between zone districts is clearly defined, do not include speculative land uses within this exhibit.

LJA Response: This has been provided

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Aurora Water (Janet Bender | 303.739.7512 | jbender@auroragov.org | Comments in red)

3A. **Advisory Comment**:
The annexation area does include both effective floodway and 100-year floodplain. Encroachment into the floodway and/or 100-year floodplain requires a Floodplain Development and typically a no-rise analysis. If a no-rise cannot be achieved a Conditional Letter of Map Revision (CLOMR) must be obtained from Federal Emergency Management Agency (FEMA) prior to issuance of the FPDP. All National Flood Insurance Program (NFIP) requirements are strictly adhered to.

LJA Response: Acknowledged

4. Land Development Services (Rebecca Westerfield | 303.739.7325| rwesterf@auroragov.org | Comments in magenta)

4A. Legal description doesn't match the Exhibit A illustration, but it does match the Title Commitment description and the Annexation Map.

LJA Response: Exhibit A illustration has been revised to match the Legal description

5. Arapahoe Planning Division (Terri Maulik | referrals@arapahoegov.com)

[Generally]

5A. Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Department has no comments; however, other departments may submit comments.

LJA Response: Acknowledged

5B. Please see attached letter for full list of comments from Arapahoe County Public Works and Development.

LJA Response: comments from Arapahoe Co Public Works and Development have been addressed

6. PSCo / Xcel Energy (Donna George | 303.571.3306 | donna.l.george@xcelenergy.com)

[Generally]

6A. Please be advised that Public Service Company has existing both overhead and underground electric distribution facilities within the areas indicated in this proposed rezone. Public Service Company has no objection to proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities, and that our current use/enjoyment of the area would continue to be an accepted use on the property and that it be "grandfathered" into these changes.

LJA Response: Acknowledged

6B. The City of Aurora must send us notification after approval of the proposed annexation has been finalized. This notification should be sent to the following emailbox: dlAnnexationNotifications@xcelenergy.com. This will allow our mapping department to make the necessary updates to our mapping system.

LJA Response: Acknowledged

6C. As the project progresses, the property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect.

LJA Response: Acknowledged

6D. For additional easements that may need to be acquired by separate PSCo document (i.e. transformers), a Right-of-Way and Permits Agent will need to be contacted.

LJA Response: Acknowledged

ARAPAHOE COUNTY

PUBLIC WORKS AND DEVELOPMENT

BRYAN D. WEIMER, PWLF
Director

Lima Plaza
6924 South Lima Street
Centennial, Colorado 80112-3853
720-874-6500
arapahoeco.gov

December 12, 2025

City of Aurora Planning & Development Services Department
Attn: Stephen Gubrud, Planner II
15151 E. Alameda Parkway
Aurora, CO 80012

RE: AURORA REFERRAL FOR CASE DA-2426-00 (PROJECT NO. 1940263)
222 S. GUN CLUB ROAD ZONING MAP AMENDMENT/FUTURE ANNEXATION

Dear Stephen,

Thank you for the opportunity to provide comments on this application submittal on behalf of Arapahoe County Public Works & Development staff. Please note that these comments are not comprehensive at this time, as the Arapahoe County Board of County Commissioners are still considering this proposal and will provide a position when they make a determination, and further comments on behalf of the commissioners may be forthcoming.

In looking holistically at the future annexation request by these property owners, the Planning, Transportation and Engineering Divisions of Public Works and Development offer the following comments on this application:

PLANNING

- The subject parcels on the west side of Gun Club Road are designated in the Arapahoe County Comprehensive Plan as Regional Commercial, and the proposed annexation zoning of Mixed-Use Regional is in alignment with the Arapahoe County Comprehensive Plan.

LJA Response: Acknowledged

- The subject property on the east side of Gun Club Road is designated in the Arapahoe County Comprehensive Plan as Urban Residential, which recommends single-family detached and attached residential as primary uses and neighborhood commercial as a secondary use. For attached residential units, the comprehensive plan allows 8-16 dwelling units per acre. Development within this scale would be most appropriate; any density higher than 16 DU/AC would create compatibility issues with the existing residential Thunderbird Estates subdivision to the east.

LJA Response: Thank you for your comment. The applicant is not currently envisioning a density of more than 16 DU/AC in the area east of Gun Club.

ENGINEERING

- The parcels on the west side of Gun Club Road are within the 500-Year Floodplain and the majority of the parcel on the east side of Gun Club Road is within the 500-Year Floodplain. If annexed and developed, special consideration for mitigation of this floodplain should be required for the protection of life and property and avoidance of upstream impacts to properties within unincorporated Arapahoe County.

LJA Response: Thank you for your comment. The annexed properties will comply with all applicable requirements as established by the City of Aurora for floodplains.

- Future development should follow FEMA requirements for mitigation. Arapahoe County's floodplain regulations discourage the construction of critical facilities in the 500-year floodplain (Critical Facilities as defined/specified in Rule 6 of the Rules and Regulations for Regulatory Floodplains adopted by the Department of Natural Resources, Colorado Water Conservation Board).

LJA Response: Thank you for your comment. The annexed properties will comply with all applicable requirements as established by the City of Aurora for floodplains.

TRANSPORTATION

- There will be an impact of traffic on Gun Club Road and Alameda Ave with development of these parcels. The development and the City of Aurora will need to assume responsibility for the improvements of these two roadways if annexed, including the future Gun Club bridge over Coal Creek. This also includes dedication of right of way. A preliminary design for these improvements has been identified through an effort between Arapahoe County and the City.

LJA Response: Acknowledged. The City of Aurora would need to address this. At the time of development, the development would be responsible for improvements as required by the City's land development code and annexation agreement. Our understanding is that the Alameda ROW will remain within the County and the annexation maps have been adjusted to show this.

- The proposed annexation would bring Gun Club Road into Aurora jurisdiction north of Alameda; however, this would create an unusual gap along Gun Club south of Alameda until it picks back up into Aurora's jurisdiction south of the Coal Creek Bridge. ***Arapahoe County requests that annexation maps include both sides of Gun Club south of Alameda past the Coal Creek Bridge to tie in with existing City of Aurora ROW.***

LJA Response: Acknowledged. The City of Aurora would need to address this.

- While not documented to date, there is a possibility of cut through traffic occurring on Coolidge Street/Ellsworth Ave. within Thunderbird Estates due to increased traffic at the intersection of Gun Club and Alameda. The City needs to acknowledge this possibility and work with Arapahoe County to mitigate such as or if this occurs. The proposed annexation map includes both sides of Alameda ROW east of Gun Club Road; ***Arapahoe County requests that the annexation not include any portion of Alameda so that Alameda remains within Arapahoe County jurisdiction***

LJA Response: Acknowledged. The City of Aurora would need to address this.

- Alameda Ave is shown as 100' of ROW on the Annexation Map, Exhibit A. This is incorrect, Alameda Ave. has 40' of ROW and a 60' private tract abutting it to the south. Any additional ROW on Alameda Ave is requested to be dedicated to Arapahoe County and remain within the County's

jurisdiction. **Please see the attached redline comments of Exhibit A.**

LJA Response: Revised E. Alameda Ave. ROW width to 40'. Added property info to 60' private tract to the south Our understanding is that the Alameda ROW will remain within the County and the annexation maps have been adjusted to show this.

- Unincorporated County ROW on Gun Club Road extends to southern boundary of Bayaud Ave. This is incorrectly shown on the Annexation Map Exhibit A, unless it assumes annexation of the two lots north of west parcel have already happened.

LJA Response: Thank you for your question. The annexation maps for 222 Gun Club assume that the annexation of the two lots you referred to has happened. That is in process under a separate application and will occur just prior to this area being annexed in.

- The County is currently beginning the design phase for the signalization of Gun Club Road and Alameda. Construction of the signal is funded for 2027. The project provides for an interim signal design with the current two-lane configuration for both Gun Club and Alameda. Any public improvements associated with the development, especially on Gun Club which is planned as a 4-lane minor arterial, will require modifications to the proposed intersection project. This will require coordination and cost participation by the City of Aurora and any adjacent development.

LJA Response: Acknowledged. The City of Aurora would need to address this. At the time of development, the development would be responsible for improvements as required by the City's land development code and annexation agreement. Our understanding is that the Alameda ROW will remain within the County and the annexation maps have been adjusted to show this.

- Any proposed public improvements on Gun Club and Alameda should be consistent with the Gun Club – Alameda Conceptual Design Study completed jointly with Arapahoe County and the City of Aurora in 2025.

LJA Response: Acknowledged. The City of Aurora would need to address this. At the time of development, the development would be responsible for improvements as required by the City's land development code and annexation agreement. Our understanding is that the Alameda ROW will remain within the County and the annexation maps have been adjusted to show this.

Feel free to reach out to me if you have any questions or concerns, or if the City would be interested in a discussion meeting with our team. Thank you again for the opportunity to comment on this annexation proposal.
Regards,

Ava Pecherzewski

Ava Pecherzewski, AICP
Development Review Planning Manager
Arapahoe County Dept of Public Works & Development

Attachment: Annexation Exhibit Redlines

EXHIBIT "A"

LOCATED IN THE SW 1/4 SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AND THE SOUTH 1/2 OF THE SE 1/4 SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO

CONTAINED WITHIN THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER: ABM70854760, WITH A EFFECTIVE DATE OF NOVEMBER 08, 2024 AT 5:00 P.M.:

PARCEL 1:
THAT PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 12;
THENCE NORTHERLY ALONG THE EAST LINE OF SAID SECTION 12 A DISTANCE OF 330.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE NORTHEASTERLY CORNER OF A TRACT OF LAND DESCRIBED DEED RECORDED SEPTEMBER 30, 1965 IN BOOK 1624 AT PAGE 221;
THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF SAID SECTION 12 AND ALONG THE NORTH LINE OF THE TRACT IN BOOK 1624 AT PAGE 221 A DISTANCE OF 1336.07 FEET;
THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID SECTION 12 A DISTANCE OF 326.03 FEET TO A POINT ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 1717 AT PAGE 787;
THENCE EASTERLY PARALLEL TO THE SOUTH LINE OF SAID SECTION 12 AND ALONG THE SOUTH LINE OF THE TRACT IN BOOK 1717 AT PAGE 787 A DISTANCE OF 1336.07 FEET TO THE EAST LINE OF SAID SECTION 12;
THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 12 A DISTANCE OF 326.03 FEET TO THE TRUE POINT OF BEGINNING,
COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL 2:
A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THUNDERBIRD ESTATES FILING NO. 3, A SUBDIVISION RECORDED SEPTEMBER 3, 1980 IN BOOK 47 AT PAGE 3 AND 4 OF THE ARAPAHOE COUNTY RECORDS;
THENCE NORTH 89 DEGREES 59 MINUTES 14 SECONDS EAST ALONG THE SOUTHERLY LINE OF BLOCK 5 OF SAID SUBDIVISION, 929.85 FEET TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 5;
THENCE SOUTH 35 DEGREES 34 MINUTES 46 SECONDS EAST (SOUTH 35 DEGREES 36 MINUTES 27 SECONDS EAST PLAT BEARING) ALONG THE SOUTHWESTERLY LINE OF BLOCK 5 OF SAID SUBDIVISION, 635.79 FEET;
THENCE SOUTH 00 DEGREES 02 MINUTES 20 SECONDS EAST (SOUTH 00 DEGREES 01 DEGREE 11 SECONDS EAST PLAT BEARING) ALONG THE WESTERLY LINE OF BLOCK 5 OF SAID SUBDIVISION, 752.66 FEET (752.84 FEET PLAT DISTANCE) TO THE NORTH RIGHT OF WAY LINE OF EAST ALAMEDA AVENUE;
THENCE SOUTH 89 DEGREES 58 MINUTES 49 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE, 1310.00 FEET TO THE EAST RIGHT OF WAY LINE OF GUN CLUB ROAD;
THENCE NORTH 00 DEGREES 00 MINUTES 46 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE, 1270.00 FEET;
THENCE NORTH 89 DEGREES 59 MINUTES 14 SECONDS EAST, 10.00 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PROPERTY CAN ALSO BE DESCRIBED AS FOLLOWS: A PORTION OF THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, EXCEPT A STRIP OF GROUND 30 FEET WIDE OFF THE WEST SIDE OF SECTION 7 AS CONVEYED TO ARAPAHOE COUNTY BY DEED RECORDED MARCH 11, 1928 IN BOOK 257 AT PAGE 553, AND EXCEPT DEED RECORDED SEPTEMBER 30, 1974 IN BOOK 2278 AT PAGE 644, AND EXCEPT THOSE PORTIONS PLATTED AS THUNDERBIRD ESTATES FILINGS 1, 2 AND 3, AND EXCEPT ALL ROADS,
COUNTY OF ARAPAHOE, STATE OF COLORADO.

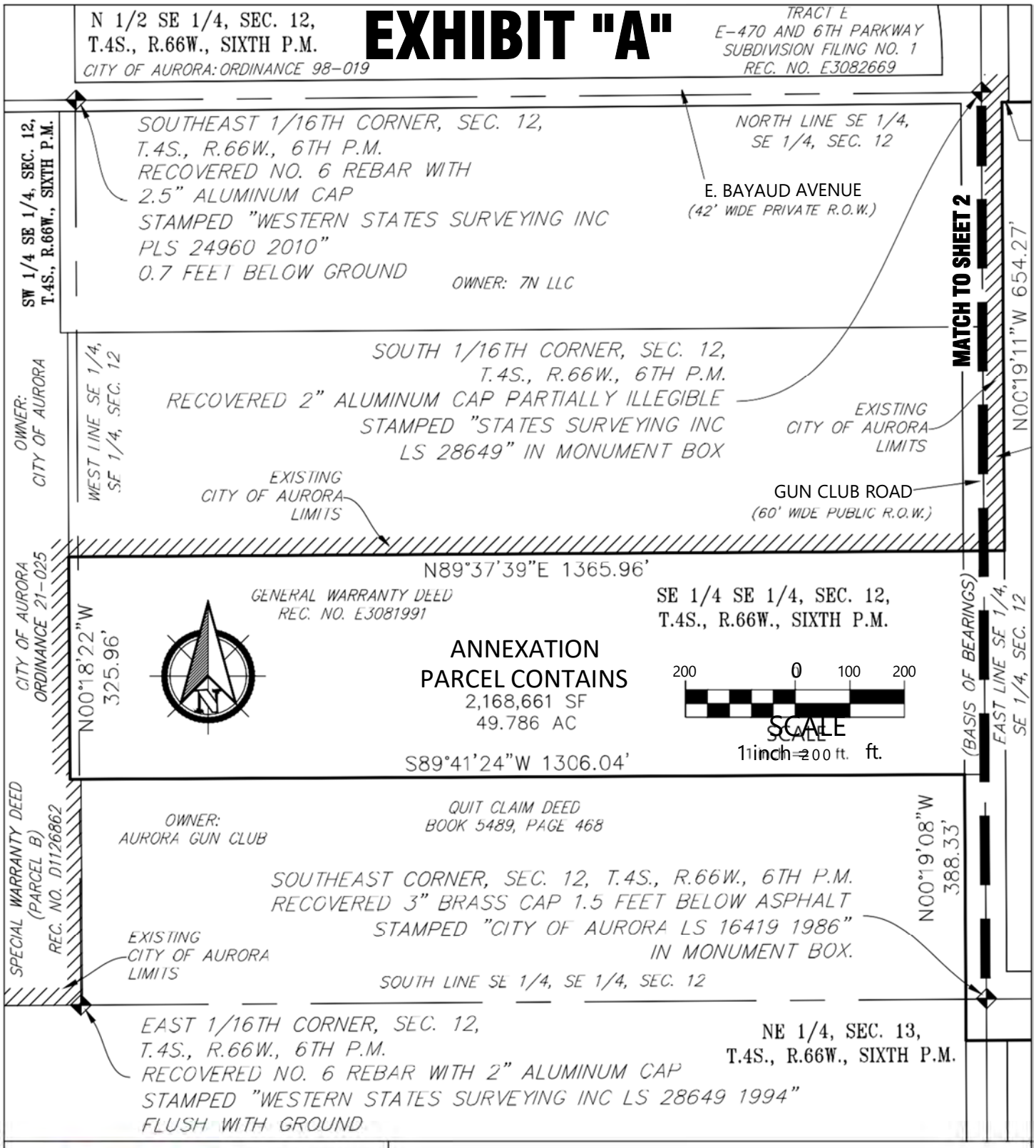
RIGHT-OF-WAY:
ALL OF THE RIGHT-OF-WAY OF GUN CLUB DRIVE FROM THE NORTH LINE OF PARCEL 1 SOUTH TO THE SOUTH RIGHT-OF-WAY OF EAST ALEMEDA AVENUE, TOGETHER WITH ALL OF THE RIGHT-OF-WAY OF EAST ALEMADA AVENUE SOUTH OF AND ADJACENT TO PARCEL 2.
COUNTY OF ARAPAHOE, STATE OF COLORADO.

LJA SURVEYING
7800 E Union Avenue
Suite 575
Denver, CO 80237
303.843.8510
www.lja.com

City of Aurora Re-Zoning Map
SE 1/4 Sec. 12, T4S, R66W, SW 1/4 Sec. 7, T4S, R65W, 6th P.M.
County of Arapahoe, State of Colorado

Prepared: JAP Approved: PSJ	Horiz. Scale: N/A Vert. Scale: N/A	Job No.: 4637-0004 Date: 5/14/2025	Sheet: 1 of 3

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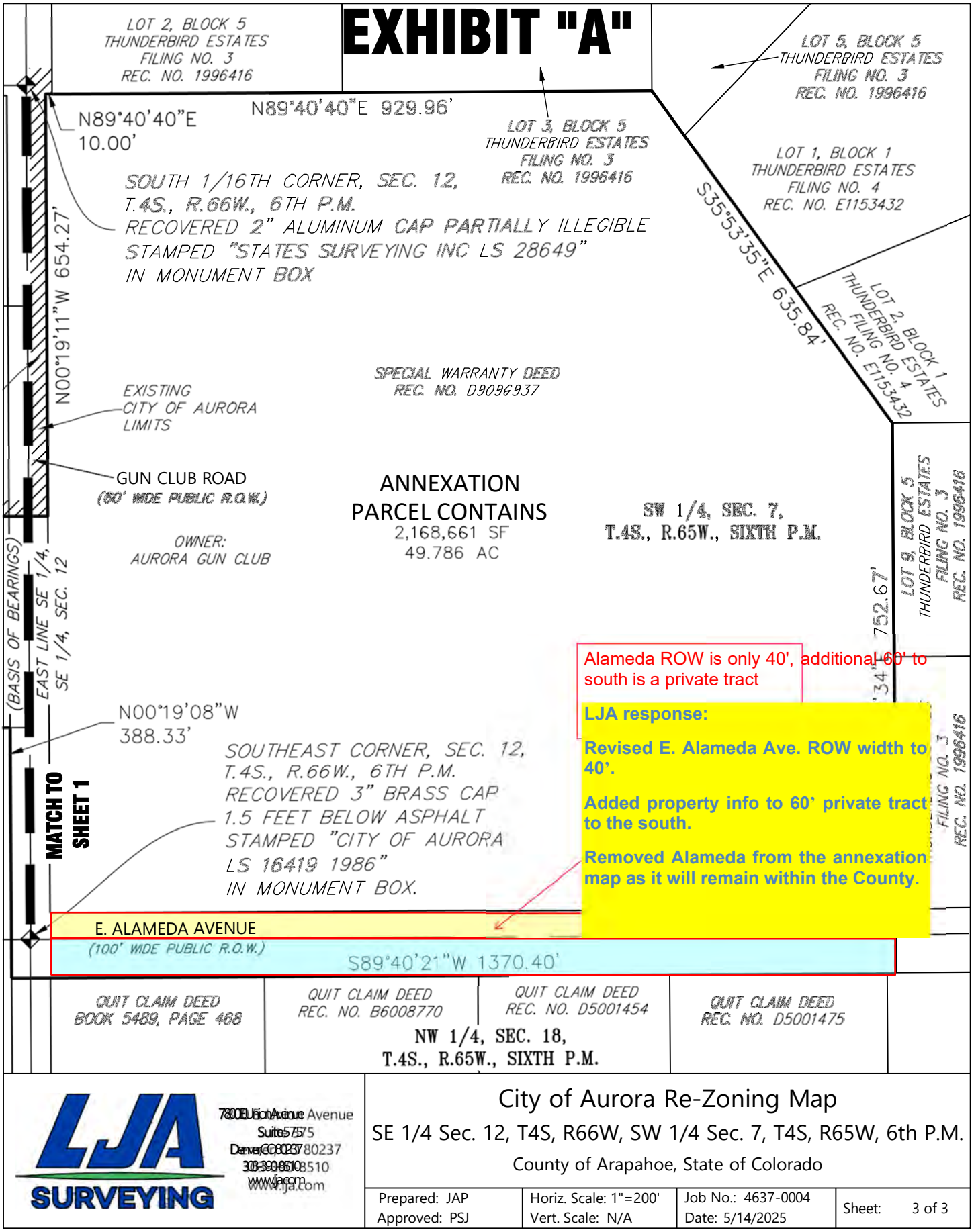
7800 E Union Avenue
Suite 575
Denver, CO 80237
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City of Aurora Re-Zoning Map

SE 1/4 Sec. 12, T4S, R66W, SW 1/4 Sec. 7, T4S, R65W, 6th P.M.

County of Arapahoe, State of Colorado

Prepared: JAP Approved: PSJ	Horiz. Scale: 1"=200' Vert. Scale: N/A	Job No.: 4637-0004 Date: 5/14/2025	Sheet: 2 of 3



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City of Aurora Re-Zoning Map

SE 1/4 Sec. 12, T4S, R66W, SW 1/4 Sec. 7, T4S, R65W, 6th P.M.

County of Arapahoe, State of Colorado

Prepared: JAP Approved: PSJ	Horiz. Scale: 1"=200' Vert. Scale: N/A	Job No.: 4637-0004 Date: 5/14/2025	Sheet: 3 of 3

Folder Comments Detail - 1940263

Ungrouped Comment

Name: Richard Rader
Email: [redacted]
Business or Organization: Thunderbird Estates Residents

Aurora Planning should not allow any annexations of property and Gun Club Road from Arapahoe County, We residents living in Un-incorporated Arapahoe County, with our property's abutting directly to Gun Club Road, have no control of Aurora Planning decisions. At present We residents have Arapahoe Attorneys and Commissioners who will intercede for us if Aurora Planning decides a taking of any part of the Residents property abutting directly to Gun Club Road. [redacted]

LJA Response: Thank you for your comments. No property is being proposed to be "taken" this is a jurisdictional change from Arapahoe County to the City of Aurora and only includes the subject properties and some associated ROW.

Name: Brenda Mabie
Email: [redacted]
Business or Organization:

As a Thunderburd Estates resident, we do not support this plan. We are residential and have Aurora all around us but they refuse to offer us water, sewer etc. If they want that property so bad they should offer the residents something of value. Building on that lot would NEGATIVELY impact our homes, roads and quality of life.
TBE VOTES NO

LJA Response: Thank you for your comments. The subject property is private property and public ROW. This process is a jurisdictional change from Arapahoe County to the City of Aurora. No development proposals are a part of this application. It is worth noting that this property already has established zoning in Arapahoe County that is generally consistent with the Aurora zoning that is being requested.

Name: Cindy Hull
Email:
[redacted]
Business or Organization:

In reading thru the application docs for this request, I am asking the City of Aurora to consider these issues: 1. First and foremost is, there would need to be a considerable amount of study/site planning done for at least the NE quadrant since it is my understanding it is in a 100 year floodplain and I don't see anything addressed by LJA regarding this and/or how they propose to alleviate drainage problems. Apprx 2x/yr, we get a heavy rain/hail storm and all the water from the East flows down thru all the properties and the final drainage point flows thru my property and West onto the parcel in question. I am very concerned about this and am thinking that neither Aurora or LJA is aware of the gravity of it and what it might take to get the parcel(s) prepared to accommodate same while also making sure that there is proper drainage from all the water flowing West thru Thunderbird Estates. Mr. Gubrud, since there is not a place in the comments for attachments, I will be sending you 2 separate emails and you can certainly share them with those you think appropriate. One will contain a couple pictures of my property and the other will contain 2 videos from a May 2025 storm to prove my point. I have many such pictures in my 40 years here. 2. My 2nd concern is the zoning for the multi-family use or commercial for that matter. On the East side of Gun Club, you will see a semi-rural neighborhood with horses, chickens, goats and a myriad of livestock. To potentially build apartment complexes or commercial businesses will NOT align with the look and feel of our area. I would only be in favor of a park/common area or single-family home community for that parcel. 3. And the 3rd point of contention is the traffic/congestion that will add to an already bad intersection at rush hours. If I read LJA's application docs correctly, they intend on having access on both Gun Club Rd. and state in addition, they will have access "points", plural, on Alameda. I am hoping the City of Aurora would have the applicant pay for the widening of Gun Club Rd. and Alameda in the area affected and also install a light at that intersection. Respectfully, Cindy Hull.

LJA Response: Thank you for your comments. This process is a jurisdictional change from Arapahoe County to the City of Aurora. No development proposals are a part of this application. Typically issues such as drainage, floodplain, and traffic are addressed at the time of a development proposal as required by the City of Aurora's code. Givin that the drainage issues you describe are uphill from the subject property it is possible that drainage may be improved for property owners in the Thunderbird Estates community once development occurs.

Name: Richard Ahrenkiel
Email: [redacted]
Business or Organization:

Thank you for the opportunity to comment on the annexation and zoning application for this project submitted by LJA Land Development. The LJA application contends that parcel 1977-07-3-00-01 conforms with the Aurora Places Comprehensive Plan as an emerging neighborhood and 1975-12-4-00-004 conforms as an innovation district. My contention is that neither property conforms to these standards or is compatible with the surrounding neighborhoods.
1977-07-3-00-001 is comprised of 36.1 isolated acres on the eastern corner of Alameda Avenue and GunClub Road. Two thirds of this property lies in a designated 100 year flood plain and drains hundreds of acres to the north and east
As little as one inch of precipitation fills the property with standing water. Three to four inches results in the property transforming into a raging river. This has occurred several times in the recent past, the most severe of which occurre
in September of 2014 when several homes in the area were flooded. It is hard to imagine how a property with these characteristics would be compatible with the health and safety of future residents.
The property is bounded on the north, south and east by large lot private homes in unincorporated Arapahoe County. On the west side by Gun Club Road and the Aurora Gun Club, a sporting club founded in 1947 with over 1000 active
members. The club trap shooting range faces directly at the property.
As stated in the application, Gun Club Road and Alameda Avenue are minor arterials. Both are heavily used and without traffic control other than a single stop sign. Visibility is limited to the north by a prominent hill and to the south b
a low lying area around Coal Creek.
The parcel has no access to amenities, no connectivity to sidewalks, bike or walking paths or public transportation. It is and will remain an isolated parcel surrounded by an unincorporated area. For these reasons alone it does not confo
as an emerging neighborhood.
Parcel 1975-12-4-00-004 is 9.8 isolated acres bordered on the north by vacant properties and the south by the Aurora Gun Club. The western corner of the property also lies in the 100 year flood plain. There is no connectivity to busine
centers or innovation hubs. This is hardly a candidate for an innovation district. Its strongest attribute appears to be that incorporated Aurora property is adjacent to its western boundary.
For the above reasons, I would urge that both of these parcels be rejected for inclusion as incompatible with the goals of Aurora Places and the Comprehensive Plan.
Respectfully,
Richard Ahrenkiel

LJA Response: Thank you for your comments. This process is a jurisdictional change from Arapahoe County to the City of Aurora. No development proposals are a part of this application. Typically issues such as drainage, floodplain, and traffic are addressed at the time of a development proposal. The City of Aurora's comprehensive plan is a forward-looking document which among other things helps to establish zoning for a particular property. Properties to the north of the subject property have zoning that is completable with the Aurora Places so that this area is not isolated. The Aurora Gun Club is responsible for ensuring that errant shots do not leave their property. It is also worth noting that this property already has established zoning in Arapahoe County that is consistent with the Aurora zoning that is being requested.

Name: William Rapp -
HOA Director Email:
[redacted]
Business or Organization: Thunderbird Estate HOA

The Thunderbird Estates Association (HOA) represents 96 homeowners, all living either adjacent to, or in close proximity to the 37+ acre development project on the northeast corner of Gun Club Road and East Alameda Avenue. Many of these homeowners have lived here for 20 to 40+ years. During the 40+ years, we have seen dramatic increases in traffic on both Gun Club Road and E. Alameda Avenue due to the thousands of homes to the East which regularly access this intersection.

The volume of traffic on these two heavily used roads is dramatic, affecting the Thunderbird Estates neighborhood. The peak hours of use cause the backup on Alameda Avenue and Gun Club Road to be significant with motor vehicle drivers becoming inpatient and causing accidents. Merging onto Gun Club Road is challenging with the dangerous speeds practiced. Curb Cut Access and traffic volume for the close intersection of Gun

Club Road and Alameda Avenue, must be seriously considered. This area is a tight, congested area already!

The Development Application must address the very close proximity to the Aurora Gun Club and its regular club shooting activity on weekends as well as the overflight traffic by DIA and the air traffic from Buckley Space Force Base.

Furthermore, we have seen numerous rain downpours, sometimes 4 to 6 inches at one time. After rain, the Subject Property often has 1 to 2 feet of standing water on the corner of the two roads and the middle of the property. Much of the property is included in the 100 Year Flood Plain. This water issue must be addressed in the Application for Development.

One more subject includes the fact that many of the Thunderbird Estates owners have adjudicated their individual water wells to ensure availability of water. We're aware that the City of Aurora has procured water for future development, however, many citizens fear having their water wells going dry.

Thank you for considering these significant objections to the proposed Development Application to the Aurora Planning Department. As you're aware, these major issues are normal for this type of "in fill" project, which just don't work without millions of dollars. We wish to have the City reconsider the use of this property that is more compatible to the actual neighborhood.

LJA Response: Thank you for your comments. This process is a jurisdictional change from Arapahoe County to the City of Aurora. No development proposals are a part of this application. Typically issues such as drainage, floodplain, and traffic are addressed at the time of a development proposal as required by the City of Aurora's code. The Aurora Gun Club is responsible for ensuring that errant shots do not leave their property.

Name: Rudy & Mary Villarreal Email: [redacted] Business or Organization:

Rudy & Mary Villarreal
Thunderbird Estates Homeowner [redacted]

December 5, 2025
To: Stephen Gubrud, City of Aurora Planning Department Case Manager City of Aurora Planning Department

RE: New Planning Department Development
Application Project #1940263
Case #2025-2004-00
Subject: Formal Objection to Proposed Zoning Change at 222 S. Gun Club Road – Non-Compliance with Unincorporated Arapahoe County Zoning Laws

As property owners for 37 years in Thunderbird Estates, I write to formally object to the proposed zoning change for the property located at 222 S. Gun Club Road (Development Application DA-2426-00, Project #1940263). This objection is submitted on behalf of myself and the Thunderbird Estates Association, representing 96 homeowners.

Basis for Objection: Zoning Non-Compliance

The proposed amendment seeks to rezone approximately 46 acres from Rural Agriculture to Mixed-Use Regional (MU-R) and Medium-Density Multi-family (R-3) Zone Districts. This change is in direct conflict with the existing zoning of Thunderbird Estates and the adjacent properties, which are governed by Unincorporated Arapahoe County Rural Agriculture standards.

Specifically:
- Master Plan Violation: The requested zoning change contradicts #9 of the City of Aurora Master Plan Narrative, which calls for the protection of natural features, resources, and significant views of the Front Range. The loss of open space and scenic vistas undermines the intent of both the City's and County's planning documents.
- Placetype Plan Non-Compliance: The parcels in question do not meet the requirements of the Placetype Plan within the Aurora Places Comprehensive Plan, particularly given their direct adjacency to the Thunderbird Estates development, which is zoned and built as Rural Agriculture.
- Inadequate Enforcement and Compatibility: The proposed zoning is incompatible with the established character of Thunderbird Estates. Current enforcement of agricultural zoning laws is insufficient, resulting in trespassing, unleashed pets, and unlicensed vehicles. Further development would exacerbate these issues and erode compliance with county standards.

Additional Concerns
- Increased traffic and safety risks on Gun Club Road, a narrow and poorly maintained two-lane road, have already led to accidents and fatalities.
- Water supply is threatened by Aurora's "buy-and-dry" policy, raising fears that individual domestic wells may run dry. As of the last adjudication ONLY (7) seven property owners have NOT adjudicated their domestic wells. TBE property owners clearly recognize the concern over the lack of water in Colorado and have pursued protecting their water rights.
- The local electrical grid is strained, with frequent outages reported.
- Noise pollution regularly exceeds legal limits, with measurements between 62–68 decibels.

- Flooding is a recurring problem, with much of the property lying within the 100-year flood plain.

Request for Action

Considering these substantial concerns and clear evidence of non-compliance with Unincorporated Arapahoe County zoning laws, I respectfully request that the City of Aurora Planning Department deny the proposed zoning change for 222 S. Gun Club Road. I urge the City to seek alternatives that preserve the established character and legal protection of the Thunderbird Estates neighborhood.

Thank you for your

consideration.

Sincerely,

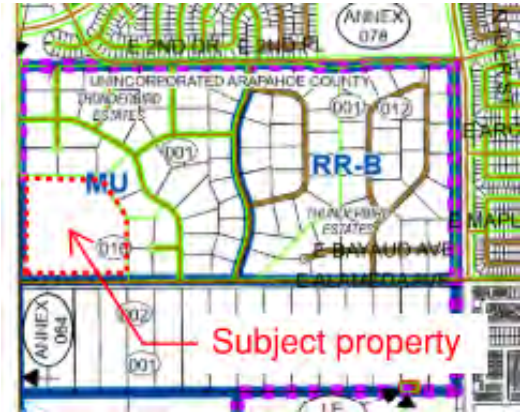
Rudy & Mary Villarreal
Thunderbird Estates Homeowner's/HOA board members

Cc: Bryan D Weimer, PWLF [redacted]
Jason Reynolds, Arapahoe County Head Planner planning@arapahoegov. Public Service & Government, www.semswa.org
Mile High Flood District, contact@mhfd.org

LJA Response: Thank you for your comments. The two subject parcels are currently zoned in Arapahoe County as PUD (west of Gun Club) and MU Mixed Use (East of Gun Club). The existing zoning of the western portion of Thunderbird Estates is MU Mixed Use. Per Arapahoe County's development code: "The purpose of the MU district is to establish and design a neighborhood with a mix of commercial and higher density residential land uses adjacent to transit and major road corridors in an urbanized area to offer greater opportunities to live, work, and recreate within close proximity." Uses permitted in the MU district include bars, motels, and offices. These uses are not permitted in R-3 (Aurora) which permits primary residential uses. R-3 zoning may be considered more compatible to Thunderbird Estates (then the existing MU zoning) since commercial uses would not generally be permitted in an R-3 zone district. This process is a jurisdictional change from Arapahoe County to the City of Aurora and zoning in the City of Aurora will be established as part of that process.

The City of Aurora's comprehensive plan (Aurora Places) is a forward-looking document which among other things helps to establish zoning for a particular property. The zoning proposed for the property is consistent with the Aurora Places designation and per the letter from Arapahoe County the proposed zoning (in Aurora) is consistent with the Arapahoe County Zoning and compatible in use to the adjoining residential uses.

No development proposals are a part of this application. Typically issues such as drainage, floodplain, utilities, and traffic are addressed at the time of a development proposal as required by the City of Aurora's code.



Arapahoe County Zoning Map for reference

Bonnie L. Rader
[redacted]

December 5, 2025

TO: Stephen GuBrud, City of Aurora Planning Department Case Manager
sgubrud@auroragov.org>

RE: New Planning Department Development Application
Project #: 1940263
Development Application: DA-2426-00
Case #: 2025-2004-00
Application Summary: Request for approval by the City of Aurora Planning for a Zoning Map Amendment 46 acres to a mix of Mixed-Use Regional (MU-R) and Medium-Density Multi-family (R-3) Zone Districts.

Bonnie Rader Comment
I currently live in Thunder Bird Estates (TBE) located at [redacted]. I have lived in the area since 1974. My home is less than a mile north from the proposed zone change. TBE has been dramatically impacted by City of Aurora annexations and re-zones.

I am adamantly ***opposed to*** the proposed zone change for the property located at 222 S. Gun Club Road. If it is approved and implemented, it will ***forever eliminate*** the reason most Thunderbird Estates (TBE) Residents purchased their property – unending open space and a beautiful mountain view to the west, from Pikes Peak north into Wyoming. **When most of the original residents purchased their properties and constructed their homes, we all did our due diligence before our purchase** and found that Arapahoe County had approved the properties to the west of Gun Club Road be zoned for future 2 ½ acre home sites. When the City of Aurora flag-poled Gun Club Road and annexed all around TBE, it ruined all of our belief in being prepared and expecting a peaceful life. The Zoning Map Amendment and possible annexation proposal will forever change the quality of TBE residents' living environment, remove what little open space we have left, and the enjoyment of our homes.

In the past, the City of Aurora was applauded and given awards nationwide for its beautiful trees and wide-open vistas. Now, Aurora Planning appears ready to approve the proposed Annexation & Zoning request that will forever destroy the beautiful views of residents living in TBE.

The requested Development Application for a Zoning Map Amendment is in ***direct conflict with #9 of the City of Aurora Master Plan Narrative***; ***Protection of Natural Features, Resources & Sensitive Areas – Significant Views of Front Range.***

A: Reasons for New Development Application DA-2426-00, Project #1940263 Should Be Denied

I. Traffic Impacts on TBE residents living near Alameda and Gun Club Roads due to new City of Aurora developments, annexations, and zoning Changes. After new zoning and annexations, the City of Aurora has not taken steps to mitigate these negative impacts and the city does not work with Arapahoe County to mitigate these problems for TBE residents.

LJA Response: Thank you for your comment. This process is a jurisdictional change from Arapahoe County to the City of Aurora. No development proposals are a part of this application. Typically issues such as drainage, floodplain, and traffic are addressed at the time of a development proposal as required by the City of Aurora's code.

1) Gun Club Road is a narrow, 2-lane road, partially in control of City of Aurora, partially in control of Arapahoe County. Gun Club Road is poorly maintained by both entities, with deteriorating asphalt and eroding shoulders and borrow pits.

LJA Response: Thank you for your comment. This process is a jurisdictional change from Arapahoe County to the City of Aurora. No development proposals are a part of this application. Typically issues such as drainage, floodplain, and traffic are addressed at the time of a development proposal as required by the City of Aurora's code.

2) Even though Gun Club Road has now been designated a ***Minor Arterial, vs Major Arterial,*** the speed limit remains at Major Arterial speeds of 45 mph – on which most vehicles travel at least 50 mph. Traveling south on Gun Club Road, there is a major drop in road elevation from Exposition to Alameda and during this drop the average increase in speeds of vehicles traveling south is an increase of 10 mph which is extremely dangerous for the Aurora Gun Club members entering/exiting the Gun Range, or drivers from the east attempting to enter Gun Club Road.

LJA Response: Thank you for your comment. This process is a jurisdictional change from Arapahoe County to the City of Aurora. No development proposals are a part of this application. Typically issues such as drainage, floodplain, and traffic are addressed at the time of a development proposal as required by the City of Aurora's code.

3) Newly annexed Aurora properties and new residents living between Gun Club Road and Powhatan Rd have increased traffic speeds on Alameda exponentially which has resulted in the deaths of some TBE animals, including horses, hit by speeding vehicles,

LJA Response: Thank you for your comment. This process is a jurisdictional change from Arapahoe County to the City of Aurora. No development proposals are a part of this application. Typically issues such as drainage, floodplain, and traffic are addressed at the time of a development proposal as required by the City of Aurora's code.

4) Alameda and Gun Club Road intersection is a death trap – Alameda has only 1 stop sign going west onto Gun Club Road – and a west entry/exit from the Aurora Gun Club onto Gun Club Road with no stop light to move the traffic safely,

LJA Response: Thank you for your comment. This process is a jurisdictional change from Arapahoe County to the City of Aurora. No development proposals are a part of this application. Typically issues such as drainage, floodplain, and traffic are addressed at the time of a development proposal as required by the City of Aurora's code. The Alameda ROW will remain within the County the annexation maps have been adjusted to show this. I believe a signalized intersection is planned for the intersection of Alameda and Gun Club.

5) Residents living in new developments between Powhattan and Alameda who are driving west on Alameda do not like the long time they have to wait at Alameda in the backup line during every rush hour at. ***Those drivers now endanger TBE residents by turning north into the TBE development from Alameda and then speeding on TBE roadways to Ellsworth and Gun Club Road where they turn onto Gun Club Road.***

LJA Response: Thank you for your comment. This process is a jurisdictional change from Arapahoe County to the City of Aurora. No development proposals are a part of this application. Typically issues such as drainage, floodplain, and traffic are addressed at the time of a development proposal as required by the City of Aurora's code. The Alameda ROW will remain within the County the annexation maps have been adjusted to show this. I believe a signalized intersection is planned for the intersection of Alameda and Gun Club.

II. Newly annexed residents do not understand or respect agricultural space or zoning laws for TBE properties and the City of Aurora Police do not assist Arapahoe County Sheriff to enforce the laws.

1) People living in newly annexed developments are seen on a regular basis jogging or walking their dogs on TBE streets. TBE residents have witnessed those walking their dogs releasing their dogs leash and letting them run free and go to the bathroom on TBE private properties. When TBE residents ask the new residents why they allow this activity by their dog, the response has been "because this is open space." TBE residents respond "no, this is my property and I clean my property and I should not have to clean up after your dog."

LJA Response: Thank you for your comment. This process is a jurisdictional change from Arapahoe County to the City of Aurora. No development proposals are a part of this application. This process cannot address current trespassing issues.

2) Youngsters living in newly annexed developments appear to believe that TBE is open space. As many as 10 young people have been seen riding on TBE roads and unfenced properties at a high rate of speed on their **motorized, unlicensed vehicles.** Before the City of Aurora developments were constructed, TBE residents could contact the TBE HOA who would send a letter to all TBE residents explaining why these young people cannot legally ride on TBE roadways, and the parents would make sure their children didn't do so. Now, TBE residents know that the youngsters speeding through the TBE area are not from TBE, they are from newly annexed developments and TBE residents must now contact Arapahoe County Sheriff to respond. City of Aurora Police do not patrol this area. TBE is now truly "**in the hood"** and cannot control their own living environment**.**

LJA Response: Thank you for your comment. This process is a jurisdictional change from Arapahoe County to the City of Aurora. No development proposals are a part of this application. This process cannot address current trespassing issues.

III. The City of Aurora does not have a secure source of water that can guarantee that years down the road current residents as well as the people who purchase homes in the newly annexed developments will always have an adequate water supply.

1) For years, City of Aurora new annexations and developments have been participating with other cities and counties in drying up the Denver and Arapahoe Basins. For years, the City of Aurora has been buying water rights from already parched areas, such as the Lower Arkansas Valley. The City of Aurora's policy of buy-and-dry is a desperate attempt by the City to "appear" to have enough water to serve the people that will be living in the horrendous explosion of apartment houses (which will become the future crime ridden ghettos in Aurora) and warehouses – when in reality, City of Aurora actions have only served to dry up rural area farm/ranch land and reduced readily available water to current water users.

LJA Response: Thank you for your comment. This process is a jurisdictional change from Arapahoe County to the City of Aurora. No development proposals are a part of this application. Utility services and water availability are generally addressed at the time of a development proposal as required by the City of Aurora's code.

IV. The City of Aurora cannot guarantee an adequate supply of energy from the electrical grid for the current population, much less guaranteed service to the explosive apartment and warehouse construction we are currently experiencing.

1) Xcel and other power providers are increasingly experiencing brown-outs and loss of power in some towns and neighborhoods. Xcel cannot consistently supply the power needs for the present Front Range Data Centers.

2) Xcel and other power providers are increasingly experiencing brown-outs and loss of power

in some towns and neighborhoods. An approval of the current request for Development Application DA-2426-00 will only serve to add to the already overburdened electrical grid, which makes no sense at all and **is a disservice to the existing communities**.

LJA Response: Thank you for your comment. This process is a jurisdictional change from Arapahoe County to the City of Aurora. No development proposals are a part of this application. Utility services and availability are generally addressed at the time of a development proposal as required by the City of Aurora's code.

V. Proposed apartment/townhome dwellers will be deprived of their quality of life by the horrendous noise caused by E-470 Toll Road directly to the west.

1) Vehicle noise from the Toll Road, added to the vehicle noise from Gun Club Road, at times, is intolerable in TBE – Raders have used a decibel meter to track the noise on the west side of their home – 60 decibels is the legal limit, higher than 60, the noise is illegal. The decibels on the west side of our house vary between 62 – 68 decibels. An E-470 Sound Expert explained to TBE residents that there is no way to stop the noise from E-470 due to the rise of the land upward and into the community.

LJA Response: Thank you for your comment. This process is a jurisdictional change from Arapahoe County to the City of Aurora. I general offsite vehicle noise cannot be addressed with this process. No development proposals are a part of this application.

2) How will the Aurora Gun Club be impacted by these annexations and new development plans?

LJA Response: Thank you for your comment. This process is a jurisdictional change from Arapahoe County to the City of Aurora. No impacts to Aurora Gun Club are expected since that facility is outside of the annexation boundary.

B. Questions for Clarification:

1) Will the definition of MU-R Mixed Use-Regional and R-3 Medium-Density Residential be clearly defined, why does the plan not clearly confirm that the plan conforms with the Innovation District and Emerging Neighborhood designations as outlined with the Future Land Use Map?

LJA Response: Thank you for your comment. The zone districts MU-R and R-3 are defined within the City of Aurora development code. The zone districts proposed conform to the place types as described in the Aurora Places Comprehensive Master Plan.

2) The parcels do not appear to meet the Placetype Plan within the Aurora Places Comprehensive Plan when considering the direct impact of the rezoning directly bordering TBE development which is zoned and built as Rural Agriculture?

LJA Response: Thank you for your comment. I'm not entirely sure what you mean by "the parcels do not appear to meet the Placetype Plan." The City of Aurora's comprehensive plan (Aurora Places) is a forward-looking document which among other things helps to establish zoning for a particular property. The zoning proposed for the property is consistent with the Aurora Places designation and per the letter from Arapahoe County the proposed zoning (in Aurora) is consistent with the Arapahoe County Zoning and compatible in use to the adjoining residential uses.

The two subject parcels are currently zoned in Arapahoe County as PUD (1975-12-4-00-004) (west of Gun Club) and MU Mixed Use (1977-07-3-00-001) (East of Gun Club). The existing Arapahoe County zoning of the western portion of Thunderbird Estates is MU Mixed Use. Per Arapahoe County's development code: "The purpose of the MU district is to establish and design a neighborhood with a mix of commercial and higher density residential land uses adjacent to transit and major road corridors in an urbanized area to offer greater opportunities to live, work, and recreate within close proximity." Uses permitted in the MU district include bars, motels, and offices. These uses are not permitted in R-3 (Aurora) which permits primary residential uses. R-3 zoning may be considered more compatible to Thunderbird Estates (then the existing MU zoning) since commercial uses would not generally be permitted in an R-3 zone district.

3) With no RTD Service in the area, what accommodation will be made for those who new residents who cannot afford to own a car, the elderly, the incapacitated, and children?

LJA Response: Thank you for your comment. This is not a requirement for the annexation and zoning of a property. This process is a jurisdictional change from Arapahoe County to the City of Aurora.

4) Who will provide funding for increased police support from Arapahoe County Sheriff and City of Aurora police/traffic enforcement already sadly lacking in personnel?

LJA Response: Thank you for your comment. In general developments must pay impact fees for service impacts. Please review the City of Aurora Unified Development Ordinance for these requirements. Since this process is an only jurisdictional change from Arapahoe County to the City of Aurora, impacts are expected to be minor.

5) Who will regulate and mitigate the night sky light pollution (photometric)?

LJA Response: Thank you for your comment. Please review the City of Aurora Unified Development Ordinance for these requirements as future development would be required to comply with the City of Aurora's municipal code. Since this process is an only jurisdictional change from Arapahoe County to the City of Aurora, impacts as a part of this process are expected to be minor.

6) Current residents have witnessed Coal Creek flood Alameda/Gun Club Road for thousands of feet up to Bayaud – how, and by whom, will flood water drainage be assured to protect TBE and newly annexed properties?

LJA Response: Thank you for your comments. This process is a jurisdictional change from Arapahoe County to the City of Aurora. No development proposals are a part of this application. Typically issues such as drainage, floodplain, and traffic are addressed at the time of a development proposal as required by the City of Aurora's code.

7) Clearly define how and by whom the control of storm water and associated pollutants that leave the site will be managed.

LJA Response: Thank you for your comments. This process is a jurisdictional change from Arapahoe County to the City of Aurora. No development proposals are a part of this application. Typically, these issues are addressed at the time of a development proposal as required by the City of Aurora's code.

8) Clarifying discussions are needed regarding parks and open spaces and schools in order for the surrounding communities, HOAs and tax paying citizens to clearly understand how their hard-earned dollars are being used, and will the parks/recreation centers within the surrounding HOAs be overrun by people who do not pay into that park/rec system? What benefit is "cash in lieu of" to the tax/dues paying residents?

LJA Response: Thank you for your comments. This process is a jurisdictional change from Arapahoe County to

the City of Aurora. No development proposals are a part of this application. Typically, these issues at the time of a development proposal as required by the City of Aurora's code. Please review the City of Aurora Unified Development Ordinance for impact fees and public land dedication requirements.

9) What does the UDO require for buffers to protect TBE views of the backs of the commercial buildings? Buffering cannot be met through the installation of street trees only?

LJA Response: Thank you for your comments. Please review the City of Aurora Unified Development Ordinance for buffering requirements. Buffering is generally specific to proposed uses. This process is a jurisdictional change from Arapahoe County to the City of Aurora. No proposals for development or specific uses are a part of this application.

BLUE SHEET

From:	Wile, Sarah
To:	Gubrud, Stephen
Subject:	FW: Aurora Referral For Case #DA-2426-00 (Project # 1940263) Email 1 of 3 - Cindy Hull
Date:	Monday, June 8, 2026 8:41:51 AM
Attachments:	image001.png

Sarah Wile, AICP
Senior Planner III
Planning & Business Development | City of Aurora
Phone: 303.739.7857



Facebook | Instagram | Nextdoor | AuroraTV.org | X

From: cindy hull <chull53@msn.com>
Sent: Sunday, June 7, 2026 1:47 PM
To: Wile, Sarah <swile@auroragov.org>
Subject: Fw: Aurora Referral For Case #DA-2426-00 (Project # 1940263) Email 1 of 3 - Cindy Hull

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Hello Sarah....

As the Case Mgr. for the Planning Dept. for the above project, I thought I would fwd the below email to you as well for what it's worth. I have more photos of what it looks like out here when we have heavy rains which I sent to Ava which I sent in separate emails to her but will not send to you unless you are interested. Many of us are concerned about the proposals scope, traffic impacts, stormwater/floodplain modeling, and mitigation measures that will be done before anything begins and maybe this info will be forthcoming. If this re-zoning is approved, what will the current roads be like and what can they build on these parcels? On the zoom call 2/23/26, it was not stated what they intend to build there.

Cindy Hull
Thunderbird Estates

From: cindy hull <chull53@msn.com>
Sent: Sunday, March 1, 2026 12:06 AM
To: apecherzewski@arapahoegov.com <apecherzewski@arapahoegov.com>
Subject: Aurora Referral For Case #DA-2426-00 (Project # 1940263) Email 1 of 3 - Cindy Hull

March 1, 2026

Ava Pecherzewski, AICP
Development Review Planning Manager
Arapahoe County Dept of Public Works & Development

RE: Aurora Referral For Case DA-2426-00 (Project NO. 1940263)
222 S. Gun Club Road Zoning Map Amendment/Future Annexation

Dear Ava,

I am writing you today after reading your letter to Stephen Gubrud, Planner II with the City of Aurora as part of the public comments for the above project. My home is to the east of the parcels for this request specifically; it borders the east end of the larger parcel on the NE corner of Alameda and Gun Club Rd. and I have been here for 40 years. We were always under the impression that there would be no development of this property because of the 500-Year Floodplain besides maybe a park area but…. here we are. If I may make a few comments regarding your letter within the subtitles you listed:

- **Engineering** – the floodplain in your first bullet point. My major concern is that the flooding issues out here are not minimized, and special consideration is required (as you note) and ADHERED TO for the mitigation of this floodplain. I am attaching photos of what this area looks like when we get a good rainstorm which typically happens once a year, some being worse in intensity than others. Some are from 2013 and 2014, and some are current. It's a downhill slope from the east, so all the water makes its way west and down through our properties. I apologize for sending them in 3 different emails, but I wasn't able to attach them into one. The Robinsons that live just east of me sent me a few photos of the aftermath of one storm where we got approximately 5" in 45 minutes. And I quote them, "we were told by SEMSWA that it being a 500-year storm, existing controls were overwhelmed. The intersection of Coolidge and Alameda was under water, and our house was an island, completely surrounded by water. The water was over the top of two window wells, windows broke due to the pressure and we ended up with 40" of water in the basement". At our Zoom neighborhood meeting on February 23rd, Jonah Weiss, the engineer for LJA,

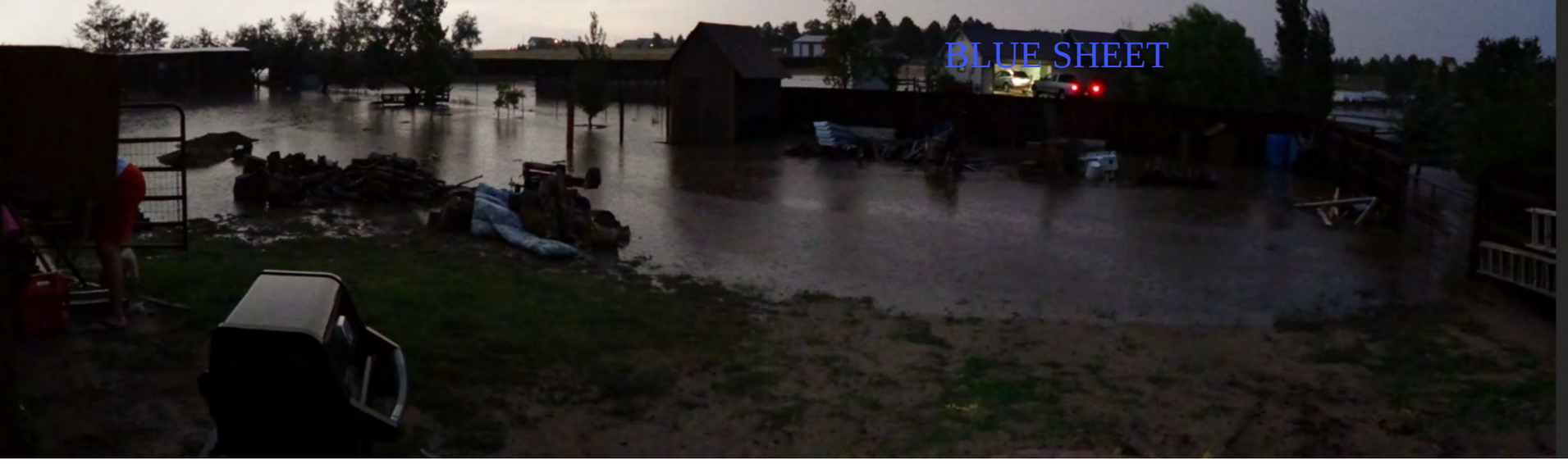
seemed dismissive of my concerns (he did receive the photos) and basically said all the water flows down thru the properties and onto the parcel(s) in question, illuding to …. there is no concern. Without proper mitigation, the water will not flow correctly, and our homes, out-buildings, livestock, etc., will suffer damage.

- **Transportation** – you mention the possibility of cut through traffic occurring on Coolidge St./Ellsworth. It may not be documented, but it has already been happening for some time now because of the traffic back up at busy times during the day at the Alameda/Gun Club Rd. intersection. My guess is that it will continue, even after the signalization at that intersection as they can make the easy cut through and not have to wait for a light at Ellsworth and Gun Club Rd.

In closing, I realize the inevitability that something will be built there but my hope is that if all is approved for these property owners, it will be for single family homes at a max of 2 stories in height to keep the look and ambience of our semi-rural neighborhood and that as a widow of 72, I and other neighbors, won't have to worry about flooding. Thank you for your time.

Cindy Hull
Thunderbird Estates
23768 E Byers Pl
Aurora, CO 80018




BLUE SHEET

BLUE SHEET



BLUE SHEET

From:	Bonnie Rader
To:	Gubrud, Stephen
Subject:	FW: Project #: 1940263 Development Application: DA-2426-01
Date:	Monday, June 8, 2026 1:22:12 PM

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Report Suspicious

From: Bonnie L. Rader
71 Algonquian Street, Aurora, CO 80018
303-912-2905

TO: Stephen GuBrud, City of Aurora Planning Department Case Manager
sgubrud@auroragov.org>

RE: Planning Department Development Application
Project #: 1940263
Development Application: DA-2426-01
Case #: 2025-2004-00
Application Summary: Request for approval by the City of Aurora Planning for a Zoning Map Amendment 46 acres to a mix of Mixed-Use Regional (MU-R) and Medium-Density Multi-family (R-3) Zone Districts.

June 8, 2026

Mr. GuBrud:

We have been made aware of the Planning and Zoning Commission Hearing on 06/10/2026. Our family has been preoccupied with serious medical issues and resultant surgeries, and we are just now free to contact you to ask you if comment continues to be accepted on this development application? If yes, we submit the following comments that Richard and Bonnie Rader, residents living in Thunderbird Estates, object to the City of Aurora Planning and Zoning Commission approval of the LJA rezoning request.

1. LJA has clearly refused to address any responsibility for the intended use of the properties, which would include probable prohibitive costs if the properties that are located within the 500-year floodplain are developed after the annexation. The City of Aurora should not approve such an annexation without full knowledge and approval for the safety for future inhabitants of the properties,

2. LJA claims that this application is merely a request to rezone, and they are not submitting an actual development plan, thereby avoiding responsibility for any future actions taken within the properties, leaving future developers to bear the hidden costs and threats to human health from development on the properties,

3. LJA has been forewarned by many agencies and citizen concerns regarding the required

mitigation of this floodplain for the protection of life and property and avoidance of upstream impacts to properties, which will be located within the City of Aurora if annexed. They deny their responsibility for annexing and selling the land for development by responding ***"LJA acknowledges this issue, the City of Aurora would need to address this."***

4. LJA does not accept any responsibility by constantly commenting ***"annexed properties will comply with all applicable requirements as established by the City of Aurora for floodplains.",***

5. LJA appears to be ignoring the existing Arapahoe County warnings and recommendations for when these properties may be developed because LJA is aware that if they are involved in a development plan, they can request a variance for the floodplain.

The Raders request that the City of Aurora be diligent and proactive when annexing properties that, in the future could be a hazard to human health and require prohibitive costs for uninformed developers and builders.

Richard & Bonnie Rader
71 Algonquian St.
Aurora, CO 80018

Thunderbird Estates
P. O. Box 512,
Watkins, CO 80137 – 0512

DA-2426-00 Applicant Contact:

Jonah Weiss
LJA Engineering
1765 W 121st Ave. Ste. 300
Westminster, CO 80234

Jonah,

The Thunderbird Estates HOA formally requests that the owners of the 30+ acre parcel at the corner of Alameda and Gun Club promptly address the hazardous fire conditions on the property. Our neighborhood experienced a major fire only a few years ago, and this year's dry conditions continue to create a serious risk. Because Thunderbird Estates has no fire hydrants and limited fire-suppression resources, a fast-moving fire would be difficult to contain and would put nearby homes and residents in danger.

Residents whose properties border this parcel are understandably concerned and have already mowed a 4-foot strip along the lot line to help reduce the risk. That responsibility should not fall on neighboring homeowners. For public safety and responsible land management, we urge the owners to clear the combustible material on the parcel or move it back as far as possible. At a minimum, we request a 50-foot setback from all perimeter property lines.

Thank you for your prompt attention to this request.

Sincerely,

Rudy A. Villarreal, Jr.

303.913.3239

TBE HOA board member

8bc. 222 S GUN CLUB ROAD – ZONING MAP AMENDMENTS TO INITIALLY REZONE TO MU-R AND R-3

The applicant, LJA Engineering, requests approval of a Zoning Map Amendment for the initial zoning of two parcels totaling approximately 46.64 acres. The requested zoning for these parcels is MU-R (Mixed-Use Regional) zone district for Arapahoe County Parcel #1975-12-4-00-004 located on the west side of S Gun Club Road, and R-3 (Medium Density Multi-family Residential) zone district for Arapahoe County Parcel # 1977-07-3-00-001, located on the east side of S Gun Club Road, respectively.

This initial zoning application is being requested along with an annexation request for the same parcels. Annexations are not heard by the Planning and Zoning Commission. The subject parcels are located on both the west and east sides of S Gun Club Road. The easterly parcel is located on the northeast corner of S Gun Club Road and E Alameda Avenue. The second parcel is located across S Gun Club Road Right-Of-Way directly south of the subject parcels relating to the prior application zoning request (DA-2426-01). The subject properties are located within both the Innovation Campus District placetype (west of S Gun Club Road) and the Emerging Neighborhood placetype (east of S Gun Club Road) according to the Aurora Places Comprehensive Plan. The subject parcel located on the west side of S Gun Club Road is bordered by POS (Parks and Open Space) district to the west, and unincorporated Arapahoe County to the south, east, and north. The property located on the east side of S Gun Club Road is currently bordered by unincorporated Arapahoe County on all sides.

The MU-R zoning designation, requested for the smaller parcel on the west side of S Gun Club Road, allows for a wide variety of uses including commercial, retail, office, and some limited residential options. The MU-R district is intended to serve “image making” areas in Aurora such as gateways, major arterial streets and highway intersections, and regional activity centers. The MU-R district intends to promote a distinctive, unified character and to ensure high-quality development.

The proposed R-3 zone district is intended to promote and preserve development of medium-density single-family and multifamily housing in close proximity to collector streets and public transit facilities. Uses in this district include a diverse range of housing types, ranging from single-family and two-family residences to medium-density multifamily housing. These parcels are situated on an arterial street in S Gun Club Road, with new development occurring in surrounding areas. Both parcels are currently vacant, and no site plan applications have been submitted. Both parcels fall within the Buckley Spaceport Influence Overlay Zone District and are located just outside of the Coal Creek Floodway.

As is customary in a rezoning case, abutting property owners were notified of this application. Several neighborhood comments were received from residents of the abutting rural residential subdivision, Thunderbird Estates, located within unincorporated Arapahoe County to the north and east. Due to the number of comments received, and the variety of concerns expressed, a neighborhood meeting was held on February 23, 2026. The input provided by Thunderbird Estates has been included as a major issue discussed during initial zoning review and will be represented in the subsequent sections of this report.

Testimony Given at the Hearing:

The staff presentation was covered in Agenda Item 8a.

Planning Commission Results

AGENDA ITEM 8b – ZONING MAP AMENDMENT TO INITIALLY ZONE TO MU-R

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

RECOMMEND APPROVAL TO THE CITY COUNCIL FOR THE 222 S GUN CLUB ROAD INITIAL ZONING (ZONING MAP AMENDMENT) TO MU-R (MIXED-USE REGIONAL) FOR THE SUBJECT PARCEL #1975-12-4-00-004 LOCATED ON THE WEST SIDE OF S GUN CLUB ROAD BECAUSE THE PROPOSAL COMPLIES WITH THE REQUIREMENTS OF SECTION 146-5.4.1.C OF THE UNIFIED DEVELOPMENT ORDINANCE FOR THE FOLLOWING REASONS:

1. THE INITIAL ZONING AND RELATED ANNEXATION ARE NEEDED TO INTEGRATE THE EXISTING PARCELS INTO THE SURROUNDING CITY OF AURORA ZONING TO RESULT IN CONSISTENT ZONING AND JURISDICTION IN THIS DEVELOPING AREA. CONSISTENT ZONING AND JURISDICTION HELP TO CLARIFY EXPECTATIONS FOR DEVELOPMENT RESPONSIBILITIES AS WELL AS MAINTENANCE OF PUBLIC INFRASTRUCTURE AND PROVISION OF SERVICES.
2. THE SITE IS PROXIMATE TO TRANSPORTATION FACILITIES IN E-470, AND SURROUNDING AREAS ARE ALSO SEEING NEW DEVELOPMENTS IN THE CITY.
3. THE POTENTIAL SIZE, SCALE, HEIGHT, AND DENSITY OF THE PROPOSED INITIAL ZONING TO MU-R IS COMPATIBLE WITH THE CURRENT IMPACTS ASSOCIATED WITH THE NEARBY MU-R ZONED AREAS. ANY FUTURE DEVELOPMENT WILL MEET ALL STANDARDS IMPOSED WITHIN THE MU-R DISTRICT.
4. THE PROPOSED MU-R ZONE DISTRICT MEETS THE INTENT OF THE INNOVATION CAMPUS DISTRICT PLACETYPE IN THAT IT ALLOWS OPPORTUNITY FOR ADDED DIVERSITY OF USES, SUCH AS COMMERCIAL, OFFICE, INSTITUTIONAL, RETAIL, ETC., WHICH WOULD CONTRIBUTE TO ENCOURAGING PEOPLE AND ORGANIZATIONS TO COLLOCATE, EXCHANGE IDEAS, AND BENEFIT FROM ONE ANOTHER.
5. THE INITIAL ZONING OF THE WESTERN PROPERTY TO MU-R WILL BE A BENEFIT TO THE SURROUNDING NEIGHBORHOODS BY PROVIDING COMMERCIAL AND RETAIL OPPORTUNITIES IN AN AREA LARGELY DEVOID OF SUCH OPTIONS.
6. THE PROPOSED ZONING MAP AMENDMENT WOULD PROVIDE PROGRESS TOWARD MEETING GENERAL EMPLOYMENT GOALS OUTLINED IN THE COMPREHENSIVE PLAN, INCLUDING SUPPORTING A GROWING AVAILABILITY OF JOB OPPORTUNITIES FOR PEOPLE WITH A VARIETY OF SKILL LEVELS AND EXPERIENCE.

Further Discussion:
Chair Walls stated that the comments made for Agenda Item 8a also apply to this agenda item.

MOTION PASSED UNANIMOUSLY

AGENDA ITEM 8c – ZONING MAP AMENDMENT TO INITIALLY ZONE TO R-3

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

RECOMMEND APPROVAL TO THE CITY COUNCIL FOR THE 222 S GUN CLUB ROAD – ZONING MAP AMENDMENT TO R-3 (MEDIUM DENSITY MULTIFAMILY RESIDENTIAL) ZONE DISTRICT FOR THE SUBJECT PARCEL # 1977-07-3-00-001, LOCATED ON THE EAST SIDE OF S GUN CLUB ROAD, BECAUSE THE PROPOSAL COMPLIES WITH THE REQUIREMENTS OF SECTION 146-5.4.1.C OF THE UNIFIED DEVELOPMENT ORDINANCE FOR THE FOLLOWING REASONS:

1. THE INITIAL ZONING AND RELATED ANNEXATION ARE NEEDED TO INTEGRATE THE EXISTING PARCELS INTO THE SURROUNDING CITY OF AURORA ZONING TO RESULT IN CONSISTENT ZONING AND JURISDICTION IN THIS DEVELOPING AREA. CONSISTENT ZONING AND JURISDICTION HELP TO CLARIFY EXPECTATIONS FOR DEVELOPMENT RESPONSIBILITIES AS WELL AS MAINTENANCE OF PUBLIC INFRASTRUCTURE AND PROVISION OF SERVICES.
2. THE SITE IS PROXIMATE TO TRANSPORTATION FACILITIES IN E-470, AND SURROUNDING AREAS ARE ALSO SEEING NEW DEVELOPMENTS IN THE CITY.
3. THE POTENTIAL SIZE, SCALE, HEIGHT, AND DENSITY OF THE PROPOSED INITIAL ZONING TO R-3 IS COMPATIBLE WITH THE CURRENT IMPACTS ASSOCIATED WITH THE NEARBY RESIDENTIAL ZONED AREAS. ANY FUTURE DEVELOPMENT WILL MEET ALL STANDARDS IMPOSED WITHIN THE R-3 DISTRICT.
4. THE PROPOSED R-3 ZONE DISTRICT MEETS THE INTENT OF THE EMERGING NEIGHBORHOOD PLACETYPE IN THAT IT ALLOWS THE DEVELOPMENT OF A DIVERSITY OF RESIDENTIAL DWELLING TYPES AND WOULD CONTRIBUTE TO FURTHER DIVERSIFYING NEIGHBORHOOD CHOICES BY OFFERING OPPORTUNITY FOR A MIX OF HOUSING TYPES AT VARYING DENSITIES WITHIN THE NEIGHBORHOOD FABRIC.
5. THE INITIAL ZONING OF THE EASTERN PROPERTY TO R-3 WILL BE A BENEFIT TO SURROUNDING NEIGHBORHOODS AS NEW RESIDENTIAL COULD SERVE AS A LAND USE BUFFER TO THE WEST ALTERNATIVE TO IF THE SITE WERE TO BE DEVELOPED AS NON-RESIDENTIAL.
6. THE PROPOSED ZONING MAP AMENDMENT WOULD PROVIDE PROGRESS TOWARD MEETING HOUSING GOALS OUTLINED IN THE COMPREHENSIVE PLAN, PROVIDING OPPORTUNITY TO INCREASE HIGH-QUALITY HOUSING OPTIONS OF ALL TYPES AND AT ALL PRICE LEVELS THROUGHOUT THE CITY THROUGH ONGOING COLLABORATION WITH THE DEVELOPMENT COMMUNITY.

Further Discussion:
Chair Walls stated that the comments made for Agenda Items 8a and b also apply to this agenda item.

Commissioner Jetchick indicated support of the motion.

MOTION PASSED UNANIMOUSLY

Project No: DA-2426-00

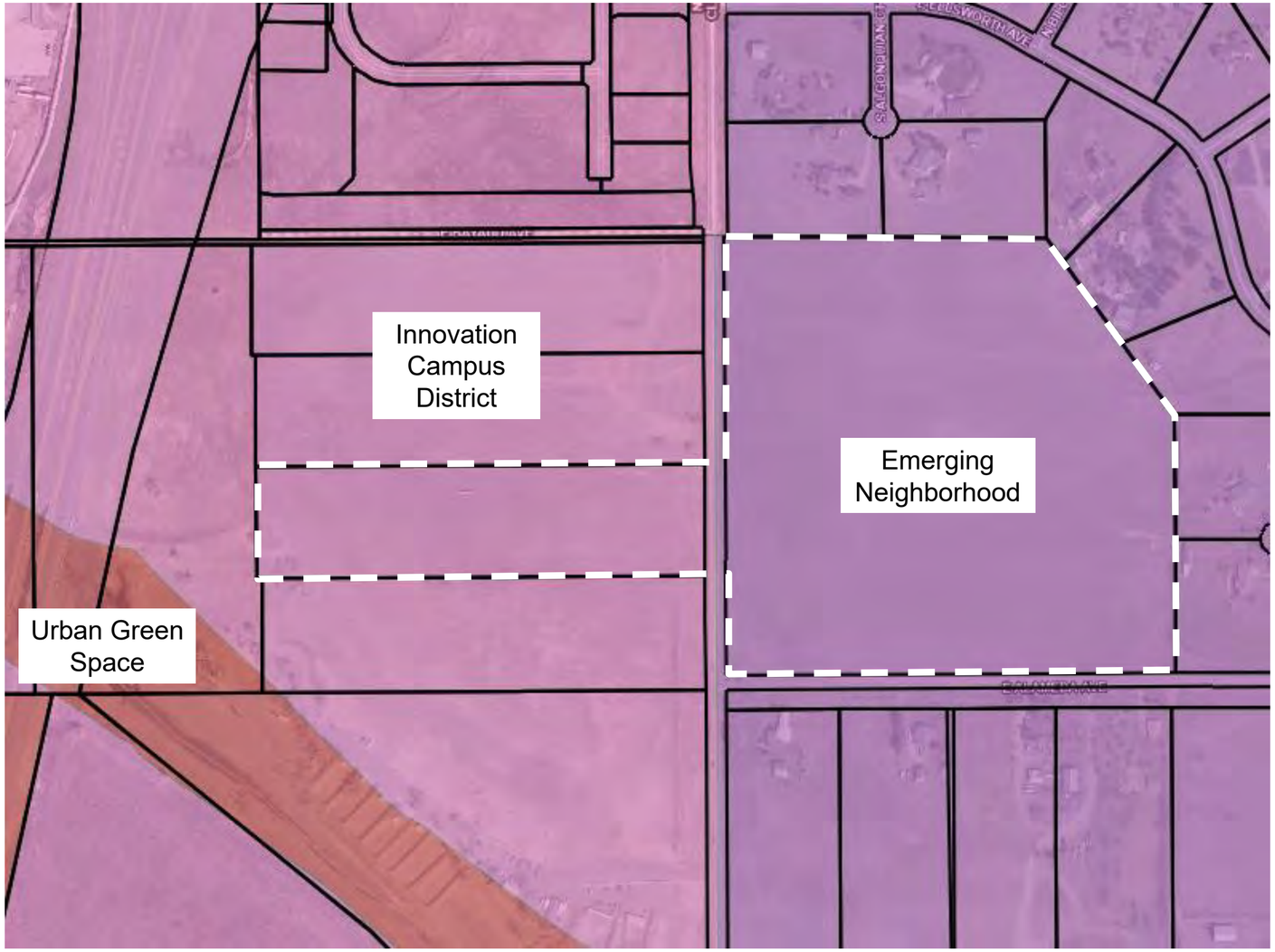
Aurora City Council

July 13, 2026

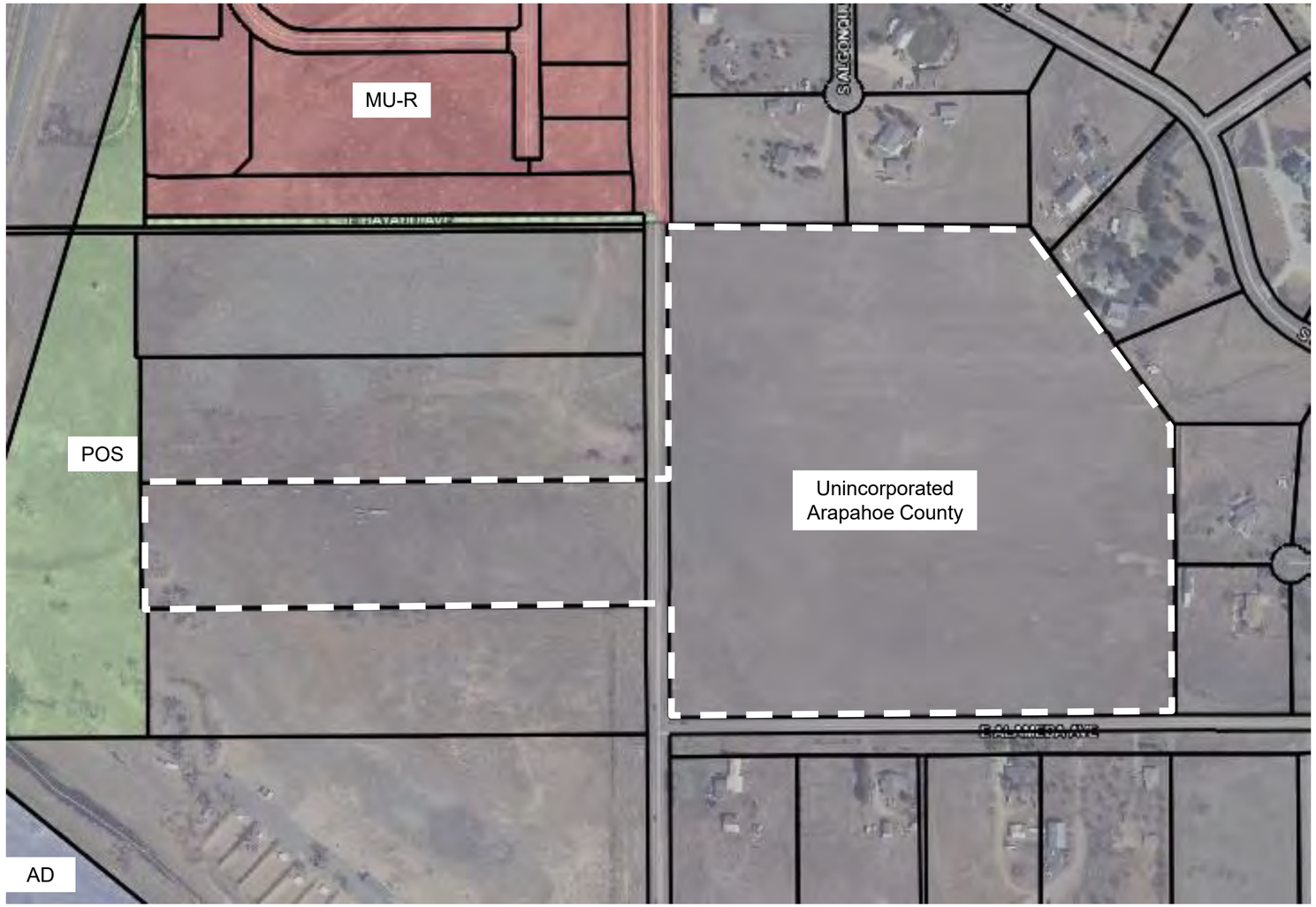
222 S Gun Club Road – Zoning Map Amendments



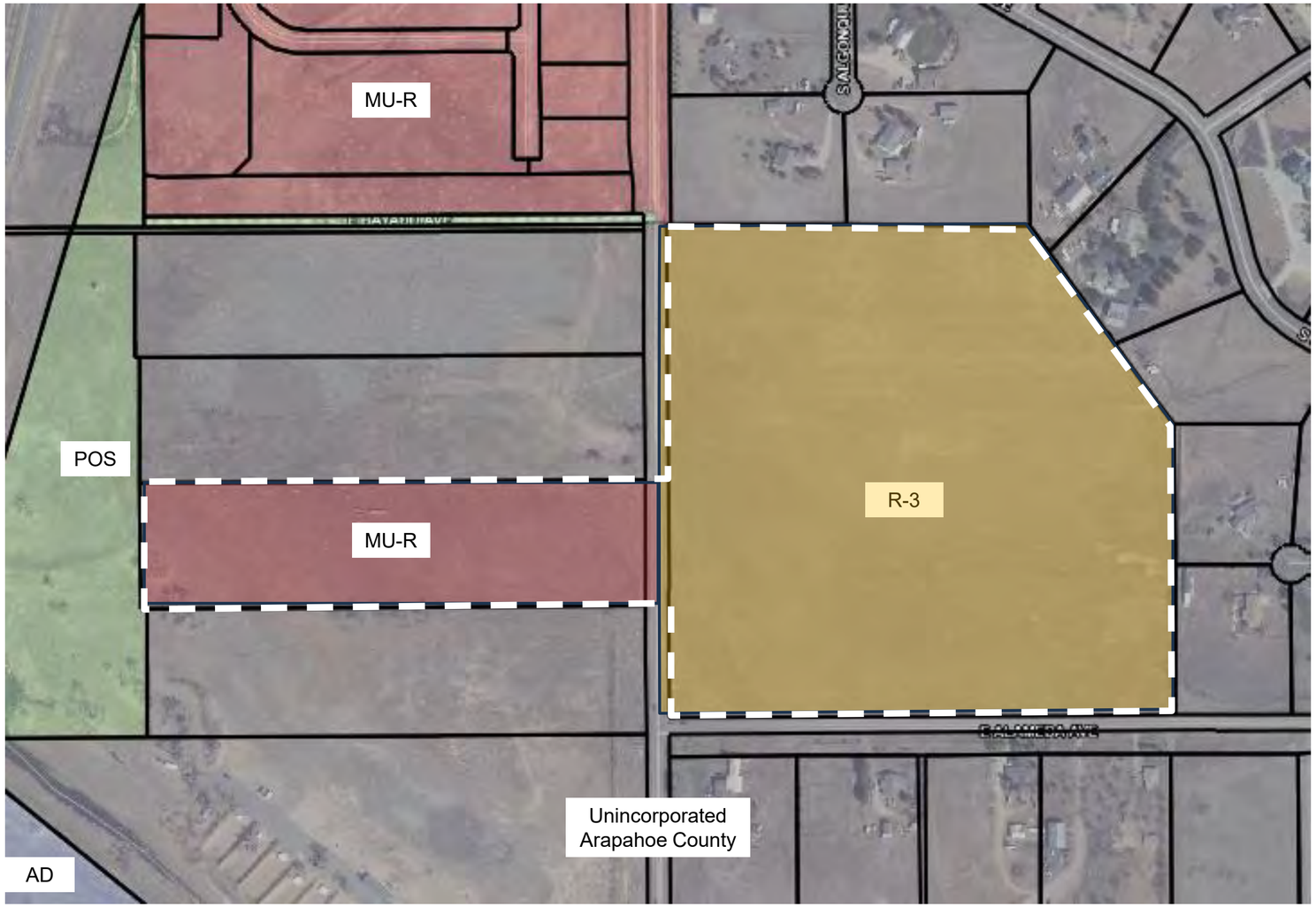
Vicinity Map



Placetype Map



Current Zoning Map



Proposed Zoning Map

Approval Criteria

City of Aurora Unified Development Ordinance, Section 146-5.4.1.C.3 , Zoning Map Amendment:

An application for changes to the Zoning Map for individual parcels shall only be recommended if the Planning Director and the Planning and Zoning Commission finds that the following criteria have been met, and shall only be approved if City Council finds that the following criteria have been met:

1. *The change to the Zoning Map is needed to correct an error (change in the character of surrounding areas does not constitute an error in the map); or*

2. *The change to the Zoning Map is required because of changed conditions or circumstances on the property or in the surrounding area and:*

a) *The applicant has demonstrated that the proposed rezoning is consistent with the spirit and intent of the Comprehensive Plan, with other policies and plans adopted by the City Council, and with the purpose statement of the proposed new zone district;*
b) *The applicant has demonstrated that the size, scale, height, density, and multi-modal traffic impacts of the proposed rezoning are compatible with surrounding development or can be made compatible with surrounding development through development conditions; and*
c) *The applicant demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Comprehensive Plan goals that would be achieved by approval of the application.*

Planning and Zoning Commission Recommendations

- Recommended approval (6-0) of the Zoning Map Amendment for the Initial Zoning of approximately 10 acres to the MU-R Zone District to City Council.

- Recommend approval (6-0) of the Zoning Map Amendment for the Initial Zoning of approximately 35.7 acres to the R-3 Zone District to City Council.

ORDINANCE NO. 2026- ____

A BILL

FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, INITIALLY ZONING A PARCEL OF LAND MEASURING APPROXIMATELY 10 ACRES, MORE OR LESS, LOCATED WEST OF SOUTH GUN CLUB ROAD BETWEEN EAST ALAMEDA AVENUE AND FUTURE EAST BAYAUD AVENUE TO MIXED-USE REGIONAL (MU-R) AND AMENDING THE ZONING MAP ACCORDINGLY (222 S GUN CLUB ROAD ZONING MAP AMENDMENT I)

WHEREAS, the applicant has requested that approximately 10 acres of land (the "Property"), more or less, generally located north of the intersection of west of South Gun Club Road between East Alameda and Future East Bayaud be zoned to Mixed-Use Regional (MU-R); and

WHEREAS, Section 146-5.4.1.C.3 of the Uniform Development Ordinance provides that all applications for the rezoning of property within the City of Aurora, Colorado (the "City"), shall be presented for a public hearing, both to the Planning and Zoning Commission, who shall render a recommendation to City Council, and to City Council for final decision; and

WHEREAS, on June 10, 2026, following a public hearing, the Planning and Zoning Commission voted to recommend the zoning of the Property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. Based on the evidence presented at tonight's public hearing, City Council finds and determines that: the zoning is consistent with the spirit and intent of the Comprehensive Plan, is compatible with surrounding development, and would not result in a significant dislocation of tenants or occupants of the Property.

Section 2. The Property, as more particularly described in "Exhibit A" attached hereto and incorporated herein, is zoned Mixed-Use Regional (MU-R) and the zoning map is hereby amended in accordance with said zoning.

Section 3. Pursuant to Section 5-5 of the Charter of the City of Aurora, Colorado, the second publication of this Ordinance shall be by reference, utilizing the ordinance title. Copies of this Ordinance are available at the Office of the City Clerk.

Section 4. Repealer. All orders, resolutions, or ordinances in conflict with this Ordinance or with any of the documents hereby approved, are hereby repealed only to the extent of such conflict. This repealer shall not be construed as reviving any resolution, ordinance, or part thereof, heretofore repealed.

INTRODUCED, READ AND ORDERED PUBLISHED this _____ day of _____, 2026.

PASSED AND ORDERED PUBLISHED this _____ day of _____, 2026.

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

CITY ATTORNEY PETE SCHULTE

BY: Lena McClelland MP
LENA MCCLELLAND, Sr. Assistant City Attorney

CITY OF AURORA
Council Agenda Commentary

Item Title: 222 S Gun Club Road – Zoning Map Amendment II (Public Hearing)
Item Initiator: Stephen Gubrud, Planner II, Planning and Business Development
Staff Source/Legal Source: Stephen Gubrud, Planner II, Planning and Business Development \ Lena McClelland, Senior Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Economically Strong: Building a conducive development climate, a diverse mix of industries and housing options, and fostering economic growth so that our community thrives and remains resilient.

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: 7/13/2026

2nd Regular Meeting (if applicable): 7/27/2026

Item requires a Public Hearing: ☒ Yes ☐ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

2026-38 A PUBLIC HEARING AND INTRODUCTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, INITIALLY ZONING A PARCEL OF LAND MEASURING 35.7 ACRES, MORE OR LESS, LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF SOUTH GUN CLUB ROAD AND EAST ALAMEDA AVENUE TO MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL (R-3) AND AMENDING THE ZONING MAP ACCORDINGLY (222 S GUN CLUB ROAD ZONING MAP AMENDMENT II)
Stephen Gubrud, Planner II, Planning and Business Development / Lena McClelland, Senior Assistant City Attorney

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

☐ Approve Item and Move Forward to Study Session
☐ Approve Item and Move Forward to Regular Meeting
☐ Information Only
☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

☐ Approve Item as Proposed at Policy Committee
☐ Approve Item as Proposed at Study Session
☒ Approve Item as Proposed at Regular Meeting

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: Planning and Zoning Commission

Policy Committee Date: 6/10/2026

Action Taken/Follow-up: ***(Check all that apply)***

☒ Recommends Approval

☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation

☐ Minutes Not Available

☒ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

The application was reviewed by the Aurora Planning and Zoning Commission at a public hearing held on June 10, 2026. The commission unanimously reccomended approval citing that the initial zoning would allow for future development on these properties, and the watershed and traffic concerns would be mitigated by future development and abiding by City regulations. See attached PC minutes.

Additional discussion was had regarding public comments submitted by the residents of the nearby Thunderbird Estates neighborhood located within unincorporated Arapahoe County. A number of public comments were received regarding this proposal throughout staff review of the application. For this reason a neighborhood meeting was held on February 23, 2026. All written public comments received by staff have been attached for reference.

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

The applicant, LJA Engineering, requests approval of a Zoning Map Amendment for the initial zoning of one parcel totaling approximately 35.7 acres to the R-3 (Medium-Density Multifamily Residential) zone district. This initial zoning application is being requested along with an annexation request for the same parcel. The subject parcel is located directly on the northeast corner of the intersection of S Gun Club Road and E Alameda Avenue. The subject property is located within the Emerging Neighborhood placetype according to the Aurora Places Comprehensive Plan. The subject property is currently bordered by unincorporated Arapahoe County on all sides.

The R-3 zone district is intended to promote and preserve development of medium-density single-family and multifamily housing in close proximity to collector streets and public transit facilities. Uses in this district include a diverse range of housing types ranging from single-family and two-family residences to medium-density multifamily housing The parcel is situated along an arterial street in S Gun Club Road with new development occurring in surrounding areas. The parcel is currently vacant, and no site plan applications have been submitted as part of the initial zoning request. The parcels falls within the Buckley Spaceport Influence Overly Zone District and is located just outside of the Coal Creek Floodway.

Recommend approval of the Zoning Map Amendment to initially zone 35.7 acres to R-3 (Mudium-Density Multifamily Residential) zone district because the proposal complies with the requirements of Code Section 146-5.4.1.C of the Unified Development Ordinance, for the following reasons:

- The initial zoning and related annexation are needed to integrate the existing parcels into the surrounding City of Aurora zoning to result in consistent zoning and jurisdiction in this developing area. Consistent zoning and jurisdiction help to clarify expectations for development responsibilities as well as maintenance of public infrastructure and provision of services.
- The site is proximate to transportation facilities in E-470, and surrounding areas are also seeing new developments in the city.
- The potential size, scale, height, and density of the proposed initial zoning to R-3 is compatible with the current impacts associated with the nearby residential zoned areas. Any future development will meet all standards imposed within the R-3 district.
- The proposed R-3 zone district meets the intent of the Emerging Neighborhood placetype in that it allows the development of a diversity of residential dwelling types and would contribute to further diversifying neighborhood choices by offering opportunity for a mix of housing types at varying densities within the neighborhood fabric.
- The initial zoning of the eastern property to R-3 will be a benefit to surrounding neighborhoods as new residential could serve as a land use buffer to the west alternative to if the site were to be developed as non-residential.

• The proposed Zoning Map Amendment would provide progress toward meeting housing goals outlined in the Comprehensive Plan, providing opportunity to increase high-quality housing options of all types and at all price levels throughout the city through ongoing collaboration with the development community.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

☐ Revenue Impact ☐ Budgeted Expenditure Impact ☐ Non-Budgeted Expenditure Impact
☐ Workload Impact ☐ No Fiscal Impact

REVENUE IMPACT
Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

N/A

BUDGETED EXPENDITURE IMPACT
Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

N/A

NON-BUDGETED EXPENDITURE IMPACT
Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

N/A

WORKLOAD IMPACT
Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

N/A

QUESTIONS FOR COUNCIL

Does Council wish to approve the proposed Ordinance for a Zoning Map Amendment to initially zone 35.7 acres to the R-3 zone district?

LEGAL COMMENTS

The City Council is the governing body of the City and has the authority to approve the Official Zoning Map and amendments to that map. (UDO §146-5.1.1.B)
The City Council shall conduct a public hearing on the application. (UDO §146-5.4.1.C.2.c)
Changes to the Zoning Map for individual parcels shall only be approved if City Council finds that the change to the Zoning Map is required because of changed conditions or circumstances on the property or the surrounding area and (a) the applicant has demonstrated that the proposed rezoning is consistent with the spirit and intent of the Comprehensive Plan, the other policies and plans adopted by the City Council, and with the purpose statement of the proposed new zone district(s); (b) the applicant has demonstrated that the size, scale, height, density, and multi-modal traffic impacts of the proposed rezoning are compatible with surrounding development or can be made compatible through approval conditions; and (c) the application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Comprehensive Plan goals that would be achieved by approval of the application. (UDO §146-5.4.1.C.3.a.ii) (McClelland)



Planning and Business Development

15151 E. Alameda Parkway
Aurora CO 80012 USA
AuroraGov.org
303.739.7250
GIS@auroragov.org

City of Aurora, Colorado

Miles 0 0.05 0.1

222 S Gun Club Rd
Zoning Map Amendment

ACCESSIBILITY STATEMENT
Please know that, while the city is working to make all information accessible, PDF map products are primarily visual in nature. If you have trouble accessing this document, please visit www.AuroraGov.org/Accessibility or call the Office of Accessibility (303-326-8858) and let us know how best to assist you.

Case Number: 2025-2004-00
Development Application: #2426-00

6/1/2026 I:\GIS\ArcGIS_Pro_Projects\Planning\Development Review\Data Services\VicinityMap_Pro\VicinityMap_Pro_Arial.aprx

LJA LAND DEVELOPMENT

222 S GUN CLUB
AURORA, COLORADO
ANNEXATION & ZONING NARRATIVE

PREPARED FOR:
CITY OF AURORA

PREPARED BY:
LJA

ON BEHALF OF:
PCG HOLDINGS LLC

April 7, 2026



303.421.4224
[redacted]
1765 West 121st Avenue, Suite 300, Westminster, Colorado 80234

April 7, 2026

Planning Department
City of Aurora
15151 E. Alameda Parkway
Aurora, Colorado 80012

Reference: Parcels 1975-12-4-00-004 and 1977-07-3-00-001 Annexation & Zoning Narrative

Dear Aurora Planning Department:

We are pleased to submit our 2nd submittal for the application for Annexation & Zoning for 222 S Gun Club Rd., located approximately at S Gun Club Rd. & E Alameda Ave. We are proposing to annex into the City of Aurora the following parcels 1975-12-4-00-004 and 1977-07-3-00-001 which are currently located in unincorporated Arapahoe County. At this time, the applicant is prepared to submit a formal application for annexation and initial zoning into the City of Aurora.

The applicant will request parcel 1975-12-4-00-004 to be zoned MU-R Mixed Use-Regional District and parcel 1977-07-3-00-001 to be zoned R-3 Medium-Density Multifamily District.

This annexation is intended to follow the annexation of parcels 1975-12-4-00-012 and 1975-12-4-00-005. These parcels, 1975-12-4-00-012 and 1975-12-4-00-005. With the annexation of those parcels, we will have the necessary contiguity with the boundary of Aurora.

Thank you for your consideration of this Annexation & Zoning application. We look forward to collaborating with the City of Aurora as part of the formal annexation process. Please do not hesitate to reach out with any questions or concerns to help facilitate the approval process.

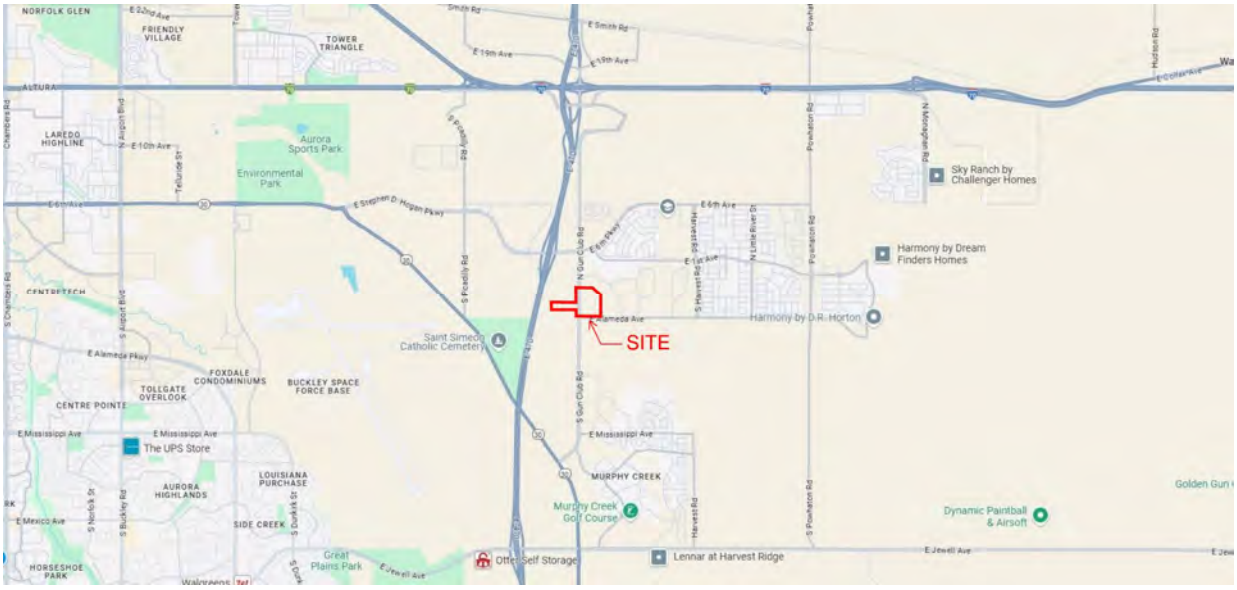
Respectfully,

Ben Carlson
Senior Planner

303.421.4224
[redacted]
1765 West 121st Avenue, Suite 300, Westminster, Colorado 80234

Property Description

The property is comprised of two parcels located on either side of S Gun Club Rd, north of its intersection with E Alameda Ave. The parcels are located within the Planning and Annexation Boundaries and the Placetype Plan within the Aurora Places Comprehensive Plan. The proposed zoning of MU-R Mixed Use-Regional and R-3 Medium-Density Residential districts conform with the Innovation District and Emerging Neighborhood designations as outlined within the Future Land Use Map. The land area proposed for annexation is approximately 46.637 acres of private property and right-of-way.



Vicinity Map

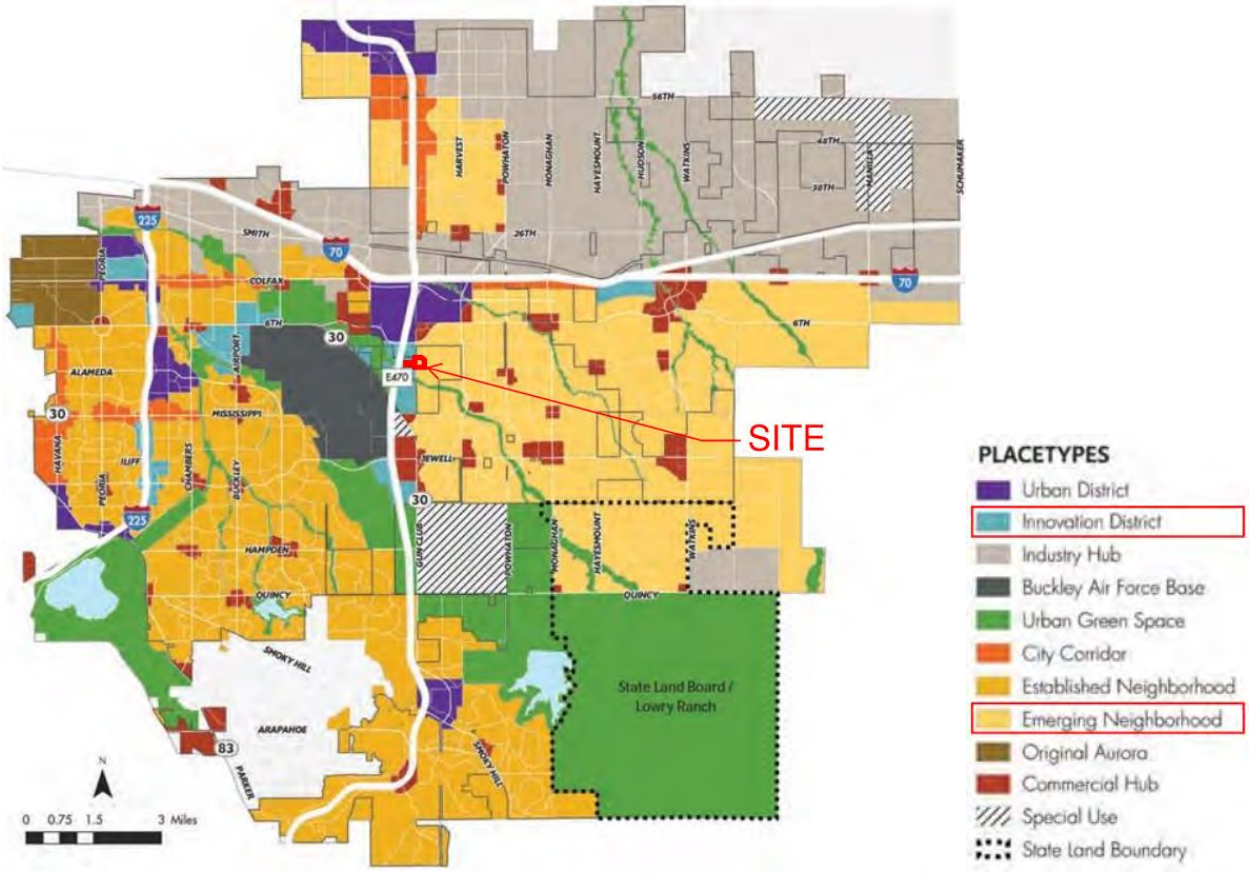
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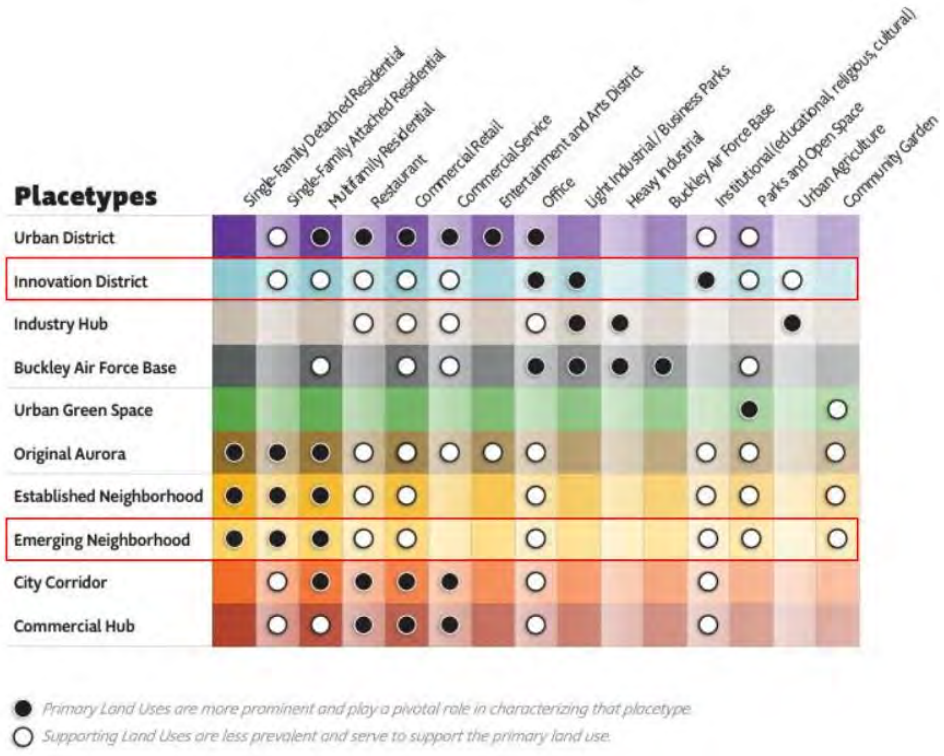
Context: Existing Uses, Zoning & Comprehensive Plan
The subject property is bordered on a portion of the west and ultimately a portion of the north by the City of Aurora and borders Arapahoe County on the south, east, and the remainder of the north. The subject parcels are currently used for agricultural purposes and are zoned in Arapahoe County as PUD (1975-12-4-00-004) and MU Mixed Use (1977-07-3-00-001). The Placetype Plan designates the property as Innovation District to the west of S Gun Club Rd. and Emerging Neighborhoods to the east of S Gun Club Rd, each defined by the Aurora Places Comprehensive Plan to allow a variety of uses.

Parcel 1975-12-4-00-004 would annex into the City of Aurora with the designation of MU-R Mixed Use-Regional District. The MU-R Mixed Use-Regional District allows for a diverse range of uses and meets the intent of the Innovation District Comprehensive Plan designation

Parcel 1977-07-3-00-001 would annex into the City of Aurora with the designation of R-3 Medium-Density Residential District. The R-3 Medium-Density Residential District allows for a diverse range of housing types and meets the intent of the Emerging Neighborhood District (single-family detached, single-family attached, and multi-family).

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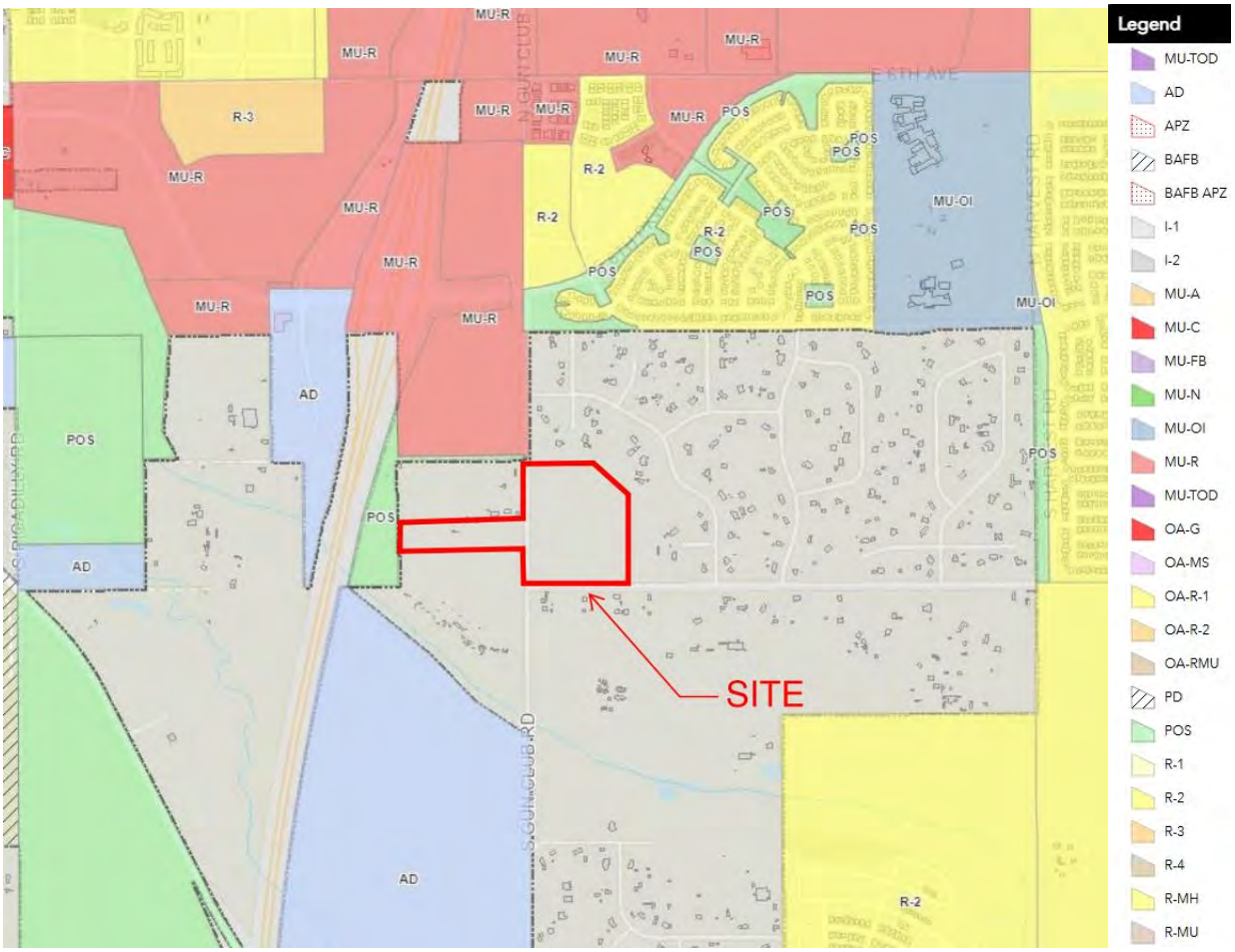


City of Aurora Placetype Plan

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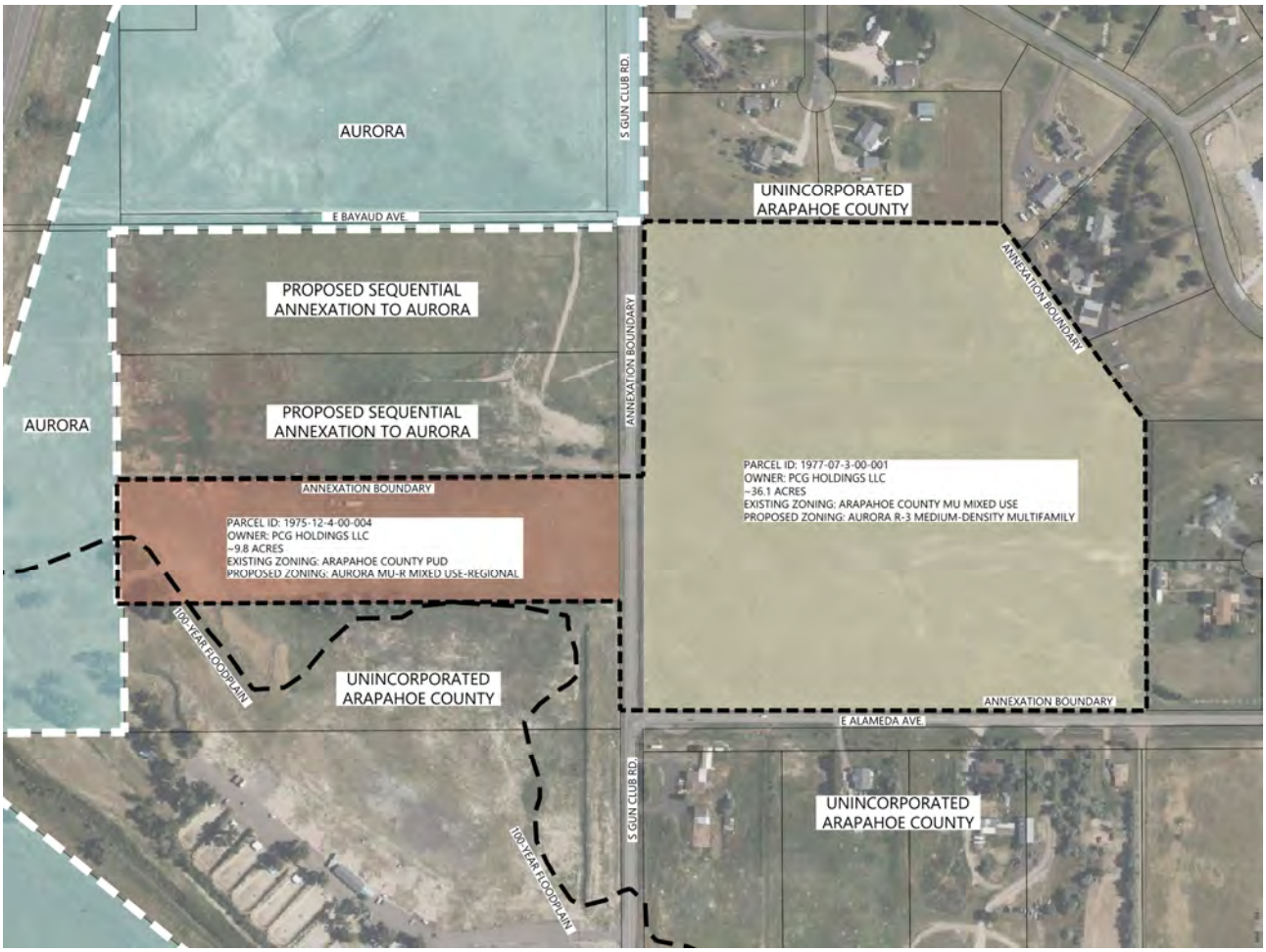
Land Use Compatibility

Currently, the subject property is adjacent to Aurora POS Park & Open Space district to the west, and with an adjacent annexation, Aurora's MU-R Mixed Use-Regional District for a portion of the north. Arapahoe County's MU Mixed Use district borders the proposed annexation for the remainder of the northern boundary, as well as to the east. Arapahoe County's RR-A Rural Residential-A District borders a portion of the south, while A-1 Agricultural-1 borders the remainder of the southern boundary. Further out from the property are additional residential uses as well as the Airport District to the south. E-470 passes near the proposed annexation to the west. The proposed MU-R Mixed Use-Regional District for parcel 1975-12-4-00-004 and R-3 Medium-Density Multifamily District for parcel 1977-07-3-00-001 are compatible with the surrounding uses.



City of Aurora Zoning Map

303.421.4224
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1765 West 121st Avenue, Suite 300, Westminster, Colorado 80234



Proposed Zoning Map

Access & Circulation

The primary access to either site will be from S Gun Club Rd., a minor arterial street. Secondary access points for the eastern portion are provided from E Alameda Ave, a minor arterial street. The western portion, due to the size and orientation of the parcel to the public right-of-way, proposes its interim secondary emergency access through an alley connection to S Gun Club Rd with the potential that this secondary access be emergency only. It is intended that future development of the parcels to the north ultimately provide full secondary ingress and egress.

East Alameda Ave.

It is the applicant's understanding that conversations between the City of Aurora and Arapahoe County about the future control of Alameda Ave. resulted in the City agreeing that Alameda Ave. should remain in the County due to ongoing planning for improvements. The applicant understands that the City of Aurora and Arapahoe County are working together to develop an IGA that will formalize how access points to the 222 Gun Club property along with potential traffic signalization at Gun Club and Alameda will be handled.

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1765 West 121st Avenue, Suite 300, Westminster, Colorado 80234

Annexation Criteria

This annexation complies with applicable annexation criteria in addition to the requirements listed under the Colorado Revised Statutes 31-12-107 (1)

Subject Property Contiguity with the City of Aurora *		
Property Boundary	Shared Boundary	Percentage of Contiguity ($1/6^{th}$, or 16.67% min.)
7,639.30 LF	2,372.27 LF	31.1%

* Assumes the parcels to the north (1975-12-4-00-012 and 1975-12-4-00-005) are annexed into the City of Aurora.

Criteria for Approval

Annexation and Disconnection, Unified Development Ordinance Section 146-5.4.1.B

a. Annexation of land into the City shall comply with the procedures and other provisions of Colorado state statutes and approved Three-Mile Plan.
   Response: The proposed property to be annexed is within the Three-Mile Plan and complies with the procedures of Colorado state statutes and the approved Three-Mile Plan.

b. Annexation of land into the City shall be consistent with the City's annexation procedures manual.
   Response: The proposed annexation intends to continue to follow the procedures outlined within the City's annexation procedures manual. The application for annexation and initial zoning includes all necessary application materials for review. Following the submittal and review process, the applicant is prepared to continue with the public hearing processes.

c. The final annexation plat shall be provided and shall conform with applicable state statutes. It shall include all information required by the City to evaluate potential impacts of the annexation and whether annexation would promote the public health, safety, and welfare of the citizens of the City.
   Response: The final annexation plat will conform with the state statutes, and includes all required information regarding potential impacts of the annexation in regards to the public health, safety, and welfare.

Ordinance Text or Zoning Map Amendments, Unified Development Ordinance Section 146-5.4.1.C.3

An application for initial zoning, rezoning, and changes to the Zoning Map for individual parcels or small areas shall only be recommended if the Planning Director and the Planning and Zoning Commission finds that the following criteria have been met, and shall only be approved if City Council finds that the following criteria have been met.

i. The change to the Zoning Map is needed to correct an error (change in the character of surrounding areas does not constitute an error in the map); or

ii. The change to the Zoning Map is required because of changed conditions or circumstances on the property or in the surrounding area and:

   a. The applicant has demonstrated that the proposed initial zoning or rezoning is consistent with the spirit and intent of the Comprehensive Plan, with other policies and plans adopted by the City Council, and with the purpose statement of the proposed new zone district(s);

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[redacted]
1765 West 121st Avenue, Suite 300, Westminster, Colorado 80234

Response: The initial zoning of these parcels is consistent with the spirit and intent of the Comprehensive Plan, which outlines the included land as Innovation District and Emerging neighborhood on the Aurora Placetype Plan. The MU-R Mixed Use-Regional District is proposed for parcel 1975-12-4-00-004 (west of Gun Club Rd.) and conforms to the Innovation District land use. The R-3 Medium-Density Multifamily District is proposed for parcel 1977-07-3-00-001 (east of Gun Club Rd.) and conforms to the Emerging Neighborhood land use.

b. *The applicant has demonstrated that the size, scale, height, density, and multi-modal traffic impacts of the proposed initial zoning or rezoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions; and*
Response: The initial zone districts of the proposed parcels is consistent with the intended land uses of the Aurora Placetype Plan, remaining compatible with surrounding development.

c. *The application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Comprehensive Plan goals that would be achieved by approval of the application.*
Response: The proposed zone districts of the parcels do not create a dislocation of tenants or occupants of the property as the property currently has no occupants.

EXHIBIT "A"

LOCATED IN THE SW 1/4 SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AND THE SOUTH 1/2 OF THE SE 1/4 SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO

CONTAINED WITHIN THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER: ABM70854760, WITH A EFFECTIVE DATE OF NOVEMBER 08, 2024 AT 5:00 P.M.:

PARCEL 1:
THAT PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 12;
THENCE NORTHERLY ALONG THE EAST LINE OF SAID SECTION 12 A DISTANCE OF 330.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE NORTHEASTERLY CORNER OF A TRACT OF LAND DESCRIBED DEED RECORDED SEPTEMBER 30, 1965 IN BOOK 1624 AT PAGE 221;
THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF SAID SECTION 12 AND ALONG THE NORTH LINE OF THE TRACT IN BOOK 1624 AT PAGE 221 A DISTANCE OF 1336.07 FEET;
THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID SECTION 12 A DISTANCE OF 326.03 FEET TO A POINT ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 1717 AT PAGE 787;
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COUNTY OF ARAPAHOE, STATE OF COLORADO.

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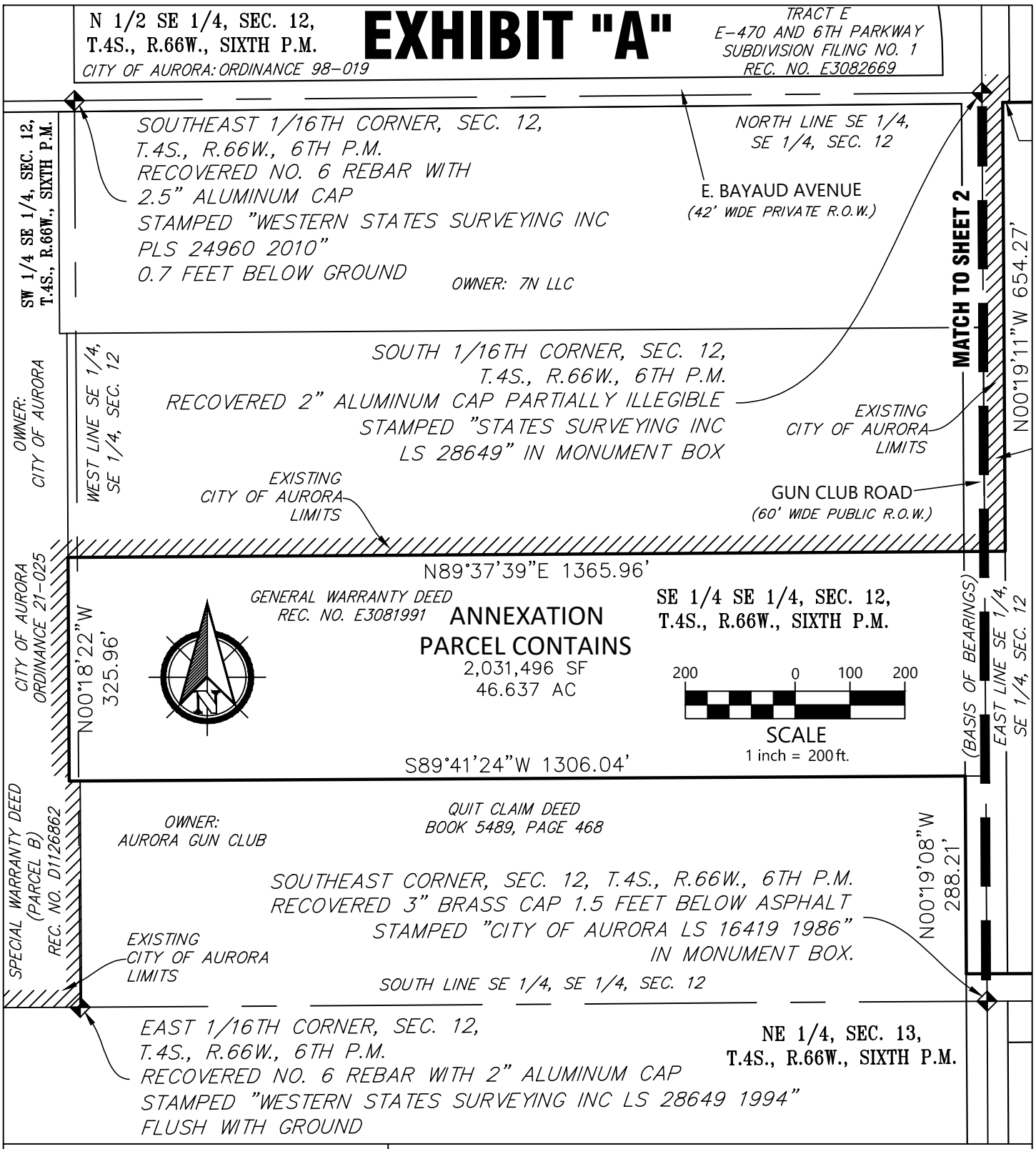
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COUNTY OF ARAPAHOE, STATE OF COLORADO.

LJA SURVEYING
4700 S. Syracuse Street
Suite 500
Denver, CO 80237
303-390-8510
www.lja.com

Legal Land Description and Survey
SE 1/4 Sec. 12, T4S, R66W, SW 1/4 Sec. 7, T4S, R65W, 6th P.M.
County of Arapahoe, State of Colorado

Prepared: JAP Approved: PSJ	Horiz. Scale: n/a Vert. Scale: n/a	Job No.: 4637-0004 Date: 4/7/2026	Sheet: 1 of 3

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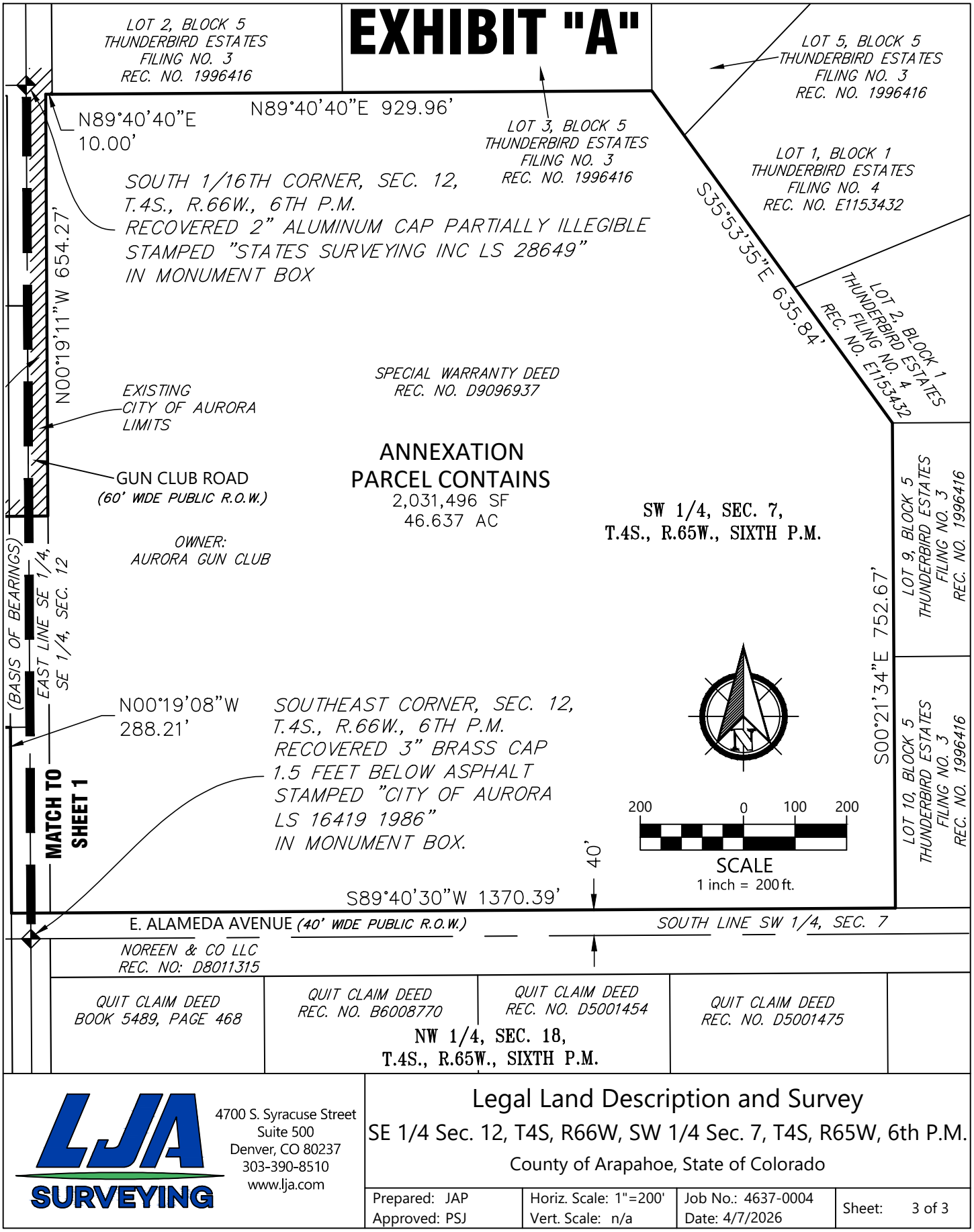
Legal Land Description and Survey

SE 1/4 Sec. 12, T4S, R66W, SW 1/4 Sec. 7, T4S, R65W, 6th P.M.

County of Arapahoe, State of Colorado

Prepared: JAP Approved: PSJ	Horiz. Scale: 1"=200' Vert. Scale: n/a	Job No.: 4637-0004 Date: 4/7/2026	Sheet: 2 of 3

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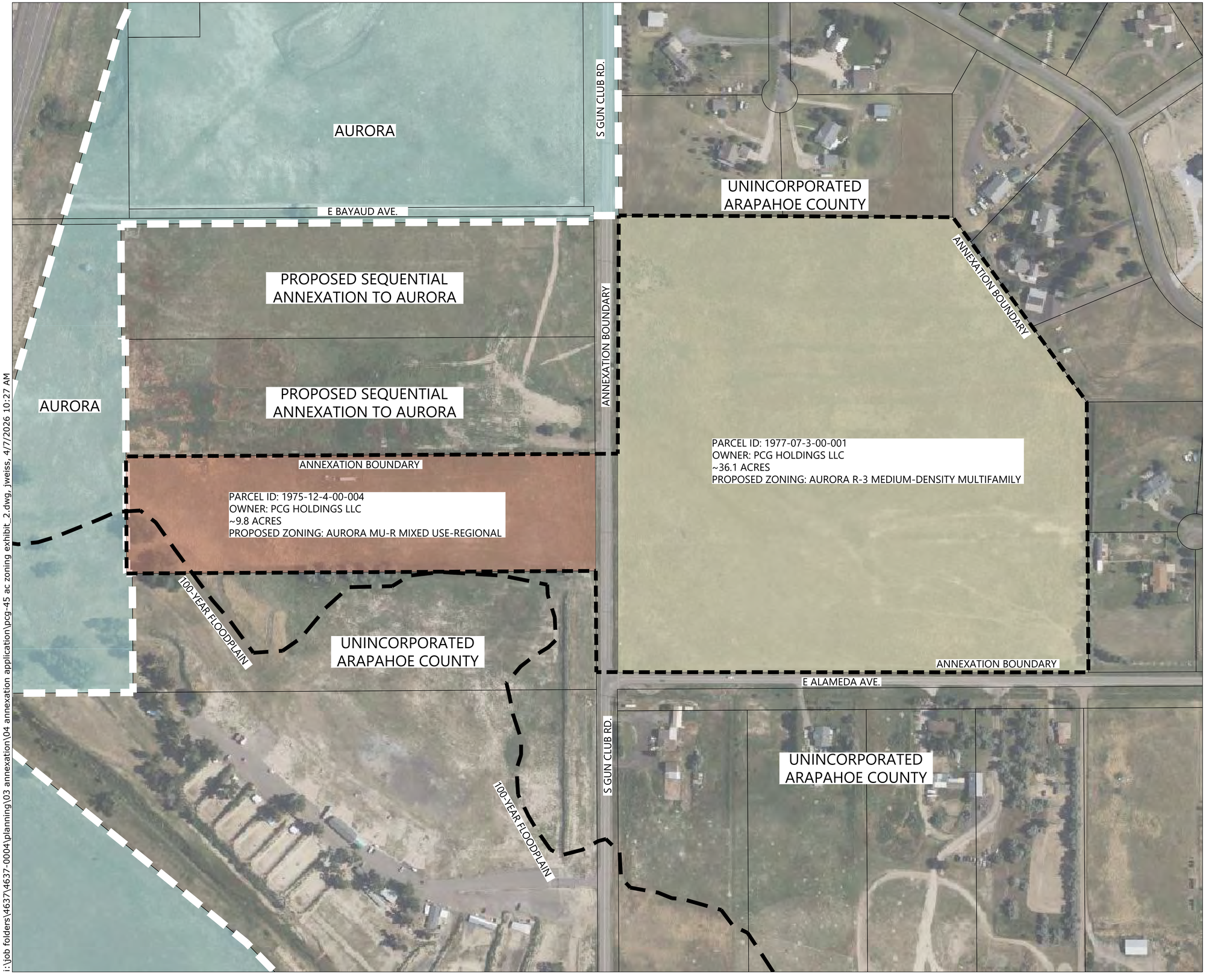
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Prepared: JAP Approved: PSJ	Horiz. Scale: 1"=200' Vert. Scale: n/a	Job No.: 4637-0004 Date: 4/7/2026	Sheet: 3 of 3



222 S GUN CLUB ROAD
FUTURE - CITY OF AURORA

NOTES:

ZONE DISTRICT: SUB-AREA C
AURORA COMP PLAN DESIGNATION: INNOVATION DISTRICT (WEST PARCEL) / EMERGING NEIGHBORHOODS (EAST PARCEL)

LEGEND

- AURORA BOUNDARY
- AURORA LAND
- PROPOSED ANNEXATION BOUNDARY
- PROPOSED ANNEXATION LAND TO BE ZONED R-3
- PROPOSED ANNEXATION LAND TO BE ZONED MU-R
- 100-YEAR FLOODPLAIN

NOTE: PORTIONS OF LINE WORK MAY HAVE BEEN TAKEN FROM SCALED DRAWINGS AND/OR INFORMATION PROVIDED BY A THIRD PARTY.

PCG Holdings
LAND USE PLAN

Planning&
Landscape Architecture
Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture
1765 West 121st Avenue,
Suite 300, Westminster, CO 80234
P 303.421.4224

0 120' 240'
1" = 120'-0"

DRWN BY:	LJA
CHKD BY:	LJA
DATE	4/7/2026
PROJECT NUMBER	CO4637-0004

CITY OF AURORA, COLORADO

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This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, floodplains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.

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303.421.4224
www.LJA.com
1765 West 121st Avenue, Suite 300, Westminster, Colorado 80234

April 7, 2026

Planning Department
City of Aurora
15151 E. Alameda Parkway
Aurora, Colorado 80012

Reference: Parcels 1975-12-4-00-004 and 1977-07-3-00-001 Annexation & Zoning.

Dear Aurora Planning Department:

Thank you for providing comments on the 222 Gun Club Annexation and Zoning request. The applicants' responses follow this letter including responses to the citizen letters we received. Because the annexation boundary was revised as requested by City staff, additional items needed to be revised and are being resubmitted.

Please don't hesitate to reach out to me if you have any questions or need any additional information.

Respectfully,

Jonah Weiss
Principal Planner & Landscape Architect

City of Aurora
AuroraGov.org

Initial Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Ensure Legal Land Description Matches Exhibit
- Address Comments Submitted by Adjacent Property Owners
- Produce Zoning Exhibit Illustrating Border(s) of Varying Districts

DOCUMENTS TO BE RESUBMITTED

- Legal Land Description and Matching Illustration
- Zoning Map
- Review Letter Comment Response

PLANNING DEPARTMENT COMMENTS

1. Questions, Comments, and Concerns

1A. A number of comments were received from adjacent or nearby property owners. Each comment is attached below following City and referral agency comments. Please provide an attachment addressing these comments in your next submittal. Due to the nature and volume of the comments a neighborhood meeting will be required.

LJA Response: Attached is a letter addressing the written comments from the nearby property owners. A neighborhood meeting was held on 2/23/2026.

2. Completeness and Clarity of the Application

2A. Please relabel the "Zoning Map" document to something more like: Legal Land Description and Survey

LJA Response: Zoning Map has been relabeled to "Legal Land Description and Survey"

2B. To better illustrate the proposed initial zoning, please produce an exhibit similar to the "Proposed Land Use Plan" on sheet 7 of your Letter of Introduction. This exhibit needs only to show the annexation boundary and proposed zoning within that area. Please use unique coloration or hatching so that the border between zone districts is clearly defined, do not include speculative land uses within this exhibit.

LJA Response: This has been provided

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Aurora Water (Janet Bender | 303.739.7512 | jbender@auroragov.org | Comments in red)

3A. **Advisory Comment**:
The annexation area does include both effective floodway and 100-year floodplain. Encroachment into the floodway and/or 100-year floodplain requires a Floodplain Development and typically a no-rise analysis. If a no-rise cannot be achieved a Conditional Letter of Map Revision (CLOMR) must be obtained from Federal Emergency Management Agency (FEMA) prior to issuance of the FPDP. All National Flood Insurance Program (NFIP) requirements are strictly adhered to.

LJA Response: Acknowledged

4. Land Development Services (Rebecca Westerfield | 303.739.7325| rwesterf@auroragov.org | Comments in magenta)

4A. Legal description doesn't match the Exhibit A illustration, but it does match the Title Commitment description and the Annexation Map.

LJA Response: Exhibit A illustration has been revised to match the Legal description

5. Arapahoe Planning Division (Terri Maulik | referrals@arapahoegov.com)

[Generally]

5A. Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Department has no comments; however, other departments may submit comments.
LJA Response: Acknowledged

5B. Please see attached letter for full list of comments from Arapahoe County Public Works and Development.
LJA Response: comments from Arapahoe Co Public Works and Development have been addressed

6. PSCo / Xcel Energy (Donna George | 303.571.3306 | donna.l.george@xcelenergy.com)
[Generally]

6A. Please be advised that Public Service Company has existing both overhead and underground electric distribution facilities within the areas indicated in this proposed rezone. Public Service Company has no objection to proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities, and that our current use/enjoyment of the area would continue to be an accepted use on the property and that it be "grandfathered" into these changes.
LJA Response: Acknowledged

6B. The City of Aurora must send us notification after approval of the proposed annexation has been finalized. This notification should be sent to the following emailbox: dlAnnexationNotifications@xcelenergy.com. This will allow our mapping department to make the necessary updates to our mapping system.
LJA Response: Acknowledged

6C. As the project progresses, the property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect.
LJA Response: Acknowledged

6D. For additional easements that may need to be acquired by separate PSCo document (i.e. transformers), a Right-of-Way and Permits Agent will need to be contacted.
LJA Response: Acknowledged

ARAPAHOE COUNTY

PUBLIC WORKS AND DEVELOPMENT

BRYAN D. WEIMER, PWLF
Director

Lima Plaza
6924 South Lima Street
Centennial, Colorado 80112-3853
720-874-6500
arapahoeco.gov

December 12, 2025

City of Aurora Planning & Development Services Department
Attn: Stephen Gubrud, Planner II
15151 E. Alameda Parkway
Aurora, CO 80012

RE: AURORA REFERRAL FOR CASE DA-2426-00 (PROJECT NO. 1940263)
222 S. GUN CLUB ROAD ZONING MAP AMENDMENT/FUTURE ANNEXATION

Dear Stephen,

Thank you for the opportunity to provide comments on this application submittal on behalf of Arapahoe County Public Works & Development staff. Please note that these comments are not comprehensive at this time, as the Arapahoe County Board of County Commissioners are still considering this proposal and will provide a position when they make a determination, and further comments on behalf of the commissioners may be forthcoming.

In looking holistically at the future annexation request by these property owners, the Planning, Transportation and Engineering Divisions of Public Works and Development offer the following comments on this application:

PLANNING

- The subject parcels on the west side of Gun Club Road are designated in the Arapahoe County Comprehensive Plan as Regional Commercial, and the proposed annexation zoning of Mixed-Use Regional is in alignment with the Arapahoe County Comprehensive Plan.

LJA Response: Acknowledged

- The subject property on the east side of Gun Club Road is designated in the Arapahoe County Comprehensive Plan as Urban Residential, which recommends single-family detached and attached residential as primary uses and neighborhood commercial as a secondary use. For attached residential units, the comprehensive plan allows 8-16 dwelling units per acre. Development within this scale would be most appropriate; any density higher than 16 DU/AC would create compatibility issues with the existing residential Thunderbird Estates subdivision to the east.

LJA Response: Thank you for your comment. The applicant is not currently envisioning a density of more than 16 DU/AC in the area east of Gun Club.

ENGINEERING

- The parcels on the west side of Gun Club Road are within the 500-Year Floodplain and the majority of the parcel on the east side of Gun Club Road is within the 500-Year Floodplain. If annexed and developed, special consideration for mitigation of this floodplain should be required for the protection of life and property and avoidance of upstream impacts to properties within unincorporated Arapahoe County.

LJA Response: Thank you for your comment. The annexed properties will comply with all applicable requirements as established by the City of Aurora for floodplains.

- Future development should follow FEMA requirements for mitigation. Arapahoe County's floodplain regulations discourage the construction of critical facilities in the 500-year floodplain (Critical Facilities as defined/specified in Rule 6 of the Rules and Regulations for Regulatory Floodplains adopted by the Department of Natural Resources, Colorado Water Conservation Board).

LJA Response: Thank you for your comment. The annexed properties will comply with all applicable requirements as established by the City of Aurora for floodplains.

TRANSPORTATION

- There will be an impact of traffic on Gun Club Road and Alameda Ave with development of these parcels. The development and the City of Aurora will need to assume responsibility for the improvements of these two roadways if annexed, including the future Gun Club bridge over Coal Creek. This also includes dedication of right of way. A preliminary design for these improvements has been identified through an effort between Arapahoe County and the City.

LJA Response: Acknowledged. The City of Aurora would need to address this. At the time of development, the development would be responsible for improvements as required by the City's land development code and annexation agreement. Our understanding is that the Alameda ROW will remain within the County and the annexation maps have been adjusted to show this.

- The proposed annexation would bring Gun Club Road into Aurora jurisdiction north of Alameda; however, this would create an unusual gap along Gun Club south of Alameda until it picks back up into Aurora's jurisdiction south of the Coal Creek Bridge. ***Arapahoe County requests that annexation maps include both sides of Gun Club south of Alameda past the Coal Creek Bridge to tie in with existing City of Aurora ROW.***

LJA Response: Acknowledged. The City of Aurora would need to address this.

- While not documented to date, there is a possibility of cut through traffic occurring on Coolidge Street/Ellsworth Ave. within Thunderbird Estates due to increased traffic at the intersection of Gun Club and Alameda. The City needs to acknowledge this possibility and work with Arapahoe County to mitigate such as or if this occurs. The proposed annexation map includes both sides of Alameda ROW east of Gun Club Road; ***Arapahoe County requests that the annexation not include any portion of Alameda so that Alameda remains within Arapahoe County jurisdiction***

LJA Response: Acknowledged. The City of Aurora would need to address this.

- Alameda Ave is shown as 100' of ROW on the Annexation Map, Exhibit A. This is incorrect, Alameda Ave. has 40' of ROW and a 60' private tract abutting it to the south. Any additional ROW on Alameda Ave is requested to be dedicated to Arapahoe County and remain within the County's

jurisdiction. **Please see the attached redline comments of Exhibit A.**

LJA Response: Revised E. Alameda Ave. ROW width to 40'. Added property info to 60' private tract to the south Our understanding is that the Alameda ROW will remain within the County and the annexation maps have been adjusted to show this.

- Unincorporated County ROW on Gun Club Road extends to southern boundary of Bayaud Ave. This is incorrectly shown on the Annexation Map Exhibit A, unless it assumes annexation of the two lots north of west parcel have already happened.

LJA Response: Thank you for your question. The annexation maps for 222 Gun Club assume that the annexation of the two lots you referred to has happened. That is in process under a separate application and will occur just prior to this area being annexed in.

- The County is currently beginning the design phase for the signalization of Gun Club Road and Alameda. Construction of the signal is funded for 2027. The project provides for an interim signal design with the current two-lane configuration for both Gun Club and Alameda. Any public improvements associated with the development, especially on Gun Club which is planned as a 4-lane minor arterial, will require modifications to the proposed intersection project. This will require coordination and cost participation by the City of Aurora and any adjacent development.

LJA Response: Acknowledged. The City of Aurora would need to address this. At the time of development, the development would be responsible for improvements as required by the City's land development code and annexation agreement. Our understanding is that the Alameda ROW will remain within the County and the annexation maps have been adjusted to show this.

- Any proposed public improvements on Gun Club and Alameda should be consistent with the Gun Club – Alameda Conceptual Design Study completed jointly with Arapahoe County and the City of Aurora in 2025.

LJA Response: Acknowledged. The City of Aurora would need to address this. At the time of development, the development would be responsible for improvements as required by the City's land development code and annexation agreement. Our understanding is that the Alameda ROW will remain within the County and the annexation maps have been adjusted to show this.

Feel free to reach out to me if you have any questions or concerns, or if the City would be interested in a discussion meeting with our team. Thank you again for the opportunity to comment on this annexation proposal.
Regards,

Ava Pecherzewski

Ava Pecherzewski, AICP
Development Review Planning Manager
Arapahoe County Dept of Public Works & Development

Attachment: Annexation Exhibit Redlines

EXHIBIT "A"

LOCATED IN THE SW 1/4 SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AND THE SOUTH 1/2 OF THE SE 1/4 SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO

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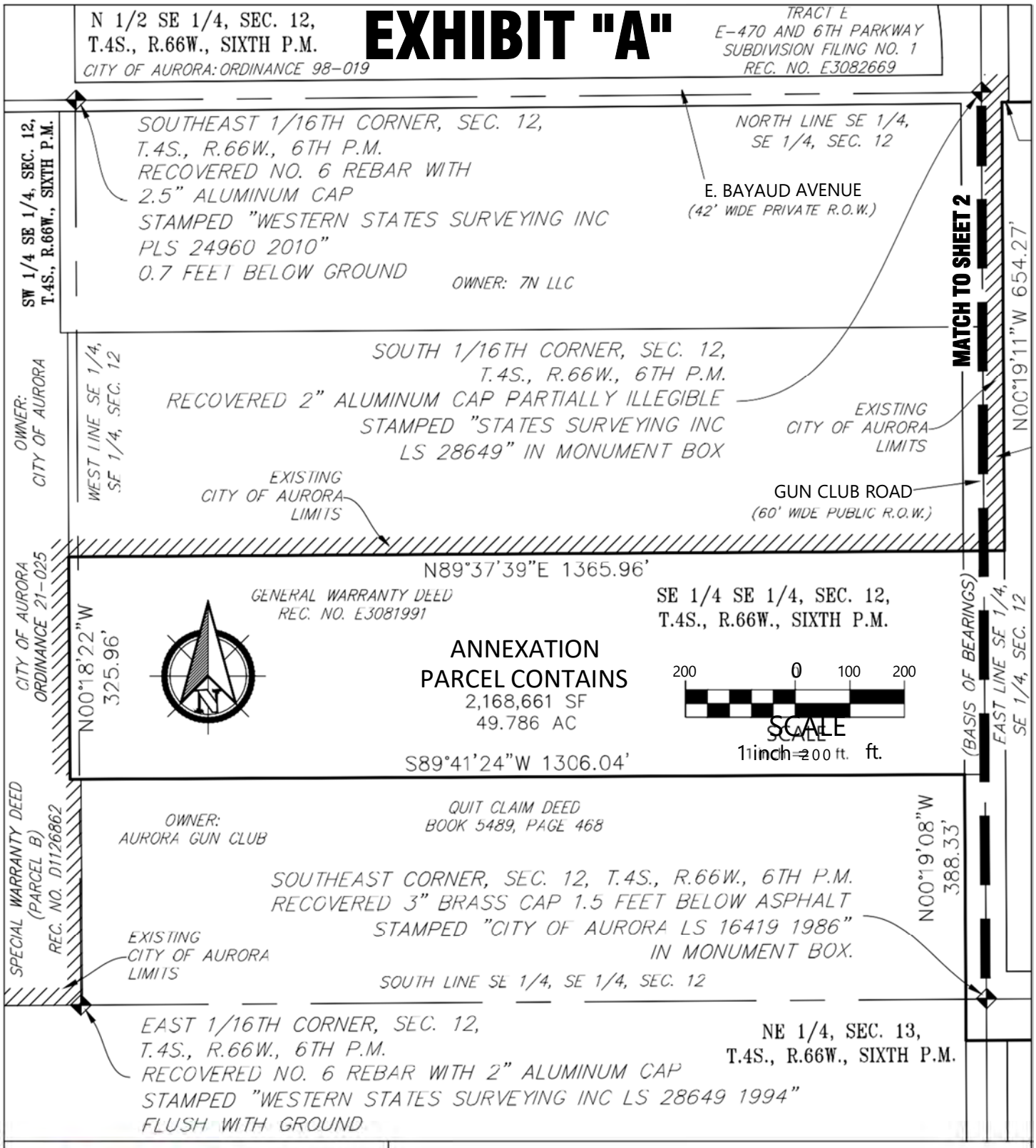
RIGHT-OF-WAY:
ALL OF THE RIGHT-OF-WAY OF GUN CLUB DRIVE FROM THE NORTH LINE OF PARCEL 1 SOUTH TO THE SOUTH RIGHT-OF-WAY OF EAST ALEMEDA AVENUE, TOGETHER WITH ALL OF THE RIGHT-OF-WAY OF EAST ALEMADA AVENUE SOUTH OF AND ADJACENT TO PARCEL 2.
COUNTY OF ARAPAHOE, STATE OF COLORADO.

LJA SURVEYING
7800 E Union Avenue
Suite 575
Denver, CO 80237
303.390.8510
www.lja.com

City of Aurora Re-Zoning Map
SE 1/4 Sec. 12, T4S, R66W, SW 1/4 Sec. 7, T4S, R65W, 6th P.M.
County of Arapahoe, State of Colorado

Prepared: JAP Approved: PSJ	Horiz. Scale: N/A Vert. Scale: N/A	Job No.: 4637-0004 Date: 5/14/2025	Sheet: 1 of 3

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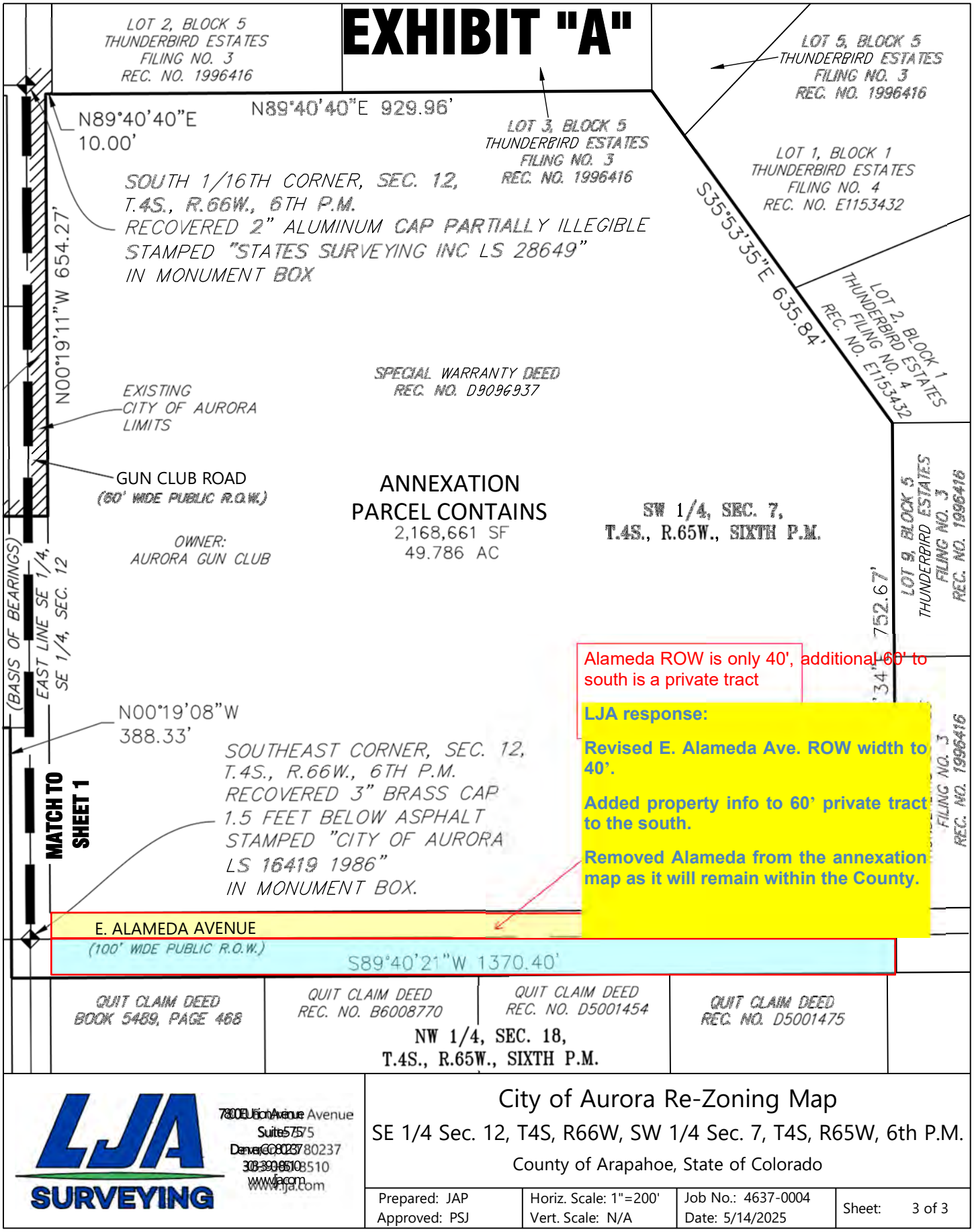
7800 E Union Avenue
Suite 575
Denver, CO 80237
303.843.0510
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City of Aurora Re-Zoning Map

SE 1/4 Sec. 12, T4S, R66W, SW 1/4 Sec. 7, T4S, R65W, 6th P.M.

County of Arapahoe, State of Colorado

Prepared: JAP Approved: PSJ	Horiz. Scale: 1"=200' Vert. Scale: N/A	Job No.: 4637-0004 Date: 5/14/2025	Sheet: 2 of 3



Alameda ROW is only 40', additional 60' to south is a private tract

LJA response:

Revised E. Alameda Ave. ROW width to 40'.

Added property info to 60' private tract to the south.

Removed Alameda from the annexation map as it will remain within the County.

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LJA SURVEYING

7800 E. Union Avenue
Suite 575
Denver, CO 80237
303.390.6510
www.lja.com

City of Aurora Re-Zoning Map

SE 1/4 Sec. 12, T4S, R66W, SW 1/4 Sec. 7, T4S, R65W, 6th P.M.

County of Arapahoe, State of Colorado

Prepared: JAP Approved: PSJ	Horiz. Scale: 1"=200' Vert. Scale: N/A	Job No.: 4637-0004 Date: 5/14/2025	Sheet: 3 of 3

Folder Comments Detail - 1940263

Ungrouped Comment

Name: Richard Rader
Email: [redacted]
Business or Organization: Thunderbird Estates Residents

Aurora Planning should not allow any annexations of property and Gun Club Road from Arapahoe County, We residents living in Un-incorporated Arapahoe County, with our property's abutting directly to Gun Club Road, have no control of Aurora Planning decisions. At present We residents have Arapahoe Attorneys and Commissioners who will intercede for us if Aurora Planning decides a taking of any part of the Residents property abutting directly to Gun Club Road. [redacted]

LJA Response: Thank you for your comments. No property is being proposed to be "taken" this is a jurisdictional change from Arapahoe County to the City of Aurora and only includes the subject properties and some associated ROW.

Name: Brenda Mabie
Email: [redacted]
Business or Organization:

As a Thunderburd Estates resident, we do not support this plan. We are residential and have Aurora all around us but they refuse to offer us water, sewer etc. If they want that property so bad they should offer the residents something of value. Building on that lot would NEGATIVELY impact our homes, roads and quality of life.
TBE VOTES NO

LJA Response: Thank you for your comments. The subject property is private property and public ROW. This process is a jurisdictional change from Arapahoe County to the City of Aurora. No development proposals are a part of this application. It is worth noting that this property already has established zoning in Arapahoe County that is generally consistent with the Aurora zoning that is being requested.

Name: Cindy Hull
Email:
[redacted]
Business or Organization:

In reading thru the application docs for this request, I am asking the City of Aurora to consider these issues: 1. First and foremost is, there would need to be a considerable amount of study/site planning done for at least the NE quadrant since it is my understanding it is in a 100 year floodplain and I don't see anything addressed by LJA regarding this and/or how they propose to alleviate drainage problems. Apprx 2x/yr, we get a heavy rain/hail storm and all the water from the East flows down thru all the properties and the final drainage point flows thru my property and West onto the parcel in question. I am very concerned about this and am thinking that neither Aurora or LJA is aware of the gravity of it and what it might take to get the parcel(s) prepared to accommodate same while also making sure that there is proper drainage from all the water flowing West thru Thunderbird Estates. Mr. Gubrud, since there is not a place in the comments for attachments, I will be sending you 2 separate emails and you can certainly share them with those you think appropriate. One will contain a couple pictures of my property and the other will contain 2 videos from a May 2025 storm to prove my point. I have many such pictures in my 40 years here. 2. My 2nd concern is the zoning for the multi-family use or commercial for that matter. On the East side of Gun Club, you will see a semi-rural neighborhood with horses, chickens, goats and a myriad of livestock. To potentially build apartment complexes or commercial businesses will NOT align with the look and feel of our area. I would only be in favor of a park/common area or single-family home community for that parcel. 3. And the 3rd point of contention is the traffic/congestion that will add to an already bad intersection at rush hours. If I read LJA's application docs correctly, they intend on having access on both Gun Club Rd. and state in addition, they will have access "points", plural, on Alameda. I am hoping the City of Aurora would have the applicant pay for the widening of Gun Club Rd. and Alameda in the area affected and also install a light at that intersection. Respectfully, Cindy Hull.

LJA Response: Thank you for your comments. This process is a jurisdictional change from Arapahoe County to the City of Aurora. No development proposals are a part of this application. Typically issues such as drainage, floodplain, and traffic are addressed at the time of a development proposal as required by the City of Aurora's code. Givin that the drainage issues you describe are uphill from the subject property it is possible that drainage may be improved for property owners in the Thunderbird Estates community once development occurs.

Name: Richard Ahrenkiel
Email: [redacted]
Business or Organization:

Thank you for the opportunity to comment on the annexation and zoning application for this project submitted by LJA Land Development. The LJA application contends that parcel 1977-07-3-00-01 conforms with the Aurora Places Comprehensive Plan as an emerging neighborhood and 1975-12-4-00-004 conforms as an innovation district. My contention is that neither property conforms to these standards or is compatible with the surrounding neighborhoods.
1977-07-3-00-001 is comprised of 36.1 isolated acres on the eastern corner of Alameda Avenue and GunClub Road. Two thirds of this property lies in a designated 100 year flood plain and drains hundreds of acres to the north and east
As little as one inch of precipitation fills the property with standing water. Three to four inches results in the property transforming into a raging river. This has occurred several times in the recent past, the most severe of which occurre
in September of 2014 when several homes in the area were flooded. It is hard to imagine how a property with these characteristics would be compatible with the health and safety of future residents.
The property is bounded on the north, south and east by large lot private homes in unincorporated Arapahoe County. On the west side by Gun Club Road and the Aurora Gun Club, a sporting club founded in 1947 with over 1000 active
members. The club trap shooting range faces directly at the property.
As stated in the application, Gun Club Road and Alameda Avenue are minor arterials. Both are heavily used and without traffic control other than a single stop sign. Visibility is limited to the north by a prominent hill and to the south b
a low lying area around Coal Creek.
The parcel has no access to amenities, no connectivity to sidewalks, bike or walking paths or public transportation. It is and will remain an isolated parcel surrounded by an unincorporated area. For these reasons alone it does not confo
as an emerging neighborhood.
Parcel 1975-12-4-00-004 is 9.8 isolated acres bordered on the north by vacant properties and the south by the Aurora Gun Club. The western corner of the property also lies in the 100 year flood plain. There is no connectivity to busine
centers or innovation hubs. This is hardly a candidate for an innovation district. Its strongest attribute appears to be that incorporated Aurora property is adjacent to its western boundary.
For the above reasons, I would urge that both of these parcels be rejected for inclusion as incompatible with the goals of Aurora Places and the Comprehensive Plan.
Respectfully,
Richard Ahrenkiel

LJA Response: Thank you for your comments. This process is a jurisdictional change from Arapahoe County to the City of Aurora. No development proposals are a part of this application. Typically issues such as drainage, floodplain, and traffic are addressed at the time of a development proposal. The City of Aurora's comprehensive plan is a forward-looking document which among other things helps to establish zoning for a particular property. Properties to the north of the subject property have zoning that is completable with the Aurora Places so that this area is not isolated. The Aurora Gun Club is responsible for ensuring that errant shots do not leave their property. It is also worth noting that this property already has established zoning in Arapahoe County that is consistent with the Aurora zoning that is being requested.

Name: William Rapp -
HOA Director Email:
[redacted]
Business or Organization: Thunderbird Estate HOA

The Thunderbird Estates Association (HOA) represents 96 homeowners, all living either adjacent to, or in close proximity to the 37+ acre development project on the northeast corner of Gun Club Road and East Alameda Avenue. Many of these homeowners have lived here for 20 to 40+ years. During the 40+ years, we have seen dramatic increases in traffic on both Gun Club Road and E. Alameda Avenue due to the thousands of homes to the East which regularly access this intersection.

The volume of traffic on these two heavily used roads is dramatic, affecting the Thunderbird Estates neighborhood. The peak hours of use cause the backup on Alameda Avenue and Gun Club Road to be significant with motor vehicle drivers becoming inpatient and causing accidents. Merging onto Gun Club Road is challenging with the dangerous speeds practiced. Curb Cut Access and traffic volume for the close intersection of Gun

Club Road and Alameda Avenue, must be seriously considered. This area is a tight, congested area already!

The Development Application must address the very close proximity to the Aurora Gun Club and its regular club shooting activity on weekends as well as the overflight traffic by DIA and the air traffic from Buckley Space Force Base.

Furthermore, we have seen numerous rain downpours, sometimes 4 to 6 inches at one time. After rain, the Subject Property often has 1 to 2 feet of standing water on the corner of the two roads and the middle of the property. Much of the property is included in the 100 Year Flood Plain. This water issue must be addressed in the Application for Development.

One more subject includes the fact that many of the Thunderbird Estates owners have adjudicated their individual water wells to ensure availability of water. We're aware that the City of Aurora has procured water for future development, however, many citizens fear having their water wells going dry.

Thank you for considering these significant objections to the proposed Development Application to the Aurora Planning Department. As you're aware, these major issues are normal for this type of "in fill" project, which just don't work without millions of dollars. We wish to have the City reconsider the use of this property that is more compatible to the actual neighborhood.

LJA Response: Thank you for your comments. This process is a jurisdictional change from Arapahoe County to the City of Aurora. No development proposals are a part of this application. Typically issues such as drainage, floodplain, and traffic are addressed at the time of a development proposal as required by the City of Aurora's code. The Aurora Gun Club is responsible for ensuring that errant shots do not leave their property.

Name: Rudy & Mary Villarreal Email: [redacted] Business or Organization:

Rudy & Mary Villarreal
Thunderbird Estates Homeowner [redacted]

December 5, 2025
To: Stephen Gubrud, City of Aurora Planning Department Case Manager City of Aurora Planning Department

RE: New Planning Department Development
Application Project #1940263
Case #2025-2004-00
Subject: Formal Objection to Proposed Zoning Change at 222 S. Gun Club Road – Non-Compliance with Unincorporated Arapahoe County Zoning Laws

As property owners for 37 years in Thunderbird Estates, I write to formally object to the proposed zoning change for the property located at 222 S. Gun Club Road (Development Application DA-2426-00, Project #1940263). This objection is submitted on behalf of myself and the Thunderbird Estates Association, representing 96 homeowners.

Basis for Objection: Zoning Non-Compliance

The proposed amendment seeks to rezone approximately 46 acres from Rural Agriculture to Mixed-Use Regional (MU-R) and Medium-Density Multi-family (R-3) Zone Districts. This change is in direct conflict with the existing zoning of Thunderbird Estates and the adjacent properties, which are governed by Unincorporated Arapahoe County Rural Agriculture standards.

Specifically:
- Master Plan Violation: The requested zoning change contradicts #9 of the City of Aurora Master Plan Narrative, which calls for the protection of natural features, resources, and significant views of the Front Range. The loss of open space and scenic vistas undermines the intent of both the City's and County's planning documents.
- Placetype Plan Non-Compliance: The parcels in question do not meet the requirements of the Placetype Plan within the Aurora Places Comprehensive Plan, particularly given their direct adjacency to the Thunderbird Estates development, which is zoned and built as Rural Agriculture.
- Inadequate Enforcement and Compatibility: The proposed zoning is incompatible with the established character of Thunderbird Estates. Current enforcement of agricultural zoning laws is insufficient, resulting in trespassing, unleashed pets, and unlicensed vehicles. Further development would exacerbate these issues and erode compliance with county standards.

Additional Concerns
- Increased traffic and safety risks on Gun Club Road, a narrow and poorly maintained two-lane road, have already led to accidents and fatalities.
- Water supply is threatened by Aurora's "buy-and-dry" policy, raising fears that individual domestic wells may run dry. As of the last adjudication ONLY (7) seven property owners have NOT adjudicated their domestic wells. TBE property owners clearly recognize the concern over the lack of water in Colorado and have pursued protecting their water rights.
- The local electrical grid is strained, with frequent outages reported.
- Noise pollution regularly exceeds legal limits, with measurements between 62–68 decibels.

- Flooding is a recurring problem, with much of the property lying within the 100-year flood plain.

Request for Action

Considering these substantial concerns and clear evidence of non-compliance with Unincorporated Arapahoe County zoning laws, I respectfully request that the City of Aurora Planning Department deny the proposed zoning change for 222 S. Gun Club Road. I urge the City to seek alternatives that preserve the established character and legal protection of the Thunderbird Estates neighborhood.

Thank you for your

consideration.

Sincerely,

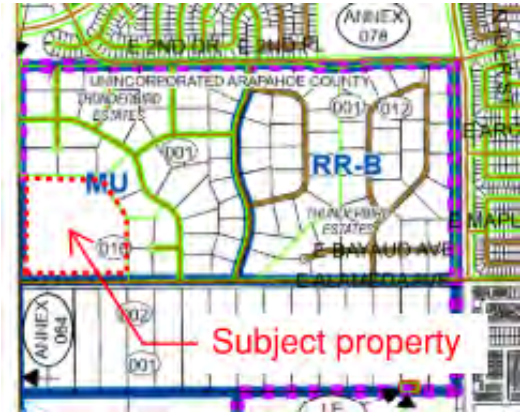
Rudy & Mary Villarreal
Thunderbird Estates Homeowner's/HOA board members

Cc: Bryan D Weimer, PWLF [redacted]
Jason Reynolds, Arapahoe County Head Planner planning@arapahoegov. Public Service & Government, www.semswa.org
Mile High Flood District, contact@mhfd.org

LJA Response: Thank you for your comments. The two subject parcels are currently zoned in Arapahoe County as PUD (west of Gun Club) and MU Mixed Use (East of Gun Club). The existing zoning of the western portion of Thunderbird Estates is MU Mixed Use. Per Arapahoe County's development code: "The purpose of the MU district is to establish and design a neighborhood with a mix of commercial and higher density residential land uses adjacent to transit and major road corridors in an urbanized area to offer greater opportunities to live, work, and recreate within close proximity." Uses permitted in the MU district include bars, motels, and offices. These uses are not permitted in R-3 (Aurora) which permits primary residential uses. R-3 zoning may be considered more compatible to Thunderbird Estates (then the existing MU zoning) since commercial uses would not generally be permitted in an R-3 zone district. This process is a jurisdictional change from Arapahoe County to the City of Aurora and zoning in the City of Aurora will be established as part of that process.

The City of Aurora's comprehensive plan (Aurora Places) is a forward-looking document which among other things helps to establish zoning for a particular property. The zoning proposed for the property is consistent with the Aurora Places designation and per the letter from Arapahoe County the proposed zoning (in Aurora) is consistent with the Arapahoe County Zoning and compatible in use to the adjoining residential uses.

No development proposals are a part of this application. Typically issues such as drainage, floodplain, utilities, and traffic are addressed at the time of a development proposal as required by the City of Aurora's code.



Arapahoe County Zoning Map for reference

Bonnie L. Rader
[redacted]

December 5, 2025

TO: Stephen GuBrud, City of Aurora Planning Department Case Manager
sgubrud@auroragov.org>

RE: New Planning Department Development Application
Project #: 1940263
Development Application: DA-2426-00
Case #: 2025-2004-00
Application Summary: Request for approval by the City of Aurora Planning for a Zoning Map Amendment 46 acres to a mix of Mixed-Use Regional (MU-R) and Medium-Density Multi-family (R-3) Zone Districts.

Bonnie Rader Comment
I currently live in Thunder Bird Estates (TBE) located at [redacted]. I have lived in the area since 1974. My home is less than a mile north from the proposed zone change. TBE has been dramatically impacted by City of Aurora annexations and re-zones.

I am adamantly ***opposed to*** the proposed zone change for the property located at 222 S. Gun Club Road. If it is approved and implemented, it will ***forever eliminate*** the reason most Thunderbird Estates (TBE) Residents purchased their property – unending open space and a beautiful mountain view to the west, from Pikes Peak north into Wyoming. **When most of the original residents purchased their properties and constructed their homes, we all did our due diligence before our purchase** and found that Arapahoe County had approved the properties to the west of Gun Club Road be zoned for future 2 ½ acre home sites. When the City of Aurora flag-poled Gun Club Road and annexed all around TBE, it ruined all of our belief in being prepared and expecting a peaceful life. The Zoning Map Amendment and possible annexation proposal will forever change the quality of TBE residents' living environment, remove what little open space we have left, and the enjoyment of our homes.

In the past, the City of Aurora was applauded and given awards nationwide for its beautiful trees and wide-open vistas. Now, Aurora Planning appears ready to approve the proposed Annexation & Zoning request that will forever destroy the beautiful views of residents living in TBE.

The requested Development Application for a Zoning Map Amendment is in ***direct conflict with #9 of the City of Aurora Master Plan Narrative***; ***Protection of Natural Features, Resources & Sensitive Areas – Significant Views of Front Range.***

A: Reasons for New Development Application DA-2426-00, Project #1940263 Should Be Denied

I. Traffic Impacts on TBE residents living near Alameda and Gun Club Roads due to new City of Aurora developments, annexations, and zoning Changes. After new zoning and annexations, the City of Aurora has not taken steps to mitigate these negative impacts and the city does not work with Arapahoe County to mitigate these problems for TBE residents.

LJA Response: Thank you for your comment. This process is a jurisdictional change from Arapahoe County to the City of Aurora. No development proposals are a part of this application. Typically issues such as drainage, floodplain, and traffic are addressed at the time of a development proposal as required by the City of Aurora's code.

1) Gun Club Road is a narrow, 2-lane road, partially in control of City of Aurora, partially in control of Arapahoe County. Gun Club Road is poorly maintained by both entities, with deteriorating asphalt and eroding shoulders and borrow pits.

LJA Response: Thank you for your comment. This process is a jurisdictional change from Arapahoe County to the City of Aurora. No development proposals are a part of this application. Typically issues such as drainage, floodplain, and traffic are addressed at the time of a development proposal as required by the City of Aurora's code.

2) Even though Gun Club Road has now been designated a ***Minor Arterial, vs Major Arterial,*** the speed limit remains at Major Arterial speeds of 45 mph – on which most vehicles travel at least 50 mph. Traveling south on Gun Club Road, there is a major drop in road elevation from Exposition to Alameda and during this drop the average increase in speeds of vehicles traveling south is an increase of 10 mph which is extremely dangerous for the Aurora Gun Club members entering/exiting the Gun Range, or drivers from the east attempting to enter Gun Club Road.

LJA Response: Thank you for your comment. This process is a jurisdictional change from Arapahoe County to the City of Aurora. No development proposals are a part of this application. Typically issues such as drainage, floodplain, and traffic are addressed at the time of a development proposal as required by the City of Aurora's code.

3) Newly annexed Aurora properties and new residents living between Gun Club Road and Powhatan Rd have increased traffic speeds on Alameda exponentially which has resulted in the deaths of some TBE animals, including horses, hit by speeding vehicles,

LJA Response: Thank you for your comment. This process is a jurisdictional change from Arapahoe County to the City of Aurora. No development proposals are a part of this application. Typically issues such as drainage, floodplain, and traffic are addressed at the time of a development proposal as required by the City of Aurora's code.

4) Alameda and Gun Club Road intersection is a death trap – Alameda has only 1 stop sign going west onto Gun Club Road – and a west entry/exit from the Aurora Gun Club onto Gun Club Road with no stop light to move the traffic safely,

LJA Response: Thank you for your comment. This process is a jurisdictional change from Arapahoe County to the City of Aurora. No development proposals are a part of this application. Typically issues such as drainage, floodplain, and traffic are addressed at the time of a development proposal as required by the City of Aurora's code. The Alameda ROW will remain within the County the annexation maps have been adjusted to show this. I believe a signalized intersection is planned for the intersection of Alameda and Gun Club.

5) Residents living in new developments between Powhattan and Alameda who are driving west on Alameda do not like the long time they have to wait at Alameda in the backup line during every rush hour at. ***Those drivers now endanger TBE residents by turning north into the TBE development from Alameda and then speeding on TBE roadways to Ellsworth and Gun Club Road where they turn onto Gun Club Road.***

LJA Response: Thank you for your comment. This process is a jurisdictional change from Arapahoe County to the City of Aurora. No development proposals are a part of this application. Typically issues such as drainage, floodplain, and traffic are addressed at the time of a development proposal as required by the City of Aurora's code. The Alameda ROW will remain within the County the annexation maps have been adjusted to show this. I believe a signalized intersection is planned for the intersection of Alameda and Gun Club.

II. Newly annexed residents do not understand or respect agricultural space or zoning laws for TBE properties and the City of Aurora Police do not assist Arapahoe County Sheriff to enforce the laws.

1) People living in newly annexed developments are seen on a regular basis jogging or walking their dogs on TBE streets. TBE residents have witnessed those walking their dogs releasing their dogs leash and letting them run free and go to the bathroom on TBE private properties. When TBE residents ask the new residents why they allow this activity by their dog, the response has been "because this is open space." TBE residents respond "no, this is my property and I clean my property and I should not have to clean up after your dog."

LJA Response: Thank you for your comment. This process is a jurisdictional change from Arapahoe County to the City of Aurora. No development proposals are a part of this application. This process cannot address current trespassing issues.

2) Youngsters living in newly annexed developments appear to believe that TBE is open space. As many as 10 young people have been seen riding on TBE roads and unfenced properties at a high rate of speed on their **motorized, unlicensed vehicles.** Before the City of Aurora developments were constructed, TBE residents could contact the TBE HOA who would send a letter to all TBE residents explaining why these young people cannot legally ride on TBE roadways, and the parents would make sure their children didn't do so. Now, TBE residents know that the youngsters speeding through the TBE area are not from TBE, they are from newly annexed developments and TBE residents must now contact Arapahoe County Sheriff to respond. City of Aurora Police do not patrol this area. TBE is now truly "**in the hood"** and cannot control their own living environment**.**

LJA Response: Thank you for your comment. This process is a jurisdictional change from Arapahoe County to the City of Aurora. No development proposals are a part of this application. This process cannot address current trespassing issues.

III. The City of Aurora does not have a secure source of water that can guarantee that years down the road current residents as well as the people who purchase homes in the newly annexed developments will always have an adequate water supply.

1) For years, City of Aurora new annexations and developments have been participating with other cities and counties in drying up the Denver and Arapahoe Basins. For years, the City of Aurora has been buying water rights from already parched areas, such as the Lower Arkansas Valley. The City of Aurora's policy of buy-and-dry is a desperate attempt by the City to "appear" to have enough water to serve the people that will be living in the horrendous explosion of apartment houses (which will become the future crime ridden ghettos in Aurora) and warehouses – when in reality, City of Aurora actions have only served to dry up rural area farm/ranch land and reduced readily available water to current water users.

LJA Response: Thank you for your comment. This process is a jurisdictional change from Arapahoe County to the City of Aurora. No development proposals are a part of this application. Utility services and water availability are generally addressed at the time of a development proposal as required by the City of Aurora's code.

IV. The City of Aurora cannot guarantee an adequate supply of energy from the electrical grid for the current population, much less guaranteed service to the explosive apartment and warehouse construction we are currently experiencing.

1) Xcel and other power providers are increasingly experiencing brown-outs and loss of power in some towns and neighborhoods. Xcel cannot consistently supply the power needs for the present Front Range Data Centers.

2) Xcel and other power providers are increasingly experiencing brown-outs and loss of power

in some towns and neighborhoods. An approval of the current request for Development Application DA-2426-00 will only serve to add to the already overburdened electrical grid, which makes no sense at all and **is a disservice to the existing communities**.

LJA Response: Thank you for your comment. This process is a jurisdictional change from Arapahoe County to the City of Aurora. No development proposals are a part of this application. Utility services and availability are generally addressed at the time of a development proposal as required by the City of Aurora's code.

V. Proposed apartment/townhome dwellers will be deprived of their quality of life by the horrendous noise caused by E-470 Toll Road directly to the west.

1) Vehicle noise from the Toll Road, added to the vehicle noise from Gun Club Road, at times, is intolerable in TBE – Raders have used a decibel meter to track the noise on the west side of their home – 60 decibels is the legal limit, higher than 60, the noise is illegal. The decibels on the west side of our house vary between 62 – 68 decibels. An E-470 Sound Expert explained to TBE residents that there is no way to stop the noise from E-470 due to the rise of the land upward and into the community.

LJA Response: Thank you for your comment. This process is a jurisdictional change from Arapahoe County to the City of Aurora. I general offsite vehicle noise cannot be addressed with this process. No development proposals are a part of this application.

2) How will the Aurora Gun Club be impacted by these annexations and new development plans?

LJA Response: Thank you for your comment. This process is a jurisdictional change from Arapahoe County to the City of Aurora. No impacts to Aurora Gun Club are expected since that facility is outside of the annexation boundary.

B. Questions for Clarification:

1) Will the definition of MU-R Mixed Use-Regional and R-3 Medium-Density Residential be clearly defined, why does the plan not clearly confirm that the plan conforms with the Innovation District and Emerging Neighborhood designations as outlined with the Future Land Use Map?

LJA Response: Thank you for your comment. The zone districts MU-R and R-3 are defined within the City of Aurora development code. The zone districts proposed conform to the place types as described in the Aurora Places Comprehensive Master Plan.

2) The parcels do not appear to meet the Placetype Plan within the Aurora Places Comprehensive Plan when considering the direct impact of the rezoning directly bordering TBE development which is zoned and built as Rural Agriculture?

LJA Response: Thank you for your comment. I'm not entirely sure what you mean by "the parcels do not appear to meet the Placetype Plan." The City of Aurora's comprehensive plan (Aurora Places) is a forward-looking document which among other things helps to establish zoning for a particular property. The zoning proposed for the property is consistent with the Aurora Places designation and per the letter from Arapahoe County the proposed zoning (in Aurora) is consistent with the Arapahoe County Zoning and compatible in use to the adjoining residential uses.

The two subject parcels are currently zoned in Arapahoe County as PUD (1975-12-4-00-004) (west of Gun Club) and MU Mixed Use (1977-07-3-00-001) (East of Gun Club). The existing Arapahoe County zoning of the western portion of Thunderbird Estates is MU Mixed Use. Per Arapahoe County's development code: "The purpose of the MU district is to establish and design a neighborhood with a mix of commercial and higher density residential land uses adjacent to transit and major road corridors in an urbanized area to offer greater opportunities to live, work, and recreate within close proximity." Uses permitted in the MU district include bars, motels, and offices. These uses are not permitted in R-3 (Aurora) which permits primary residential uses. R-3 zoning may be considered more compatible to Thunderbird Estates (then the existing MU zoning) since commercial uses would not generally be permitted in an R-3 zone district.

3) With no RTD Service in the area, what accommodation will be made for those who new residents who cannot afford to own a car, the elderly, the incapacitated, and children?

LJA Response: Thank you for your comment. This is not a requirement for the annexation and zoning of a property. This process is a jurisdictional change from Arapahoe County to the City of Aurora.

4) Who will provide funding for increased police support from Arapahoe County Sheriff and City of Aurora police/traffic enforcement already sadly lacking in personnel?

LJA Response: Thank you for your comment. In general developments must pay impact fees for service impacts. Please review the City of Aurora Unified Development Ordinance for these requirements. Since this process is an only jurisdictional change from Arapahoe County to the City of Aurora, impacts are expected to be minor.

5) Who will regulate and mitigate the night sky light pollution (photometric)?

LJA Response: Thank you for your comment. Please review the City of Aurora Unified Development Ordinance for these requirements as future development would be required to comply with the City of Aurora's municipal code. Since this process is an only jurisdictional change from Arapahoe County to the City of Aurora, impacts as a part of this process are expected to be minor.

6) Current residents have witnessed Coal Creek flood Alameda/Gun Club Road for thousands of feet up to Bayaud – how, and by whom, will flood water drainage be assured to protect TBE and newly annexed properties?

LJA Response: Thank you for your comments. This process is a jurisdictional change from Arapahoe County to the City of Aurora. No development proposals are a part of this application. Typically issues such as drainage, floodplain, and traffic are addressed at the time of a development proposal as required by the City of Aurora's code.

7) Clearly define how and by whom the control of storm water and associated pollutants that leave the site will be managed.

LJA Response: Thank you for your comments. This process is a jurisdictional change from Arapahoe County to the City of Aurora. No development proposals are a part of this application. Typically, these issues are addressed at the time of a development proposal as required by the City of Aurora's code.

8) Clarifying discussions are needed regarding parks and open spaces and schools in order for the surrounding communities, HOAs and tax paying citizens to clearly understand how their hard-earned dollars are being used, and will the parks/recreation centers within the surrounding HOAs be overrun by people who do not pay into that park/rec system? What benefit is "cash in lieu of" to the tax/dues paying residents?

LJA Response: Thank you for your comments. This process is a jurisdictional change from Arapahoe County to

the City of Aurora. No development proposals are a part of this application. Typically, these issues at the time of a development proposal as required by the City of Aurora's code. Please review the City of Aurora Unified Development Ordinance for impact fees and public land dedication requirements.

9) What does the UDO require for buffers to protect TBE views of the backs of the commercial buildings? Buffering cannot be met through the installation of street trees only?

LJA Response: Thank you for your comments. Please review the City of Aurora Unified Development Ordinance for buffering requirements. Buffering is generally specific to proposed uses. This process is a jurisdictional change from Arapahoe County to the City of Aurora. No proposals for development or specific uses are a part of this application.

BLUE SHEET

From: Wile, Sarah
To: Gubrud, Stephen
Subject: FW: Aurora Referral For Case #DA-2426-00 (Project # 1940263) Email 1 of 3 - Cindy Hull
Date: Monday, June 8, 2026 8:41:51 AM
Attachments: image001.png

Sarah Wile, AICP
Senior Planner III
Planning & Business Development | City of Aurora
Phone: 303.739.7857



Facebook | Instagram | Nextdoor | AuroraTV.org | X

From: cindy hull <chull53@msn.com>
Sent: Sunday, June 7, 2026 1:47 PM
To: Wile, Sarah <swile@auroragov.org>
Subject: Fw: Aurora Referral For Case #DA-2426-00 (Project # 1940263) Email 1 of 3 - Cindy Hull

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Report Suspicious

Hello Sarah....

As the Case Mgr. for the Planning Dept. for the above project, I thought I would fwd the below email to you as well for what it's worth. I have more photos of what it looks like out here when we have heavy rains which I sent to Ava which I sent in separate emails to her but will not send to you unless you are interested. Many of us are concerned about the proposals scope, traffic impacts, stormwater/floodplain modeling, and mitigation measures that will be done before anything begins and maybe this info will be forthcoming. If this re-zoning is approved, what will the current roads be like and what can they build on these parcels? On the zoom call 2/23/26, it was not stated what they intend to build there.

Cindy Hull
Thunderbird Estates

From: cindy hull <chull53@msn.com>
Sent: Sunday, March 1, 2026 12:06 AM
To: apecherzewski@arapahoegov.com <apecherzewski@arapahoegov.com>
Subject: Aurora Referral For Case #DA-2426-00 (Project # 1940263) Email 1 of 3 - Cindy Hull

March 1, 2026

Ava Pecherzewski, AICP
Development Review Planning Manager
Arapahoe County Dept of Public Works & Development

RE: Aurora Referral For Case DA-2426-00 (Project NO. 1940263)
222 S. Gun Club Road Zoning Map Amendment/Future Annexation

Dear Ava,

I am writing you today after reading your letter to Stephen Gubrud, Planner II with the City of Aurora as part of the public comments for the above project. My home is to the east of the parcels for this request specifically; it borders the east end of the larger parcel on the NE corner of Alameda and Gun Club Rd. and I have been here for 40 years. We were always under the impression that there would be no development of this property because of the 500-Year Floodplain besides maybe a park area but…. here we are. If I may make a few comments regarding your letter within the subtitles you listed:

- **Engineering** – the floodplain in your first bullet point. My major concern is that the flooding issues out here are not minimized, and special consideration is required (as you note) and ADHERED TO for the mitigation of this floodplain. I am attaching photos of what this area looks like when we get a good rainstorm which typically happens once a year, some being worse in intensity than others. Some are from 2013 and 2014, and some are current. It's a downhill slope from the east, so all the water makes its way west and down through our properties. I apologize for sending them in 3 different emails, but I wasn't able to attach them into one. The Robinsons that live just east of me sent me a few photos of the aftermath of one storm where we got approximately 5" in 45 minutes. And I quote them, "we were told by SEMSWA that it being a 500-year storm, existing controls were overwhelmed. The intersection of Coolidge and Alameda was under water, and our house was an island, completely surrounded by water. The water was over the top of two window wells, windows broke due to the pressure and we ended up with 40" of water in the basement". At our Zoom neighborhood meeting on February 23rd, Jonah Weiss, the engineer for LJA,

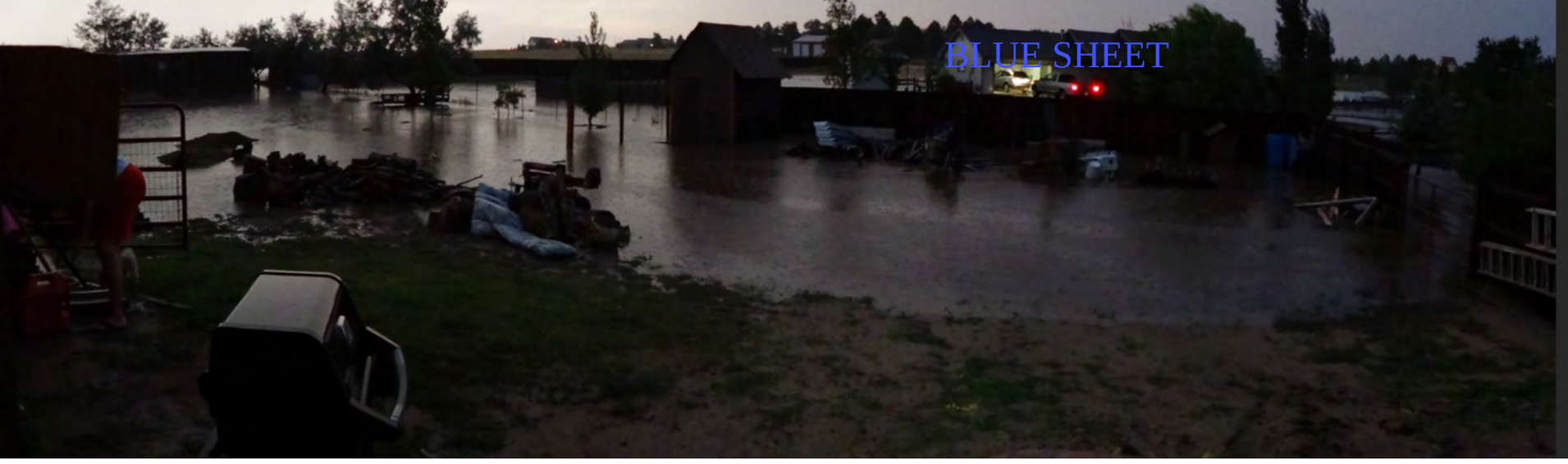
seemed dismissive of my concerns (he did receive the photos) and basically said all the water flows down thru the properties and onto the parcel(s) in question, illuding to …. there is no concern. Without proper mitigation, the water will not flow correctly, and our homes, out-buildings, livestock, etc., will suffer damage.

- **Transportation** – you mention the possibility of cut through traffic occurring on Coolidge St./Ellsworth. It may not be documented, but it has already been happening for some time now because of the traffic back up at busy times during the day at the Alameda/Gun Club Rd. intersection. My guess is that it will continue, even after the signalization at that intersection as they can make the easy cut through and not have to wait for a light at Ellsworth and Gun Club Rd.

In closing, I realize the inevitability that something will be built there but my hope is that if all is approved for these property owners, it will be for single family homes at a max of 2 stories in height to keep the look and ambience of our semi-rural neighborhood and that as a widow of 72, I and other neighbors, won't have to worry about flooding. Thank you for your time.

Cindy Hull
Thunderbird Estates
23768 E Byers Pl
Aurora, CO 80018




BLUE SHEET





BLUE SHEET

From: Bonnie Rader
To: Gubrud, Stephen
Subject: FW: Project #: 1940263 Development Application: DA-2426-01
Date: Monday, June 8, 2026 1:22:12 PM

This Message Is From an Untrusted Sender
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Report Suspicious

From: Bonnie L. Rader
71 Algonquian Street, Aurora, CO 80018
303-912-2905

TO: Stephen GuBrud, City of Aurora Planning Department Case Manager
sgubrud@auroragov.org>

RE: Planning Department Development Application
Project #: 1940263
Development Application: DA-2426-01
Case #: 2025-2004-00
Application Summary: Request for approval by the City of Aurora Planning for a Zoning Map Amendment 46 acres to a mix of Mixed-Use Regional (MU-R) and Medium-Density Multi-family (R-3) Zone Districts.

June 8, 2026

Mr. GuBrud:

We have been made aware of the Planning and Zoning Commission Hearing on 06/10/2026. Our family has been preoccupied with serious medical issues and resultant surgeries, and we are just now free to contact you to ask you if comment continues to be accepted on this development application? If yes, we submit the following comments that Richard and Bonnie Rader, residents living in Thunderbird Estates, object to the City of Aurora Planning and Zoning Commission approval of the LJA rezoning request.

1. LJA has clearly refused to address any responsibility for the intended use of the properties, which would include probable prohibitive costs if the properties that are located within the 500-year floodplain are developed after the annexation. The City of Aurora should not approve such an annexation without full knowledge and approval for the safety for future inhabitants of the properties,

2. LJA claims that this application is merely a request to rezone, and they are not submitting an actual development plan, thereby avoiding responsibility for any future actions taken within the properties, leaving future developers to bear the hidden costs and threats to human health from development on the properties,

3. LJA has been forewarned by many agencies and citizen concerns regarding the required

mitigation of this floodplain for the protection of life and property and avoidance of upstream impacts to properties, which will be located within the City of Aurora if annexed. They deny their responsibility for annexing and selling the land for development by responding ***"LJA acknowledges this issue, the City of Aurora would need to address this."***

4. LJA does not accept any responsibility by constantly commenting ***"annexed properties will comply with all applicable requirements as established by the City of Aurora for floodplains.",***

5. LJA appears to be ignoring the existing Arapahoe County warnings and recommendations for when these properties may be developed because LJA is aware that if they are involved in a development plan, they can request a variance for the floodplain.

The Raders request that the City of Aurora be diligent and proactive when annexing properties that, in the future could be a hazard to human health and require prohibitive costs for uninformed developers and builders.

Richard & Bonnie Rader
71 Algonquian St.
Aurora, CO 80018

Thunderbird Estates
P. O. Box 512,
Watkins, CO 80137 – 0512

DA-2426-00 Applicant Contact:

Jonah Weiss
LJA Engineering
1765 W 121st Ave. Ste. 300
Westminster, CO 80234

Jonah,

The Thunderbird Estates HOA formally requests that the owners of the 30+ acre parcel at the corner of Alameda and Gun Club promptly address the hazardous fire conditions on the property. Our neighborhood experienced a major fire only a few years ago, and this year's dry conditions continue to create a serious risk. Because Thunderbird Estates has no fire hydrants and limited fire-suppression resources, a fast-moving fire would be difficult to contain and would put nearby homes and residents in danger.

Residents whose properties border this parcel are understandably concerned and have already mowed a 4-foot strip along the lot line to help reduce the risk. That responsibility should not fall on neighboring homeowners. For public safety and responsible land management, we urge the owners to clear the combustible material on the parcel or move it back as far as possible. At a minimum, we request a 50-foot setback from all perimeter property lines.

Thank you for your prompt attention to this request.

Sincerely,

Rudy A. Villarreal, Jr.

303.913.3239

TBE HOA board member

8bc. 222 S GUN CLUB ROAD – ZONING MAP AMENDMENTS TO INITIALLY REZONE TO MU-R AND R-3

The applicant, LJA Engineering, requests approval of a Zoning Map Amendment for the initial zoning of two parcels totaling approximately 46.64 acres. The requested zoning for these parcels is MU-R (Mixed-Use Regional) zone district for Arapahoe County Parcel #1975-12-4-00-004 located on the west side of S Gun Club Road, and R-3 (Medium Density Multi-family Residential) zone district for Arapahoe County Parcel # 1977-07-3-00-001, located on the east side of S Gun Club Road, respectively.

This initial zoning application is being requested along with an annexation request for the same parcels. Annexations are not heard by the Planning and Zoning Commission. The subject parcels are located on both the west and east sides of S Gun Club Road. The easterly parcel is located on the northeast corner of S Gun Club Road and E Alameda Avenue. The second parcel is located across S Gun Club Road Right-Of-Way directly south of the subject parcels relating to the prior application zoning request (DA-2426-01). The subject properties are located within both the Innovation Campus District placetype (west of S Gun Club Road) and the Emerging Neighborhood placetype (east of S Gun Club Road) according to the Aurora Places Comprehensive Plan. The subject parcel located on the west side of S Gun Club Road is bordered by POS (Parks and Open Space) district to the west, and unincorporated Arapahoe County to the south, east, and north. The property located on the east side of S Gun Club Road is currently bordered by unincorporated Arapahoe County on all sides.

The MU-R zoning designation, requested for the smaller parcel on the west side of S Gun Club Road, allows for a wide variety of uses including commercial, retail, office, and some limited residential options. The MU-R district is intended to serve “image making” areas in Aurora such as gateways, major arterial streets and highway intersections, and regional activity centers. The MU-R district intends to promote a distinctive, unified character and to ensure high-quality development.

The proposed R-3 zone district is intended to promote and preserve development of medium-density single-family and multifamily housing in close proximity to collector streets and public transit facilities. Uses in this district include a diverse range of housing types, ranging from single-family and two-family residences to medium-density multifamily housing. These parcels are situated on an arterial street in S Gun Club Road, with new development occurring in surrounding areas. Both parcels are currently vacant, and no site plan applications have been submitted. Both parcels fall within the Buckley Spaceport Influence Overlay Zone District and are located just outside of the Coal Creek Floodway.

As is customary in a rezoning case, abutting property owners were notified of this application. Several neighborhood comments were received from residents of the abutting rural residential subdivision, Thunderbird Estates, located within unincorporated Arapahoe County to the north and east. Due to the number of comments received, and the variety of concerns expressed, a neighborhood meeting was held on February 23, 2026. The input provided by Thunderbird Estates has been included as a major issue discussed during initial zoning review and will be represented in the subsequent sections of this report.

Testimony Given at the Hearing:

The staff presentation was covered in Agenda Item 8a.

Planning Commission Results

AGENDA ITEM 8b – ZONING MAP AMENDMENT TO INITIALLY ZONE TO MU-R

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

RECOMMEND APPROVAL TO THE CITY COUNCIL FOR THE 222 S GUN CLUB ROAD INITIAL ZONING (ZONING MAP AMENDMENT) TO MU-R (MIXED-USE REGIONAL) FOR THE SUBJECT PARCEL #1975-12-4-00-004 LOCATED ON THE WEST SIDE OF S GUN CLUB ROAD BECAUSE THE PROPOSAL COMPLIES WITH THE REQUIREMENTS OF SECTION 146-5.4.1.C OF THE UNIFIED DEVELOPMENT ORDINANCE FOR THE FOLLOWING REASONS:

1. THE INITIAL ZONING AND RELATED ANNEXATION ARE NEEDED TO INTEGRATE THE EXISTING PARCELS INTO THE SURROUNDING CITY OF AURORA ZONING TO RESULT IN CONSISTENT ZONING AND JURISDICTION IN THIS DEVELOPING AREA. CONSISTENT ZONING AND JURISDICTION HELP TO CLARIFY EXPECTATIONS FOR DEVELOPMENT RESPONSIBILITIES AS WELL AS MAINTENANCE OF PUBLIC INFRASTRUCTURE AND PROVISION OF SERVICES.
2. THE SITE IS PROXIMATE TO TRANSPORTATION FACILITIES IN E-470, AND SURROUNDING AREAS ARE ALSO SEEING NEW DEVELOPMENTS IN THE CITY.
3. THE POTENTIAL SIZE, SCALE, HEIGHT, AND DENSITY OF THE PROPOSED INITIAL ZONING TO MU-R IS COMPATIBLE WITH THE CURRENT IMPACTS ASSOCIATED WITH THE NEARBY MU-R ZONED AREAS. ANY FUTURE DEVELOPMENT WILL MEET ALL STANDARDS IMPOSED WITHIN THE MU-R DISTRICT.
4. THE PROPOSED MU-R ZONE DISTRICT MEETS THE INTENT OF THE INNOVATION CAMPUS DISTRICT PLACETYPE IN THAT IT ALLOWS OPPORTUNITY FOR ADDED DIVERSITY OF USES, SUCH AS COMMERCIAL, OFFICE, INSTITUTIONAL, RETAIL, ETC., WHICH WOULD CONTRIBUTE TO ENCOURAGING PEOPLE AND ORGANIZATIONS TO COLLOCATE, EXCHANGE IDEAS, AND BENEFIT FROM ONE ANOTHER.
5. THE INITIAL ZONING OF THE WESTERN PROPERTY TO MU-R WILL BE A BENEFIT TO THE SURROUNDING NEIGHBORHOODS BY PROVIDING COMMERCIAL AND RETAIL OPPORTUNITIES IN AN AREA LARGELY DEVOID OF SUCH OPTIONS.
6. THE PROPOSED ZONING MAP AMENDMENT WOULD PROVIDE PROGRESS TOWARD MEETING GENERAL EMPLOYMENT GOALS OUTLINED IN THE COMPREHENSIVE PLAN, INCLUDING SUPPORTING A GROWING AVAILABILITY OF JOB OPPORTUNITIES FOR PEOPLE WITH A VARIETY OF SKILL LEVELS AND EXPERIENCE.

Further Discussion:
Chair Walls stated that the comments made for Agenda Item 8a also apply to this agenda item.

MOTION PASSED UNANIMOUSLY

AGENDA ITEM 8c – ZONING MAP AMENDMENT TO INITIALLY ZONE TO R-3

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

RECOMMEND APPROVAL TO THE CITY COUNCIL FOR THE 222 S GUN CLUB ROAD – ZONING MAP AMENDMENT TO R-3 (MEDIUM DENSITY MULTIFAMILY RESIDENTIAL) ZONE DISTRICT FOR THE SUBJECT PARCEL # 1977-07-3-00-001, LOCATED ON THE EAST SIDE OF S GUN CLUB ROAD, BECAUSE THE PROPOSAL COMPLIES WITH THE REQUIREMENTS OF SECTION 146-5.4.1.C OF THE UNIFIED DEVELOPMENT ORDINANCE FOR THE FOLLOWING REASONS:

1. THE INITIAL ZONING AND RELATED ANNEXATION ARE NEEDED TO INTEGRATE THE EXISTING PARCELS INTO THE SURROUNDING CITY OF AURORA ZONING TO RESULT IN CONSISTENT ZONING AND JURISDICTION IN THIS DEVELOPING AREA. CONSISTENT ZONING AND JURISDICTION HELP TO CLARIFY EXPECTATIONS FOR DEVELOPMENT RESPONSIBILITIES AS WELL AS MAINTENANCE OF PUBLIC INFRASTRUCTURE AND PROVISION OF SERVICES.
2. THE SITE IS PROXIMATE TO TRANSPORTATION FACILITIES IN E-470, AND SURROUNDING AREAS ARE ALSO SEEING NEW DEVELOPMENTS IN THE CITY.
3. THE POTENTIAL SIZE, SCALE, HEIGHT, AND DENSITY OF THE PROPOSED INITIAL ZONING TO R-3 IS COMPATIBLE WITH THE CURRENT IMPACTS ASSOCIATED WITH THE NEARBY RESIDENTIAL ZONED AREAS. ANY FUTURE DEVELOPMENT WILL MEET ALL STANDARDS IMPOSED WITHIN THE R-3 DISTRICT.
4. THE PROPOSED R-3 ZONE DISTRICT MEETS THE INTENT OF THE EMERGING NEIGHBORHOOD PLACETYPE IN THAT IT ALLOWS THE DEVELOPMENT OF A DIVERSITY OF RESIDENTIAL DWELLING TYPES AND WOULD CONTRIBUTE TO FURTHER DIVERSIFYING NEIGHBORHOOD CHOICES BY OFFERING OPPORTUNITY FOR A MIX OF HOUSING TYPES AT VARYING DENSITIES WITHIN THE NEIGHBORHOOD FABRIC.
5. THE INITIAL ZONING OF THE EASTERN PROPERTY TO R-3 WILL BE A BENEFIT TO SURROUNDING NEIGHBORHOODS AS NEW RESIDENTIAL COULD SERVE AS A LAND USE BUFFER TO THE WEST ALTERNATIVE TO IF THE SITE WERE TO BE DEVELOPED AS NON-RESIDENTIAL.
6. THE PROPOSED ZONING MAP AMENDMENT WOULD PROVIDE PROGRESS TOWARD MEETING HOUSING GOALS OUTLINED IN THE COMPREHENSIVE PLAN, PROVIDING OPPORTUNITY TO INCREASE HIGH-QUALITY HOUSING OPTIONS OF ALL TYPES AND AT ALL PRICE LEVELS THROUGHOUT THE CITY THROUGH ONGOING COLLABORATION WITH THE DEVELOPMENT COMMUNITY.

Further Discussion:
Chair Walls stated that the comments made for Agenda Items 8a and b also apply to this agenda item.

Commissioner Jetchick indicated support of the motion.

MOTION PASSED UNANIMOUSLY

Project No: DA-2426-00

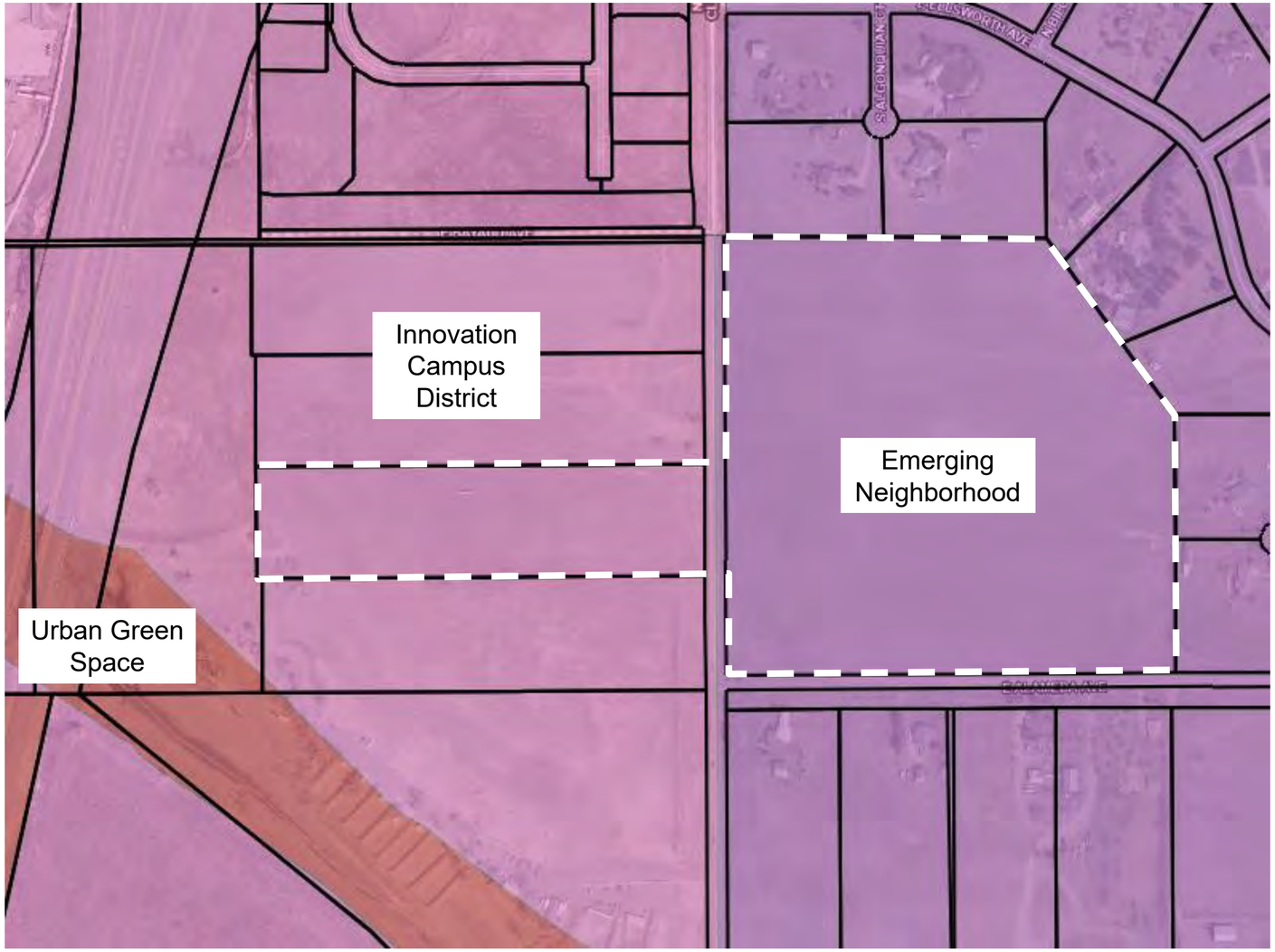
Aurora City Council

July 13, 2026

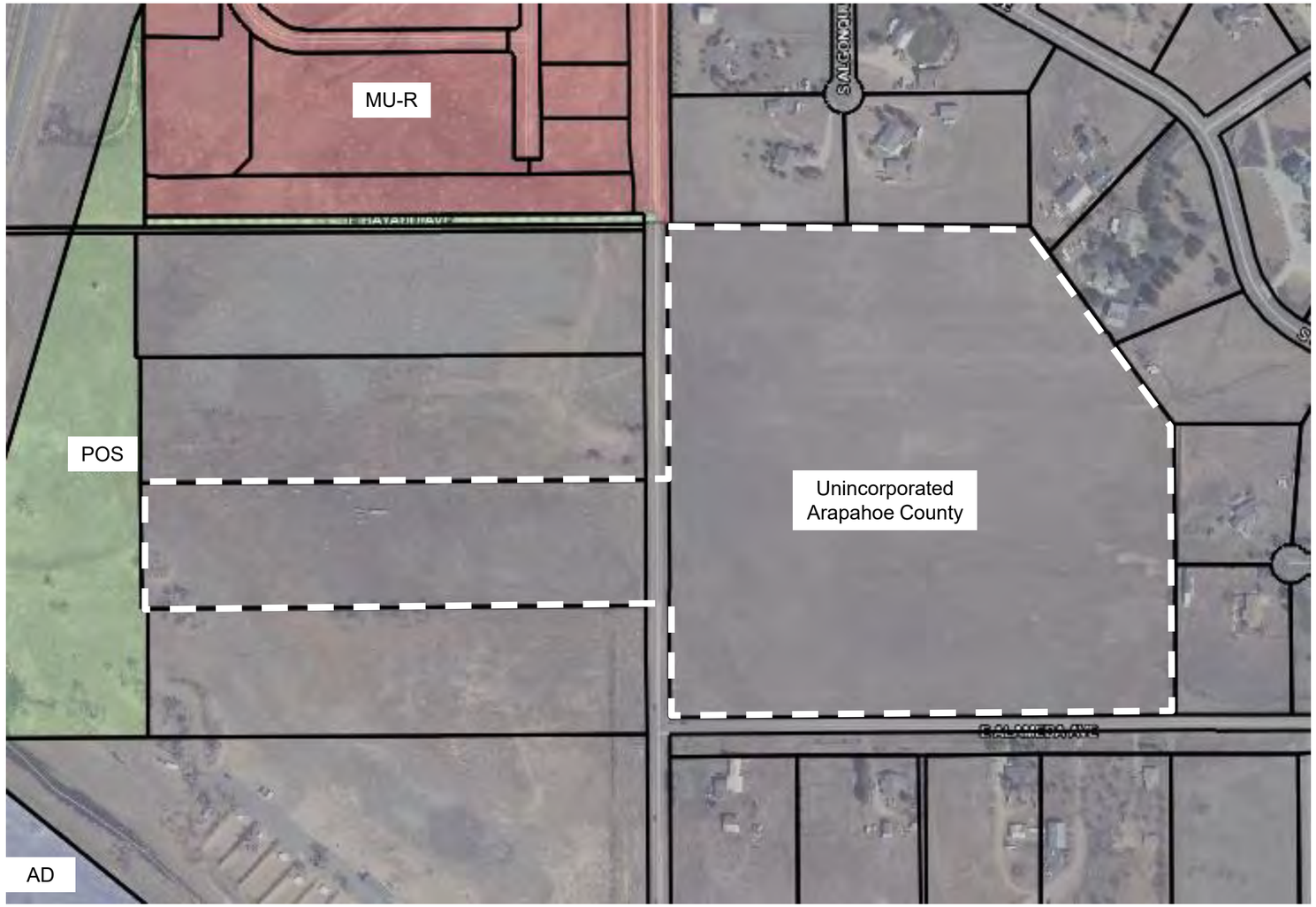
222 S Gun Club Road – Zoning Map Amendments



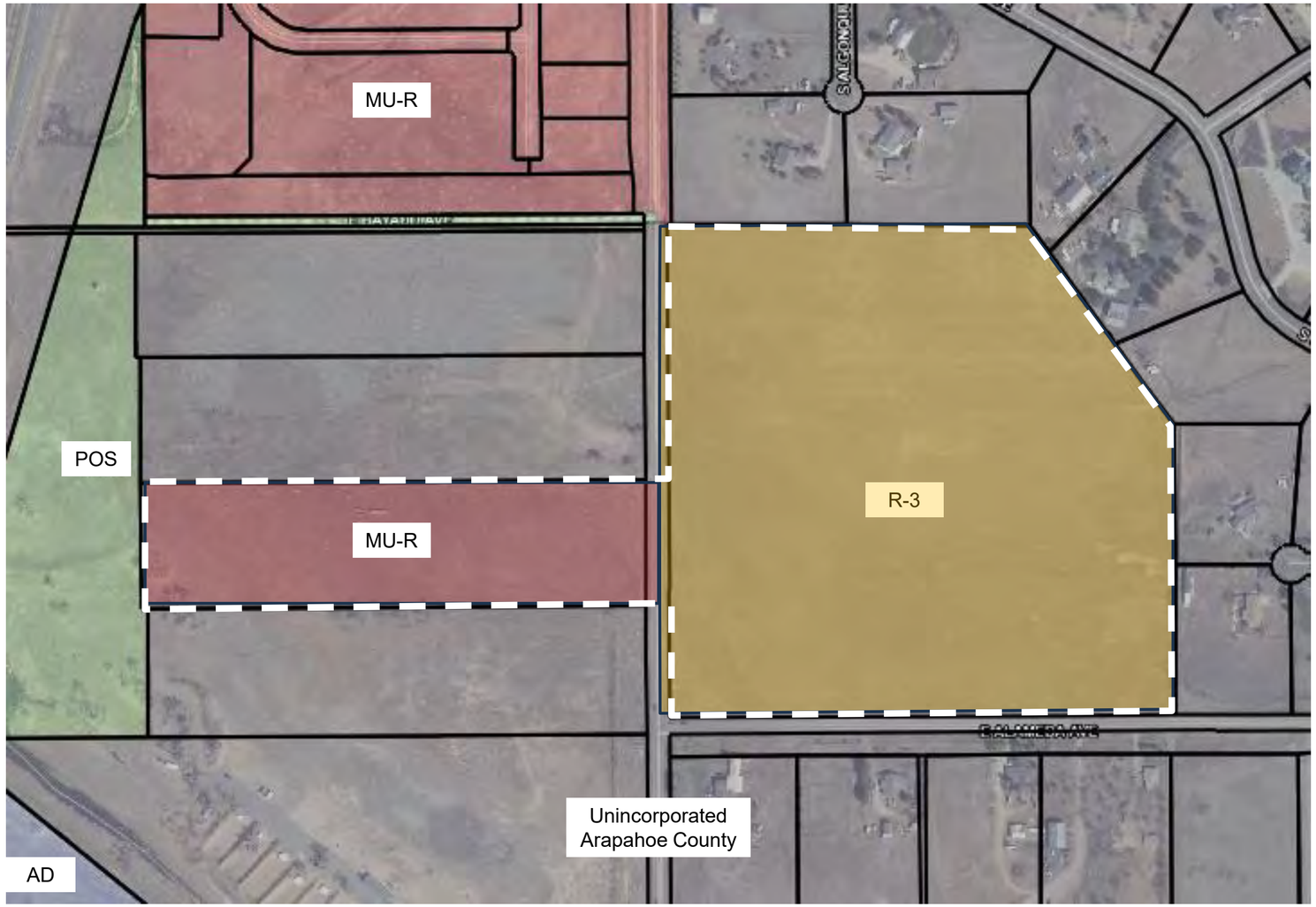
Vicinity Map



Placetype Map



Current Zoning Map



Proposed Zoning Map

Approval Criteria

City of Aurora Unified Development Ordinance, Section 146-5.4.1.C.3 , Zoning Map Amendment:

An application for changes to the Zoning Map for individual parcels shall only be recommended if the Planning Director and the Planning and Zoning Commission finds that the following criteria have been met, and shall only be approved if City Council finds that the following criteria have been met:

1. *The change to the Zoning Map is needed to correct an error (change in the character of surrounding areas does not constitute an error in the map); or*

2. *The change to the Zoning Map is required because of changed conditions or circumstances on the property or in the surrounding area and:*

a) *The applicant has demonstrated that the proposed rezoning is consistent with the spirit and intent of the Comprehensive Plan, with other policies and plans adopted by the City Council, and with the purpose statement of the proposed new zone district;*
b) *The applicant has demonstrated that the size, scale, height, density, and multi-modal traffic impacts of the proposed rezoning are compatible with surrounding development or can be made compatible with surrounding development through development conditions; and*
c) *The applicant demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Comprehensive Plan goals that would be achieved by approval of the application.*

Planning and Zoning Commission Recommendations

- Recommended approval (6-0) of the Zoning Map Amendment for the Initial Zoning of approximately 10 acres to the MU-R Zone District to City Council.

- Recommend approval (6-0) of the Zoning Map Amendment for the Initial Zoning of approximately 35.7 acres to the R-3 Zone District to City Council.

ORDINANCE NO. 2026- ____

A BILL

FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, INITIALLY ZONING A PARCEL OF LAND MEASURING 35.7 ACRES, MORE OR LESS, LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF SOUTH GUN CLUB ROAD AND EAST ALAMEDA AVENUE TO MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL (R-3) AND AMENDING THE ZONING MAP ACCORDINGLY (222 S GUN CLUB ROAD ZONING MAP AMENDMENT II)

WHEREAS, the applicant has requested that approximately 35.7 acres of land (the "Property"), more or less, generally located at the northeast corner of the intersection of South Gun Club Road and East Alameda Avenue be zoned to Medium Density Mult-Family Residential (R-3); and

WHEREAS, Section 146-5.4.1.C.3 of the Uniform Development Ordinance provides that all applications for the rezoning of property within the City of Aurora, Colorado (the "City"), shall be presented for a public hearing, both to the Planning and Zoning Commission, who shall render a recommendation to City Council, and to City Council for final decision; and

WHEREAS, on June 10, 2026, following a public hearing, the Planning and Zoning Commission voted to recommend the zoning of the Property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. Based on the evidence presented at tonight's public hearing, City Council finds and determines that: the zoning is consistent with the spirit and intent of the Comprehensive Plan, is compatible with surrounding development, and would not result in a significant dislocation of tenants or occupants of the Property.

Section 2. The Property, as more particularly described in "Exhibit A" attached hereto and incorporated herein, is zoned Medium Density Mult-Family Residential (R-3) and the zoning map is hereby amended in accordance with said zoning.

Section 3. Pursuant to Section 5-5 of the Charter of the City of Aurora, Colorado, the second publication of this Ordinance shall be by reference, utilizing the ordinance title. Copies of this Ordinance are available at the Office of the City Clerk.

Section 4. Repealer. All orders, resolutions, or ordinances in conflict with this Ordinance or with any of the documents hereby approved, are hereby repealed only to the extent of such conflict. This repealer shall not be construed as reviving any resolution, ordinance, or part thereof, heretofore repealed.

INTRODUCED, READ AND ORDERED PUBLISHED this _____ day of _____, 2026.

PASSED AND ORDERED PUBLISHED this _____ day of _____, 2026.

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

CITY ATTORNEY PETE SCHULTE

BY: Lena McClelland MP
LENA MCCLELLAND, Sr. Assistant City Attorney

CITY OF AURORA
Late Submission Approval for Agenda Item

Item Title: 222 Gun Club Road Annexation Agreement
Item Initiator: Cesarina Dancy, Manager, Office of Development Assistance
Staff Source/Legal Source: Justin Andrews, Project Manager, Office of Development Assistance/ Brian Rulla, Senior Assistant City Attorney
Outside Speaker: n/a
Strategic Outcome: Economically Strong: Building a conducive development climate, a diverse mix of industries and housing options, and fostering economic growth so that our community thrives and remains resilient.

CRITERIA - PLEASE CONSIDER ITEM FOR LATE SUBMISSION FOR THE FOLLOWING REASON:

☒ There is a time-sensitive legal requirement that must be met and cannot be met by a future meeting date

☐ The delay will result in an adverse financial impact to the city

☐ The item is related to a disaster and must be addressed before the next available meeting

COUNCIL MEETING DATES FOR LATE SUBMISSION:

Study Session: n/a

Regular Meeting: 7/27/2026

EXPLANATION: *(Please provide a detailed explanation as to why the item falls into one or more of the above criteria and why it may not be set for a future meeting date.)*

The approval of this Annexation Agreement is time-sensitive for the July 27 City Council Meeting Date.

I understand the agenda item will not be added to the agenda without submitting this completed form as an attachment in e-Scribe. The agenda item will not be added to the agenda if the workflow is not completed by the WORKFLOW COMPLETED date indicated on the agenda deadline calendar.

Cesarina Dancy	Laura Perry
Agenda Item Initiator Name	Late Submission Approver Name (Council Appointee or DCM)
Cesarina Dancy 7/17/26	7/20/26
Agenda Item Initiator Signature Date	Late Submission Approver Signature Date

CITY OF AURORA
Council Agenda Commentary

Item Title: 222 Gun Club Road Annexation Agreement
Item Initiator: Cesarina Dancy, Manager of Development Assistance, Development Services
Staff Source/Legal Source: Justin Andrews, Project Manager, Development Services / Brian Rulla, Senior Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Economically Strong: Building a conducive development climate, a diverse mix of industries and housing options, and fostering economic growth so that our community thrives and remains resilient.

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: 7/27/2026

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Justin Andrews, Project Manager, Office of Development Assistance / Brian Rulla, Assistant City Attorney

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

☐ Approve Item and Move Forward to Study Session

☐ Approve Item and Move Forward to Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

☐ Approve Item as Proposed at Policy Committee

☐ Approve Item as Proposed at Study Session

☒ Approve Item as Proposed at Regular Meeting

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: ***(Check all that apply)***

☐ Recommends Approval ☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation ☒ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

A petition for annexation was filed with the City Clerk for annexation of two parcels totalling 46.6 acres owned by PCG Holdings. This parcel is located at the SEC of South Gun Glub Road and East Bayaud Avenue, on both the east and west side of South Gun Club Road. (see attached vicinity map).

City Council made a finding of substantial compliance regarding this annexation on June 8, 2026, and approved the Annexation and Initial Zoning Ordinances on first reading on July 13, 2026.

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

A petition for annexation was filed with the City Clerk for annexation of two parcels totalling 46.6 acres owned by PCG Holdings. This parcel is located at the SEC of South Gun Glub Road and East Bayaud Avenue, on both the east and west side of South Gun Club Road. (see attached vicinity map).

The parcel falls within the City's Annexation Boundary and meets contiguity requirements. A site plan for an commercial land use is anticipated following annexation.

The Initial Zoning Ordinance will be presented to City Council concurrently with the Annexation Ordinance. The initial zoning follows the City's Comprehensive Plan.

The annexation process follows state law, and this annexation will be considered over three City Council meetings. Consideration of this ordinance is item #3 listed below:

1) City Council considers approval of a Resolution making a finding that the Petition is in substantial compliance with statutory requirements and sets the Public Hearing date.
2) City Council conducts the Public Hearing, considers approval of a Resolution making a finding that the land is eligible for annexation, and considers Introduction of the Annexation Ordinance.
3) City Council considers the Annexation Ordinance on final reading and the Annexation Agreement will be presented for Council consideration.

The annexation agreement is in compliance with the City’s model.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to “Questions for Council”)

☒ Revenue Impact ☐ Budgeted Expenditure Impact ☐ Non-Budgeted Expenditure Impact
☐ Workload Impact ☐ No Fiscal Impact

REVENUE IMPACT
Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

Annexation obligates the City to provide municipal services and utilities upon development. The fiscal impact of this development will be offset by various fees and taxes.

BUDGETED EXPENDITURE IMPACT
Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

N/A

NON-BUDGETED EXPENDITURE IMPACT

Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

N/A

WORKLOAD IMPACT

Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

N/A

QUESTIONS FOR COUNCIL

Does City Council wish to approve this Annexation Agreement?

LEGAL COMMENTS

A municipality is not legally required to annex area pursuant to landowner's annexation petition, but may impose additional terms and conditions for annexation in accordance with Annexation Act. Superior v. Midcities Co., 933 P.2d 596 (Colo.1997). This Annexation Agreement memorializes those conditions. The agreement is based upon the City's model agreement. (Rulla)



Planning and Business Development
15151 E. Alameda Parkway
Aurora CO 80012 USA
AuroraGov.org
303.739.7250
GIS@auroragov.org

City of Aurora, Colorado

222 Gun Club Rd Annexation

ACCESSIBILITY STATEMENT
Please know that, while the city is working to make all information accessible, PDF map products are primarily visual in nature. If you have trouble accessing this document, please visit www.AuroraGov.org/Accessibility or call the Office of Accessibility (303-326-8858) and let us know how best to assist you.

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ANNEXATION AGREEMENT

PARCELS: 1975-12-4-00-004 & 1977-07-3-00-001

This Agreement ("Agreement") made and entered into this 25TH day of NOVEMBER, 2025, by and between PCG HOLDINGS, LLC ("Annexor") and the City of Aurora, a home rule municipal corporation of the Counties of Adams, Arapahoe, and Douglas, State of Colorado (the "City").

RECITALS

Annexor is the owner of the property described in Exhibit "A," attached hereto (the "Property") and has filed a petition to annex said property to the City.

In consideration of the foregoing premise and the covenants, promises, and agreements of each of the parties hereto, to be kept and performed by each of them, IT IS AGREED:

1. DEFINITIONS

1.1 "Annexor" shall mean and refer to Annexor, and its heirs, successors, assigns, and designees.

1.2 "Approvals" shall mean any ordinances, resolutions and/or other written instruments as may be required to effect approval of the annexation, this Agreement and any related zoning approvals in a form that is substantially consistent with the applications Petitioner submits in connection with the Petition.

1.3 "Capital Impact Fee" shall mean the City's fee established by City Council that shall be levied and assessed on a per-unit basis (residential uses) as a condition of issuance of a building permit for the purpose of defraying the projected impacts on capital facilities of the City caused by proposed development.

1.4 "City" shall mean the City of Aurora, Colorado.

1.5 "City Code" shall mean the City Code of the City of Aurora, Colorado.

1.6 "City Council" shall mean and refer to the City Council of the City.

1.7 "City Specifications" shall mean and refer to all rules, regulations, and standards however adopted by the City including but not limited to the City Storm Drainage and Technical Criteria Manual, The Aurora Water Standard Specifications Regarding Water, Sanitary Sewer, and Storm Drainage Infrastructure, City Rules and Regulations regarding Stormwater Discharges Associated with Construction

Activities as context requires and as each of the foregoing may be amended from time to time.

1.8 "Crossings" shall mean and refer to all bridges, culverts, or other types of facilities or structures used to cross roadways, drainage ways, or storm drainage areas.

1.9 "Drainage Master Plan" shall mean the overall plan developed by the General Manager of the Water Department, City Engineer, or their respective designees, that addresses various matters relating to storm drainage within the City, including the identification of drainage and flooding problems, the compilation of base data related to rainfall and runoff, proposals for controlling storm water flows, and cost control measures regarding the construction, operation and maintenance of drainage facilities.

1.10 *"Freeboard"* shall mean the vertical distance in feet above a predicted water surface elevation intended to provide a margin of safety to compensate for unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood such as debris blockage of bridge openings and the increased runoff due to urbanization of the watershed.

1.11 "Legal Challenge" shall mean either any third party commences any legal proceeding or other action that directly or indirectly challenges the City's annexation of the Property or the City's granting of the Approvals; or any third party submits a petition for a referendum seeking to reverse or nullify any of the Approvals.

1.12 "Major Drainage Facility" shall mean those drainage facilities as defined in Section 138-361 of the City Code, City's Drainage Master Plans and City Specifications.

1.13 "Minor Drainage Facility" shall mean those drainage facilities as defined in Section 138-361 of the City Code and City Specifications.

1.14 "Park Development Fee" shall mean the City's fee established by City Council, payable at the time of building permit issuance, that the City charges to offset the costs to the City of improvements to public park lands that are required to address the impacts to such parks from development on the Property.

1.15 "Petition" shall mean the Petition for Annexation that Annexor executed and submitted to the City on [JULY 8 ,]20 25 .

1.16 "Property" shall mean the real property described in Exhibit A, attached hereto and incorporated herein by reference.

1.17 "Regional Drainage Facility" shall mean those drainage facilities defined as "regional facilities" in Section 138-361 of the City Code and identified in City Master Plans.

1.18 "Regional Water and Sewer Infrastructure" shall mean infrastructure that provides service to multiple developments as further defined in City Code and identified in City Master Plans.

1.19 "Sewer Collection Lines" shall mean the sewer collection lines necessary to serve an individual development and in most cases are twelve inches (12") and smaller.

1.20 "Sewer Interceptor Development Fee" shall mean the City's fees established by City Council that the City charges for extension by the City of sewer interceptor lines and other improvements necessary to provide sanitary sewer service to development on the Property.

1.21 "Sewer Interceptor Lines" shall mean and refer to sewer lines which provide service to more than one subdivider and in most cases are larger than twelve inches (12") in diameter.

1.22 "Siren Fee" shall mean the City's established by City Council, payable at the time of subdivision platting, that the City charges for providing public safety warning sirens to serve the Property.

1.23 "Storm Drainage Development Fee" shall mean the City's fee established by City Council that is levied and assessed upon each vacant and undeveloped lot and parcel of land within the City for the purpose of funding the construction and installation of Regional Drainage Facilities in accordance with the Drainage Master Plan and Stormwater Capital Improvement Plan.

1.24 "Streets" shall mean and refer to local, residential, commercial, collector, minor, and principal arterial streets, highways, expressways, and roadways.

1.25 "Water Distribution Lines" shall mean the waterlines necessary to serve an individual development and in most cases are twelve inches (12") and smaller.

1.26 "Water Transmission Lines" shall mean and refer to water lines which provide service to more than one subdivider and in most cases are larger than twelve inches (12") in diameter.

1.27 "UDO" shall mean and refer to the Unified Development Ordinance adopted by City Council as may be amended from time to time.

2. STREETS

2.1 Annexor shall dedicate free and clear of all liens and encumbrances of any kind, all rights of way for public streets for the full width thereof, as required by the City. Annexor shall design and fully improve to City standards all public streets within the Property, and one half of all streets lying on or abutting the exterior boundaries of the Property, without cost to the City. Such dedication of streets shall occur at the time of City approval of each subdivision plat within the Property; however, Annexor agrees to dedicate such rights of way at an earlier time when determined by the City to be required for commencement of construction of such streets or for extension of utilities. An earlier dedication shall not relieve Annexor of its obligation to improve streets as provided herein.

2.2 Annexor agrees to convey to the City an easement in gross adjoining arterials, highways, and expressways to provide necessary cut and fill to establish the grade on a one-foot incline for every three-feet (3') of distance. Said easement shall be released to Annexor at such time as the adjacent property is filled and maintained at grade.

2.3 Annexor agrees to include the Property in districts or other mechanisms established by the City for improvement of roadways.

2.4 Annexor will pay or escrow the proportional share of the traffic signalization cost of perimeter and internal streets necessitated by the associated development as determined by an approved traffic impact analysis or by the City traffic engineer at such time as is required by City Code.

3. WATER AND SEWER

3.1 Annexor shall be responsible for design and construction of all Water Distribution Lines, Sewer Collection Lines, pump stations, lift stations and all associated appurtenances required to serve their Property.

3.2 The Annexor will be required to install and dedicate to the City regional infrastructure including Water Transmission Lines, Water Pump Stations, Sewer Interceptor Lines, Sewer Pump Stations, and all ancillary facilities required to serve the Property in accordance with the most recent respective City Specifications and citywide utility master plan. Annexor agrees to dedicate to the City all necessary unobstructed utility easements needed to operate and maintain water and sanitary sewer infrastructure to serve the Property, or for regional infrastructure through or on the Property. Annexor shall grant additional temporary construction easements for installation of utility infrastructure where required by the City. Annexor agrees to develop and provide to the City for review and approval prior to platting of the Property a master utilities plan for the annexed area. The master utilities plan shall describe collection facilities, distribution facilities, ancillary facilities and all

appurtenances required to serve the development as well as regional infrastructure required by City Master Plans. Regional infrastructure alignments shall be based on quarter section or planned rights-of-way as identified in the latest City transportation master plan.

3.3 Subject to Section 3.4 herein, the City shall provide offsite water and sewer service infrastructure to the Property after notification of need by Annexor as required for development of the Property but not before the timing identified in the most recent respective water or wastewater master plan. In the event Annexor desires to complete the development of any portion of the annexed lands prior to City's installation of offsite infrastructure and where the offsite infrastructure is Regional as defined by City Code, the Annexor may enter into a separate agreement whereby the City may reimburse Annexor for a portion of design and construction of said improvements.

3.4 Annexor agrees to pay to City all applicable fees per the most recent published fee schedule and timing established therein. The fee amount shall be that in effect at the time of payment. Nothing in this document limits the City from charging all necessary and appropriate fees. Annexor shall be responsible for all necessary and appropriate fees regardless of whether they are specifically mentioned herein.

3.5 There shall be no duty or obligation upon the City to furnish water or sanitary sewer facilities to the area sought to be annexed until such time as, in the sole discretion of City, sufficient acreage has been annexed and fees paid for extension of water and sewer facilities and to provide services to a sufficient number of inhabitants within the areas so as to make the construction and establishment of such services feasible. The City's obligation to provide water is subject to any water restrictions and rate modifications that the City Council enacts under its general police power including, but not limited to, drought management plans and regulations adopted by the City Council and/or the General Manager of the Water Department pursuant to City Code.

3.6 Notwithstanding the fees provided in this Article III, if provision of water and sewer services requires payment of fees or charges to regional or metropolitan service agencies or other third-party authorities, Annexor shall provide such funds as and when required by such service agency.

3.7 Annexor will pay connection fees as are required by the City at the time identified in the most recently published fee schedule. Annexor agrees that all promises of water and sanitary sewer service made by this Agreement are subject to any water and sewer tap allocation program of the City, and are uniformly applied subject to any other general restrictions of the City, or regional service agencies, relating to the provision of water and sanitary sewer service.

3.8 Accompanying the Petition for Annexation, Annexor shall deliver to City copies of special warranty deed(s) for the non-tributary and not non-tributary water within the Dawson, Denver, Arapahoe, and Laramie-Fox Hills aquifers that lie beneath Annexor's Property, along with an affidavit(s) by Annexor that the original fully executed deeds conveying ownership, right and title to the ground water will be delivered to the City prior to scheduling of the final reading and approval of the annexation by City Council. In addition to standard warranties of a deed of this type, the special warranty deed shall specifically warrant that the grantor or previous owners had not divested any ownership, right or title to the subject non-tributary and not non-tributary ground water prior to its conveyance to the City-. The special warranty deed shall be substantially in the form of the sample deed attached hereto and shall be held in escrow until the annexation is approved by City Council.

3.9 Annexor grants in perpetuity to the City the sole and exclusive right to claim, own, withdraw, appropriate, and use any and all water within the Dawson, Denver, Arapahoe, and Laramie-Fox Hills aquifers underlying the Property. Annexor irrevocably consents in perpetuity, pursuant to Section 37-90-137(4) of the Colorado Revised Statutes, as now existing or as later amended, to the withdrawal, appropriation, and use by the City of all such water, and agrees to execute any additional or supplemental consents thereto that may be required for the City to withdraw, appropriate, or use said water.

3.10 Annexor agrees that if it does not have the sole and exclusive right to any or all of the non-tributary and not non-tributary water that lies beneath the Property and for this reason or for other reasons, cannot comply with the requirements set forth in paragraphs 3.8 and 3.9, above, Annexor must satisfy the following requirements:

3.10.1 Accompanying the Petition for Annexation, Annexor must deliver to the City an affidavit by the Annexor stating the Annexor's current knowledge of the ownership of the non-tributary and not non-tributary ground water underlying the Property that cannot be conveyed to the City; and

3.10.2. Prior to the scheduling of the City Council meeting for final reading and approval of the annexation ordinance, Annexor shall deliver the following to the City:

3.10.2.1. A report containing the following information to be prepared by a person skilled in the knowledge of water rights: 1) the amount of ground water underlying the Property available for appropriation using parameters and information developed by the State Engineer, as well as more site specific information, if available; 2) the amount of ground water underlying the Property that was appropriated prior to July 6, 1973; 3) a description of any decreed rights to ground water underlying the Property and 4) any other information relevant to the use and ownership of the ground water underlying the Property; and

3.10.2.2. The monetary value of the ground water underlying the Property that is the value shall be determined based on the amount of ground water underlying the Property as determined in the report prepared pursuant to subparagraph 3.10.2.1., above, and the ground water values as determined by the Water Department; and

3.10.2.3 A special warranty deed satisfying the requirements of section 3.8 and 3.9 for the ground water rights that lies beneath the Property and can be conveyed from the annexor to the City.

3.11. The General Manager of the Water Department shall make a determination if Annexor has satisfied the requirements set forth in paragraphs 3.6 through 3.10., above, and in his/her sole discretion may modify the requirements if justified by special circumstances.

3.12. The drilling of water wells upon the Property shall not be commenced or undertaken without the prior written approval of the Aurora Water General Manager. To the extent that the City wishes to drill wells on the Property, the City agrees the location of such wells shall not affect materially the development plan. Annexor agrees to convey necessary easements to City for wells.

4. STORM DRAINAGE

4.1 Annexor shall be responsible for design and construction of all major, minor and regional stormwater infrastructure required by City Code, City master plans, and City Specifications.

4.2 Annexor shall pay the fees required by the most recently published fee schedule and at the timing identified therein.

4.2 In the event Annexor desires to complete the development of any portion of the annexed lands prior to completion of applicable Regional Drainage Facilities by the City, Annexor may make those improvements at its own expense. At its option, and subject to a separate agreement, the City may agree to reimburse Annexor at a future date for Annexor's cost, or a portion thereof, for construction of said improvements.

4.3 Annexor shall be responsible for the design and construction of Major and Minor Drainage Facilities as identified in the corresponding Major Basin Master Drainage Study, Outfall Systems Plan, and/or Local Master Drainage Study.

4.4 It shall be the responsibility of Annexor, at its sole expense, to provide adequate drainage, control, and conveyance of storm water as described in Section 138-366 of the City Code. Annexor shall dedicate all land within the 100-year floodplain plus the additional area needed to provide conveyance of runoff including freeboard as

defined in Section 138-366 of the City Code and/or the high-functioning/low maintenance channel width as identified by Mile High Flood District, whichever is greater, at the time of platting of any property located adjacent to the floodplain.

4.5 Annexor agrees to dedicate to the City all necessary unobstructed drainage easements as required by the City for private stormwater infrastructure and for regional infrastructure through or on the Property. Annexor shall grant additional temporary construction easements for installation of regional utility infrastructure where required by the City.

5. CROSSINGS

5.1 The parties mutually agree that whenever it is found and determined by the City that a crossing of drainage way, existing or proposed roadway, railroad, or any impediment to a roadway is required within the Property, the City shall specify design criteria, and Annexor shall construct the crossing, including transition improvements, in conjunction with the development of the Property. The crossings required for the described Property shall be constructed in conformance with City standards.

5.2 If a crossing is required on the exterior boundary of the Property, Annexor shall be responsible for its proportionate share of the construction cost as determined by the City.

6. PUBLIC LAND DEDICATION

6.1 Annexor agrees to dedicate land to the City to be used for public purposes, or pay cash-in-lieu of land if required by the City. The dedication of public land intended for parks and open space purposes shall comply with the requirements of the City Code as may be subsequently amended by the City Council. Land dedicated for public uses other than parks and open spaces shall equal one percent (1%) of residentially-zoned property and two percent (2%) of the property zoned non-residential. Dedication of public land for parks and open space purposes shall occur, by subdivision plat or separate document at the discretion of the City, at time of first subdivision plat within the Property or in accordance with timing/phasing requirements specified in a planning document for the Property approved by the City. All dedicated lands shall be platted by Annexor at the time of dedication in accordance with the City's subdivision regulations. The external boundaries of the dedicated land shall be monumented on the ground as required by the City Code.

6.2 In the event Annexor dedicates land within the Property pursuant to Section 6.1, Annexor shall meet all the standards for acceptance by the City as enumerated herein. All such dedicated or conveyed real property shall be dedicated for the perpetual use and benefit of the public by the dedication language of the relevant subdivision plat or shall be conveyed to the City by general warranty deed free and clear of mortgages, deeds of trust, and other liens of whatever sort, and be free and

clear of other restrictions, reservations, exceptions, covenants, easements, rights-of-way, severed mineral interests and other encumbrances (except easements of record), and other encumbrances or natural conditions, except for those to which the City had no reasonable objection in light of the intended use of the site, at no monetary cost to the City. Said land shall have zoning to permit the intended use.

6.3 In the event the City requires cash-in-lieu of land dedication pursuant to Section 6.1, Annexor shall pay money to the City in an amount equal to the fair market value of the land required for parks and open spaces. Said fair market value shall be based on the amount of land as if vacant, zoned for the intended use(s) and with public improvements, including but not limited to water, sanitary sewer, storm drainage, streets, curb, gutter and sidewalk, available to the perimeter of the property being valued.

6.4 Promptly upon applying for any subdivision plat within the Property, the approval of which will trigger any cash-in-lieu of land dedication payment, Annexor shall notify the City and commence negotiations to agree upon the amount of said payment. If available, Annexor- shall submit to the City a copy of an appraisal from a certified general appraiser on the subject land current within six months of the date of submittal. If the parties cannot agree upon the amount of any cash-in-lieu payment required by this Agreement, each party shall appoint an appraiser of its choosing, whose fees shall be paid by the appointing party. If the two appraisers thus appointed cannot agree on the amount, they shall jointly appoint a third appraiser whose fees shall be paid half by Annexor and half by the City. The amount shall be the average of the two appraisal amounts (out of three appraisals) that are closest to one another in value. Until the amount is established as provided in this Section 6.4, the City shall not approve the plat that triggers the cash-in-lieu payment at issue to proceed to final approval. The City agrees to respond with reasonable promptness in all matters regarding determination under this Section 6.4 so as to minimize the platting delay, if any, to Annexor.

6.5 Annexor agrees that if between the time of annexation and subdividing, any of the described Property is rezoned from a nonresidential to a residential classification, or a residential zoned area is rezoned to a higher density, the City may require additional land dedications or cash-in-lieu of land dedication at the time of subdivision platting.

6.6 To the extent the described Property is to be zoned residential, Annexor shall dedicate land for public schools as required by City Code Section 147-48. All land dedication or cash-in-lieu of land dedication for schools shall be due at the time of the platting of the first residential subdivision. Land dedicated for schools shall comply with the requirements of City Code.

6.7 Annexor agrees that lands to be dedicated for parks and open spaces and public purposes shall include all site and public improvements including, but not limited to

water, sanitary sewer, storm drainage, streets, curb, gutter and sidewalk. Annexor shall install such improvements when determined by the City to be necessary. (Alternatively, if determined by the City at the time of conveyance that the improvements are not needed at that time, then Annexor shall enter into a separate agreement specifying when and how the improvements will be made). No lands to be dedicated for public purposes shall be disturbed by Annexor in any manner to disrupt the natural landscape, unless first approved by the City. Annexor agrees that all lands donated to the City shall not be used as a borrow pit or fill area. Any sites dedicated for public purposes, but disturbed due to grading of adjacent sites, or lands within the floodplain disturbed due to storm drainage improvements, must be successfully planted or seeded by Annexor with native grasses acceptable to City to prevent erosion.

6.8 Annexor agrees to pay to City the Park Development Fee.

7. OIL AND GAS

7.1 Annexor agrees to comply with all City Code sections, rules, regulations, policies, procedures and standards related to any and all oil and gas infrastructure including but not limited to existing or future wells, pads sites, capped or abandoned wells, pipelines or any and all other appurtenances related to oil and gas operations, whether active or inactive.

8. URBAN SERVICES

8.1 Annexor agrees, pursuant to City Code Section 146-301, that the annexation of the Property to the City shall not create any additional cost or impose additional burden on the existing residents of the City to provide such public facilities and services to the Property after annexation. Annexor agrees that it shall be responsible for mitigating such impacts through compliance with standards and payment of fees that are adopted by the City Council, and that are generally applied and uniform in application to similarly situated properties. The standards and fees will be used to provide adequate public facilities and services to the development. Annexor shall pay the Capital Impact Fee for residential development as established by ordinance for the dwellings to be constructed within the Property.

8.2 Annexor shall petition for exclusion from any fire protection district that is reflected within the County Assessor's "Certificate of Taxes Due" upon completion of the annexation and approval of zoning. Annexor will use reasonable efforts to complete the exclusion and obtain the exclusion order before the first subdivision plat for the Property is approved by the City. At no cost to the City, the City agrees to cooperate and assist with Annexor's efforts to complete exclusion from the fire protection district. City shall provide fire protection upon exclusion of the property from the district. It is

expressly understood that the City may be unable to provide fire protection to any of the annexed land prior to the installation of required fire hydrants by Annexor.

8.3 If the area of the herein described annexation lies wholly or partially within a legally constituted water, sanitation, or water and sanitation district, there shall be no obligation on the part of the City to provide such utilities services to the areas within any such district, unless it is done by mutual agreement between the City and such district. However, if requested by the City, Annexor shall petition for exclusion from the district. In the event of exclusion, the City shall assume responsibility for service to the annexed area, and Annexor shall comply with all applicable utilities service provisions contained herein.

8.4 Annexor shall pay the Siren Fee established by City Council, at the time of subdivision plat approval to be used by the City to fund emergency warning sirens in the area. If requested by City, Annexor shall provide a minimum of ten (10) foot by ten (10) foot easement to locate the siren and tower.

9. GENERAL PROVISIONS

9.1 In accordance with Section 8.5 below, this Agreement shall be recorded with the Clerk and Recorder in ARAPAHOE County, Colorado, shall run with the land, and shall be binding upon and inure to the benefit of the heirs, successors, and assigns of the parties hereto. Annexor shall have the right to assign or transfer all or any portion of its interest, right, obligations under this Agreement to third parties acquiring an interest or estate in the Property, or of any improvements now or hereafter located on the Property, provided that to the extent Annexor assigns any of its obligations under this Agreement, the assignee of such obligations shall expressly assume such obligations. The express assumption of any of Annexor's obligations under this Agreement by its assignee or transferee shall, upon written notice to the City, thereby relieve Annexor of any further obligations under this agreement with respect to the matter so assumed. Annexor shall notify the City of assignments and the names of assignees. Every part of the Property shall at all times remain subject to all the obligations of this Agreement with respect to each and every part of the Property.

9.2 In order to facilitate construction of improvements and subject to the City's rights of review and approval under the laws of the State of Colorado and the City Code, City will consider the creation of one or more districts including, but not limited to special and general improvement districts authorized pursuant to Title 31, C.R.S., and special districts authorized pursuant to Title 32, C.R.S., to provide for the financing of public improvements. Annexor agrees that any special district established within the Property shall not levy, charge, or collect a sales tax, nor shall such district apply for or request Colorado Conservation Trust Funds as supplemented by the state lottery.

9.3 By entering into this Agreement, the City does not repeal any existing codes or ordinances, nor does the City intend to waive, limit, or impair its legislative, governmental, or police powers to adopt ordinances and regulations that apply to the property. No term or provision of this Agreement shall prohibit the enactment by the City Council or future City Councils of any fee, assessment, or ordinance applicable to the Property that is of general application to properties similarly situated.

9.4 No right or remedy of disconnection of the described Property from the City shall accrue from this Agreement, other than that provided by UDO §5.4.1.B. In the event the Property or any portion thereof is disconnected at Annexor's request, City shall have no obligation to serve the disconnected Property and this Agreement shall be void and of no further force and effect as to such Property.

9.5 This Agreement will not be recorded prior to the occurrence of final, non-appealable approval after expiration of all Legal Challenge periods applicable to the Approvals.

9.5.1. If annexation of the Property, any portion thereof, and/or any of the other Approvals is subjected to a Legal Challenge (whether by referendum or court action), the City and Annexor will be bound during the pendency of the Legal Challenge only by those provision of this Agreement that govern the parties' obligations prior to recording of this Agreement as contemplated in Section 8.1 above; provided, however, all provisions of this Agreement that govern the parties' obligations after recording of this Agreement as contemplated in Section 8.1 above, together with the duties and obligations of each party, shall be suspended pending the outcome of the Legal Challenge.

9.5.2. If a Legal Challenge results in a final, non-appealable invalidation of the Property's annexation, then this Agreement and all provisions contained herein shall be null and void and of no further effect.

9.5.3. If a Legal Challenge to any of the other Approvals results in a final, non-appealable invalidation of such Approval(s), the City and Annexor shall cooperate to cure the legal defect that resulted in such invalidation such that annexation of the Property may be made legally effective in accordance with the terms and conditions of the Petition.

9.5.3.1. Upon such cure this Agreement shall be deemed to be an agreement to annex the Property to the City pursuant to Section 31-12-121 of the Colorado Revised Statutes. As and when the Property becomes eligible for annexation as determined by City, Annexor shall reapply for annexation by submitting a petition for annexation in a form that is materially consistent with the Petition.

9.5.3.2. If the City and Annexor are unable to cure the legal defect such that annexation of the Property may be made legally effective in accordance with the terms and conditions of the Petition, the Petition shall be deemed withdrawn and annexation of the Property shall not proceed or be made legally effective.

9.5.4 If a Legal Challenge to annexation of the Property or to any of the other Approvals results in a final, non-appealable validation of the annexation or other Approvals, Annexor and the City shall be bound by all terms and provisions of this Agreement and, in accordance with the terms of the Petition, this Agreement shall be legally binding on the Property from and after the date on which this Agreement is recorded in pursuant to Section 8.1 above.

9.6 It is understood and agreed by the parties hereto that if any part, term, or provision of this Agreement is by the courts held to be illegal or in conflict with any law of the State of Colorado, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term, or provision held to be invalid.

9.7 All fees recited in this Agreement shall be subject to amendment by the City Council. Any amendment to fees shall be incorporated into this Agreement as if originally set forth herein. Nothing in this Agreement shall prevent, prohibit, diminish, or impair the City's home rule governmental authority to adopt fees or regulations to address the impacts of development.

9.8 Annexor agrees to include the Property in special and general improvement districts as may be organized by the City at any time pursuant to the provisions of Title 31, Article 25, Parts 5 and 6, of the Colorado Revised Statutes.

9.9 This instrument embodies the whole agreement of the parties. There are no promises, terms, conditions, or obligations other than those contained herein; and this Agreement shall supersede all previous communications, representations, or agreements, either verbal or written, between the parties hereto. Except as provided in Section 8.8, there shall be no modification of this Agreement except in writing, executed with the same formalities as this instrument. Subject to the condition's precedent herein, this Agreement may be enforced in any court of competent jurisdiction.

9.10 This Agreement shall terminate and expire upon the completion of the development of the Property and satisfaction of all the obligations herein. Thereafter, so long as the Property is located within the municipal boundaries of the City, it shall continue to be subject to the charter, ordinances, and rules and regulations of the City.

9.11 It is expressly understood and agreed that enforcement of the terms and conditions this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the Parties hereto, their heirs, successors, and assigns, and nothing contained in this Agreement shall give or allow any claim or right of action by any other or third person under this Agreement. It is the express intention of the Parties that any person other than the Parties receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

9.12 Any and all obligations of the City for water, sewer, and drainage improvements shall be the sole obligation of the City's Utility Enterprise and as such, shall not constitute a multiple fiscal year direct or indirect debt or other financial obligation of the City within the meaning of any constitutional, statutory, or charter limitation. Any and all obligations of the City for public improvements other than water, sewer, and storm drainage improvements shall be subject to annual appropriation by the City Council.

9.13 In the event of breach or default by the City, the sole remedies hereunder shall be the equitable remedies of specific performance or injunction. Annexor hereby waives any rights to money damages for any such breach or default.

IN WITNESS WHEREOF, Annexor and the City have executed this Agreement as of the day and year first above written.

PCG HOLDINGS, LLC, ANNEXOR

By: EDWARD R. GORAB

Title: AUTHORIZED SIGNER

ALLISON ELIZABETH SHILLINGFORD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20254028851
MY COMMISSION EXPIRES JULY 29, 2029

STATE OF COLORADO)
) ss
CITY & COUNTY OF DENVER)

Subscribed and affirmed to before me this 25TH day of NOVEMBER, 2025, by EDWARD R. GORAB AS AUTHORIZED SIGNER OF PCG HOLDINGS, LLC

Allison Shillingford
Notary Public

My commission expires: July 29, 2029

CITY OF AURORA, COLORADO

By
MIKE COFFMAN, Mayor

ATTEST:

KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

BRIAN J. RULLA, Assistant City Attorney

Exhibit A
(Legal description of property to be annexed)

PARCEL 1: #1975-12-4-00-004

THAT PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE

66 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 12;

THENCE NORTHERLY ALONG THE EAST LINE OF SAID SECTION 12 A DISTANCE OF 330.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE NORTHEASTERLY CORNER OF A TRACT OF LAND DESCRIBED DEED RECORDED SEPTEMBER 30, 1965 IN BOOK 1624 AT PAGE 221;

THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF SAID SECTION 12 AND ALONG THE NORTH LINE OF THE TRACT IN BOOK 1624 AT PAGE 221 A DISTANCE OF 1336.07 FEET;

THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID SECTION 12 A DISTANCE OF 326.03 FEET TO A POINT ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 1717 AT PAGE 787;

THENCE EASTERLY PARALLEL TO THE SOUTH LINE OF SAID SECTION 12 AND ALONG THE SOUTH LINE OF THE TRACT IN BOOK 1717 AT PAGE 787 A DISTANCE OF 1336.07 FEET TO THE EAST LINE OF SAID SECTION 12;

THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 12 A DISTANCE OF 326.03 FEET TO THE TRUE POINT OF BEGINNING,

COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL 2: #1977-07-3-00-001

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THUNDERBIRD ESTATES FILING NO. 3, A SUBDIVISION RECORDED SEPTEMBER 3, 1980 IN BOOK 47 AT PAGE 3 AND 4 OF THE ARAPAHOE COUNTY RECORDS;

THENCE NORTH 89 DEGREES 59 MINUTES 14 SECONDS EAST ALONG THE SOUTHERLY LINE OF BLOCK 5 OF SAID SUBDIVISION, 929.85 FEET TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 5;

THENCE SOUTH 35 DEGREES 34 MINUTES 46 SECONDS EAST (SOUTH 35 DEGREES 36 MINUTES 27 SECONDS EAST PLAT BEARING) ALONG THE SOUTHWESTERLY LINE OF BLOCK 5 OF SAID SUBDIVISION, 635.79 FEET;

THENCE SOUTH 00 DEGREES 02 MINUTES 20 SECONDS EAST (SOUTH 00 DEGREES 01 DEGREE 11 SECONDS EAST PLAT BEARING) ALONG THE WESTERLY LINE OF BLOCK 5 OF SAID SUBDIVISION, 752.66 FEET (752.84 FEET PLAT DISTANCE) TO THE NORTH RIGHT OF WAY LINE OF EAST ALAMEDA AVENUE;

THENCE SOUTH 89 DEGREES 58 MINUTES 49 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE, 1310.00 FEET TO THE EAST RIGHT OF WAY LINE OF GUN CLUB ROAD;

THENCE NORTH 00 DEGREES 00 MINUTES 46 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE, 1270.00 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 14 SECONDS EAST, 10.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY CAN ALSO BE DESCRIBED AS FOLLOWS: A PORTION OF THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, EXCEPT A STRIP OF GROUND 30 FEET WIDE OFF THE WEST SIDE OF SECTION 7 AS CONVEYED TO ARAPAHOE COUNTY BY DEED RECORDED MARCH 11, 1928 IN BOOK 257 AT PAGE 553, AND EXCEPT DEED RECORDED SEPTEMBER 30, 1974 IN BOOK 2278 AT PAGE 644, AND EXCEPT THOSE PORTIONS PLATTED AS THUNDERBIRD ESTATES FILINGS 1, 2 AND 3, AND EXCEPT ALL ROADS,

COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL 3:

ALL OF THE RIGHT-OF-WAY OF GUN CLUB DRIVE FROM THE NORTH LINE OF PARCEL 1 SOUTH TO THE NORTH RIGHT-OF-WAY OF EAST ALAMEDA AVENUE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER THE ABOVE DESCRIBED PARCEL 2;

THENCE SOUTH 89°40'30" WEST A DISTANCE OF 60.00 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF EAST ALAMEDA AVENUE WITH THE WEST RIGHT-OF-WAY OF GUN CLUB DRIVE;

THENCE NORTH 00°19'11" WEST, ON SAID WEST RIGHT-OF-WAY AND THE EAST LINE OF THE ABOVE DESCRIBED PARCEL 1, A DISTANCE OF 615.60 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1;

THENCE NORTH 89°37'39" EAST A DISTANCE OF 60.00 FEET TO THE EAST RIGHT-OF-WAY OF GUN CLUB DRIVE AND THE WESTERLY BOUNDARY OF SAID PARCEL 2;

THENCE SOUTH 00°19'11" EAST A DISTANCE OF 615.65 FEET TO THE POINT OF BEGINNING.

COUNTY OF ARAPAHOE, STATE OF COLORADO.

SPECIAL WARRANTY DEED

This Deed is made this _____ day of _____, 2025, between PCG Holdings, LLC, whose address is 1500 N. Grant Street, Suite N, City and County of Denver, Colorado 80203 ("Grantor") and the City of Aurora, Colorado, a Colorado municipal corporation of the State of Colorado, acting by and through its Utility Enterprise, whose address is 15151 East Alameda Parkway, Suite 3600, Aurora, Arapahoe County, Colorado 80012 ("Aurora").

WITNESSETH

That Grantor for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, in hand paid by Aurora, the receipt, adequacy, and sufficiency of which is hereby acknowledged, hereby sells and conveys to Aurora the following real property, being water rights and rights to water that are located in the County of Arapahoe, State of Colorado, to wit:

> All ground water from non-tributary and not non-tributary sources in the Dawson (A.K.A. Dawson-Arkose), Denver, Arapahoe and Laramie-Fox Hills Aquifers, including but not limited to water and water rights in any upper and lower aquifers, if any such aquifers are so subdivided, lying under approximately 49.786 of land owned by the Grantor, being more particularly described in Exhibit A attached hereto and made a part hereof.

Together with all appurtenances and the Grantor warrants the title to the same against all persons claiming under it, forever, provided; however, Grantor does not warrant the quantity or quality of water available through the exercise of the above conveyed water rights and rights to water. Grantor further specifically warrants that it has not divested itself of the subject non-tributary and not non-tributary water rights and right to water prior to its conveyance to the City.

In witness hereof, the Grantor has executed this Deed on the date set forth herein above.

GRANTOR:

PCG HOLDINGS LLC,
a Colorado limited liability company

By: _____
Name: Edward Gorab
Its: Authorized Signor

STATE OF Colorado)
)
ss COUNTY OF Denver)

The foregoing Special Warranty Deed was acknowledged before me by Edward R. Gorab as authorized Signor of PCG Holdings, LLC Grantor. Witness my hand and seal affixed on this day of November 25, 2025.

My commission expires July 29, 2029

Allison Shillingford
Notary Public

[SEAL] ALLISON ELIZABETH SHILLINGFORD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20254028851
MY COMMISSION EXPIRES JULY 29, 2029

{01247088.DOCX; 1}

Exhibit A
(Legal description of property to be annexed)

PARCEL 1: #1975-12-4-00-004

THAT PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE

66 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 12;

THENCE NORTHERLY ALONG THE EAST LINE OF SAID SECTION 12 A DISTANCE OF 330.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE NORTHEASTERLY CORNER OF A TRACT OF LAND DESCRIBED DEED RECORDED SEPTEMBER 30, 1965 IN BOOK 1624 AT PAGE 221;

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THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 12 A DISTANCE OF 326.03 FEET TO THE TRUE POINT OF BEGINNING,

COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL 2: #1977-07-3-00-001

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THENCE SOUTH 00 DEGREES 02 MINUTES 20 SECONDS EAST (SOUTH 00 DEGREES 01 DEGREE 11 SECONDS EAST PLAT BEARING) ALONG THE WESTERLY LINE OF BLOCK 5 OF SAID SUBDIVISION, 752.66 FEET (752.84 FEET PLAT DISTANCE) TO THE NORTH RIGHT OF WAY LINE OF EAST ALAMEDA AVENUE;

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THENCE NORTH 00°19'11" WEST, ON SAID WEST RIGHT-OF-WAY AND THE EAST LINE OF THE ABOVE DESCRIBED PARCEL 1, A DISTANCE OF 615.60 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1;

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THENCE SOUTH 00°19'11" EAST A DISTANCE OF 615.65 FEET TO THE POINT OF BEGINNING.

COUNTY OF ARAPAHOE, STATE OF COLORADO.

CITY OF AURORA
Council Agenda Commentary

Item Title: Valley Head Annexation
Item Initiator: Cesarina Dancy, Manager of Development Assistance, Development Services
Staff Source/Legal Source: Justin Andrews, Project Manager, Development Services / Brian Rulla, Senior Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Economically Strong: Building a conducive development climate, a diverse mix of industries and housing options, and fostering economic growth so that our community thrives and remains resilient.

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: 7/13/2026

2nd Regular Meeting (if applicable): 7/27/2026

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

2026-39 AN INTRODUCTION OF AN ORDINANCE ANNEXING A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, (VALLEY HEAD ANNEXATION) 165 ACRES
Justin Andrews, Project Manager, Development Services / Brian Rulla, Senior Assistant City Attorney

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

☐ Approve Item and Move Forward to Study Session

☐ Approve Item and Move Forward to Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

☐ Approve Item as Proposed at Policy Committee

☐ Approve Item as Proposed at Study Session

☒ Approve Item as Proposed at Regular Meeting

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: ***(Check all that apply)***

☐ Recommends Approval ☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation ☐ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

A petition for annexation was filed with the City Clerk for annexation of a 165 acre parcel owned by Park Hill JV VII LLC. This parcel is located at the NWC and NEC of E 56th Avenue and Valleyhead Street (see attached vicinity map).
City Council made a finding of substantial compliance regarding this annexation on June 8, 2026.

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

A petition for annexation was filed with the City Clerk for annexation of a 165 acre parcel owned by Park Hill JV VII LLC. This parcel is located at the NWC and NEC of E 56th Avenue and Valleyhead Street (see attached vicinity map).

The parcel falls within the City's Annexation Boundary and meets contiguity requirements. There will be a site plan submitted for the property following annexation, indicating commercial land uses.

The Initial Zoning Ordinance will be presented to City Council concurrently with the Annexation Ordinance. The initial zoning shall follow the City's Comprehensive Plan.

The annexation process follows state law, and this annexation will be considered over three City Council meetings. Consideration of this resolution is item #2 listed below:

1) City Council considers approval of a Resolution making a finding that the Petition is in substantial compliance with statutory requirements and sets the Public Hearing date.
2) City Council conducts the Public Hearing, considers approval of a Resolution making a finding that the land is eligible for annexation, and considers Introduction of the Annexation Ordinance.
3) City Council considers the Annexation Ordinance on final reading and the Annexation Agreement will be presented for Council consideration.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

☒ Revenue Impact ☐ Budgeted Expenditure Impact ☐ Non-Budgeted Expenditure Impact
☐ Workload Impact ☐ No Fiscal Impact

REVENUE IMPACT
Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

Annexation obligates the City to provide municipal services and utilities upon development. The fiscal impact of this development will be offset by various fees and taxes.

BUDGETED EXPENDITURE IMPACT
Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

N/A

NON-BUDGETED EXPENDITURE IMPACT

Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

N/A

WORKLOAD IMPACT

Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

N/A

QUESTIONS FOR COUNCIL

Does City Council wish to approve this Ordinance?

LEGAL COMMENTS

The City Council has determined that the annexation of lands to the city shall be shown not to create any additional cost or burden on the then-existing residents of the city to provide such public facilities in any newly annexed area. "No annexation shall be accepted until the city council, upon the recommendation of the City Manager, determines that the current requirements for such public facilities in the area proposed to be annexed have been fulfilled and that the future requirements for such public facilities can be fulfilled." *City Code Section 5.4.1(B)(3)(a).*

Contiguity may be established by annexation of one or more parcels in a series which may be considered simultaneously. (Colo. Rev. Stat. §31-12-104(1)(a)).

A municipality is not legally required to annex area pursuant to landowner's annexation petition, but may impose additional terms and conditions for annexation in accordance with Annexation Act. Superior v. Midcities Co., 933 P.2d 596 (Colo.1997). An annexation agreement based upon the City's model agreement will be presented for approval by motion at the time of final passage of this ordinance. (Rulla)

ORDINANCE NO. 2026- ____

A BILL

FOR AN ORDINANCE ANNEXING A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, (VALLEY HEAD ANNEXATION) 165 ACRES

WHEREAS, the City Council of the City of Aurora, Colorado, has found a petition for annexation of a certain parcel of land, as described in Exhibit A attached hereto, signed by the owners of one hundred percent of the area to be annexed, to be in substantial compliance with Section 31-12-107(1), Colorado Revised Statutes; and

WHEREAS, after notice pursuant to Section 31-12-108, Colorado Revised Statutes, the City Council has held a public hearing on the proposed annexation to determine if the annexation complies with Sections 31-12-104 and 31-12-105, Colorado Revised Statutes; and

WHEREAS, the City Council has by resolution determined that the requirements of Sections 31-12-104 and 31-12-105, Colorado Revised Statutes, have been met, that an election is not required, and that no additional terms or conditions are to be imposed on the annexed area.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. That the annexation of the territory located in the County of Adams, State of Colorado, as described in Exhibit A attached hereto and incorporated herein, to the City of Aurora, Colorado, be and the same is hereby ordained and approved, and said territory is hereby incorporated in and made a part of the City of Aurora, Colorado.

Section 2. That the annexation of such territory to the City of Aurora, Colorado, shall be complete and effective on the effective date of this ordinance, except for the purpose of General Property Taxes, and shall be effective as to General Property Taxes on and after the first day of January 2027.

Section 3. That the Petition for Annexation contained a request that an annexation agreement satisfactory to both petitioners and the City be agreed upon on or before the date of the second reading of this ordinance, and that this ordinance annexing said territory is expressly made subject to the approval of an annexation agreement, as requested.

Section 4. That the City Clerk is authorized and directed to:

A. File one copy of the annexation map with the original of the annexation ordinance in the office of the City Clerk of the City of Aurora, Colorado;

B. File three certified copies of the annexation ordinance and map of the area annexed containing a legal description of such area with the County Clerk and Recorder.

Section 5. That pursuant to Section 5-5 of the Charter of the City of Aurora, Colorado, the second publication of this ordinance shall be by reference, utilizing the ordinance title.

INTRODUCED, READ, AND ORDERED PUBLISHED this _____ day of_____, 2026.

PASSED AND ORDERED PUBLISHED BY REFERENCE this _____day of_____, 2026.

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

PETER A. SCHULTE, CITY ATTORNEY

By: _____ RLA
BRIAN J. RULLA, Assistant City Attorney

Exhibit A
(Legal description of property to be annexed)

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 9, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY LINE OF THE SOUTHEAST QUARTER SAID SECTION 9, N00°04' 42"E A DISTANCE OF 2649.11 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 9:

THENCE ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, N00°04'29"E A DISTANCE OF 1361.51 FEET; THENCE S89'33'58"E A DISTANCE OF 1791.83 FEET;

THENCE S00°04'29"W A DISTANCE OF 1364.54 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 9;

THENCE S00'04'42"W A DISTANCE OF 2647.40 FEET TO A POINT ON THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9;

THENCE ALONG SAID SOUTHERLY LINE, N89°31'26"W A DISTANCE OF 1791.84 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 165.0000 ACRES OR 7,187,400 SQUARE FEET MORE OR LESS.



Planning and Business Development

15151 E. Alameda Parkway
Aurora CO 80012 USA
AuroraGov.org
303.739.7250
GIS@auroragov.org

City of Aurora, Colorado

Valley Head Annexation

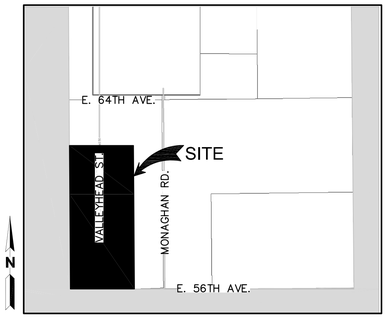
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ANNEXATION MAP

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 9, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS,
STATE OF COLORADO



VICINITY MAP
1" = 2000'

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 9, SAID POINT BEING THE POINT OF BEGINNING;
THENCE ALONG THE WESTERLY LINE OF THE SOUTHEAST QUARTER SAID SECTION 9, N00°04'42"E A DISTANCE OF 2649.11 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 9;
THENCE ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, N00°04'29"E A DISTANCE OF 1361.51 FEET;
THENCE S89°33'58"E A DISTANCE OF 1791.83 FEET;
THENCE S00°04'29"W A DISTANCE OF 1364.54 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 9;
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THENCE ALONG SAID SOUTHERLY LINE, N89°31'26"W A DISTANCE OF 1791.84 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 165.0000 ACRES OR 7,187,400 SQUARE FEET MORE OR LESS.

GENERAL NOTES

1. FIELD WORK FOR THIS ANNEXATION MAP WAS PERFORMED DURING THE MONTH OF JUNE 2025.

2. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THIS CERTIFICATION SHOWN HEREON.

CONTIGUITY TABLE

TOTAL PERIMETER = 11,606.23 ± FEET

MINIMUM REQUIRED CONTIGUITY = 1934.37 ± FEET

ACTUAL CONTIGUOUS BOUNDARY = 5,802.46 ± FEET

PERCENT CONTIGUOUS BOUNDARY = 49.994%

TOTAL AREA = 165.000 ACRES OR 7,187,400 SQUARE FEET ±

BASIS OF BEARINGS

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO ASSUMED TO BEAR S89°21'55"E AND BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP PLS #23527 AT THE NORTH QUARTER CORNER AND A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX PLS #38356 AT THE NORTHEAST CORNER.

ANNEXATION MAP STATEMENT

I, SCOTT A. AREHART, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT NOT LESS THAN ONE-SIXTH (1/6) OF THE PERIMETER OF THE AREA PROPOSED TO BE ANNEXED TO THE CITY OF AURORA, COLORADO IS CONTIGUOUS WITH THE BOUNDARIES OF THAT ANNEXING MUNICIPALITY, AND THAT THIS ANNEXATION MAP SUBSTANTIALLY COMPLIES WITH THE COLORADO REVISED STATUES AND THE CITY OF AURORA, COLORADO CODES APPERTAINING THERETO.

SCOTT A. AREHART, PLS
COLORADO PLS #38314
FOR AND ON BEHALF OF
MARTIN/MARTIN INC.

CITY OF AURORA APPROVALS

MAYOR _____ DATE _____

CITY CLERK _____ DATE _____

CITY ENGINEER _____ DATE _____

CITY ATTORNEY _____ DATE _____

CITY OF COUNCIL ORDINANCE NO. _____ EFFECTIVE DATE _____

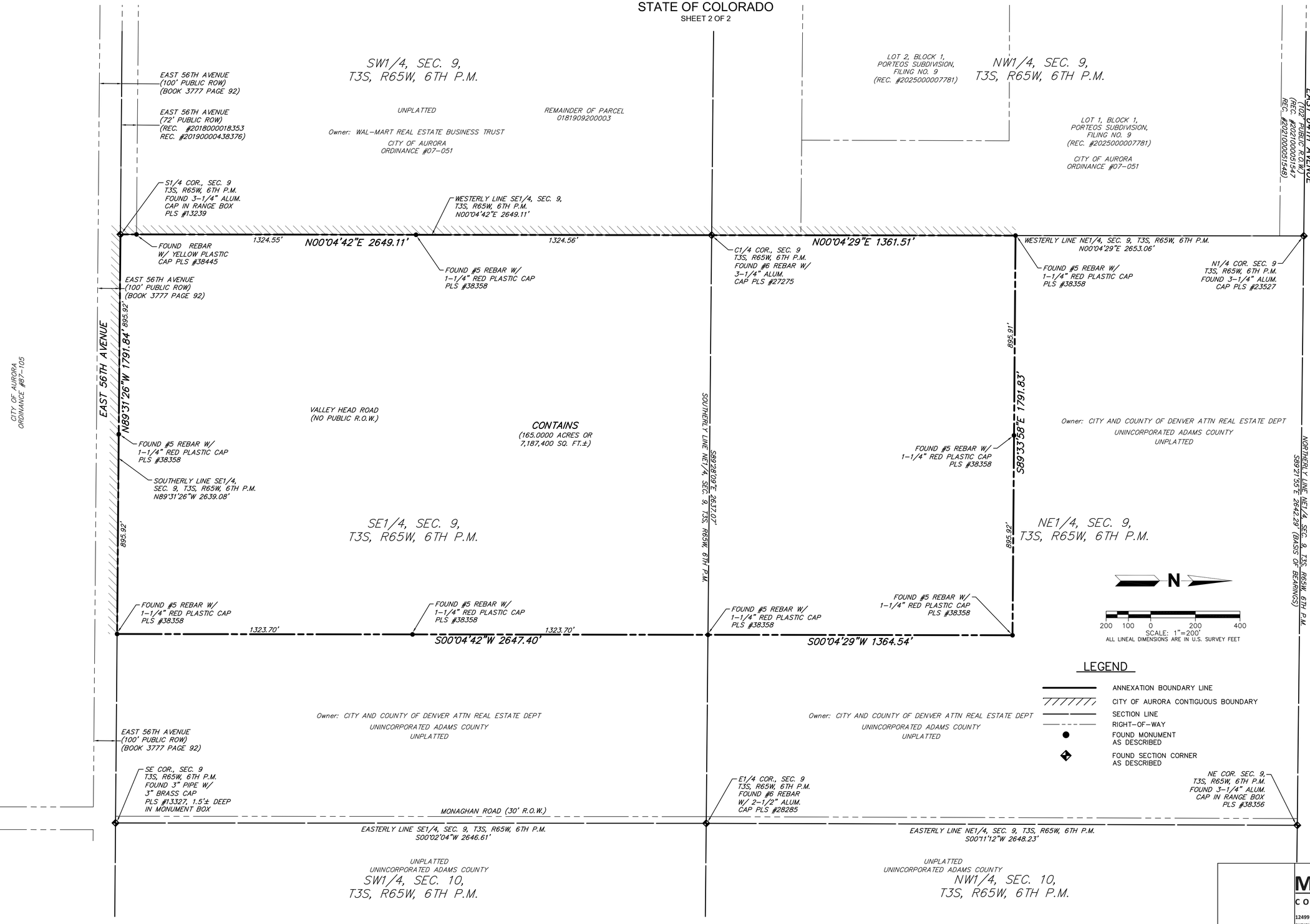
REV. MARCH 19, 2026
DECEMBER 03, 2025

MARTIN/MARTIN
CONSULTING ENGINEERS
12499 West Colfax Avenue Lakewood, Colorado 80215
survey@martinmartin.com | 303.431.6100 | martinmartin.com

ANNEXATION MAP

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 9, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS,
STATE OF COLORADO

SHEET 2 OF 2



REV. MARCH 19, 2026
DECEMBER 03, 2025

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SHEET 2 OF 2

PETITION FOR ANNEXATION

TO: THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

The undersigned (the "Petitioners"), being the owners of more than fifty percent (50%) of the property proposed to be annexed, exclusive of public streets and alleys, which property is described in Exhibit A attached hereto and incorporated herein by this reference (the "Property") , hereby petitions the City Council (the "Council") of the City of Aurora, Colorado (the "City"), for annexation of the Property in accordance with the provisions of Title 31, Article 12, Part 1, C.R.S., as amended.

In support of this petition, the Petitioners state the following:

1. It is desirable and necessary that the Property be annexed to the City.

2. The requirements of Sections 31-12-104 and 31-12-105, C.R.S., exist or have been met:

   a. Not less than one sixth (1/6) of the perimeter of the Property is contiguous with the existing boundaries of the City.

   b. Contiguity with the City is not established by: (i) use of any boundary of an area: previously annexed to the City that, at the time of its annexation, was not contiguous at any point with the boundary of the City , was not otherwise in compliance with Section 31-12-104(1)(a), C.R.S., and was located more than three miles from the nearest boundary of the City ("Non-Contiguous Area"); or (ii) use of any boundary of territory subsequently annexed directly to, or indirectly connected through subsequent annexations to, a Non-Contiguous Area.

   c. A community of interest exists between the Property and the City.

   d. The Property is urban or will be urbanized in the near future.

   e. The Property is integrated or is capable of being integrated with the City.

   f. In establishing the boundaries of the Property, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has been divided into separate parts or parcels without the written consent of the landowner unless separated by a dedicated street, road, or other public way.

   g. No land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, comprising twenty acres or more which, together with the buildings and improvements situated thereon, has a valuation for assessment in excess of $200,000 for the preceding tax year has been included in the Property without the written consent of the landowner.

   h. No annexation proceedings have been commenced for the annexation of all or any portion of the Property to another municipality.

   i. The annexation of the Property shall not result in the detachment of area from any school district or the attachment of area to another school district.

   j. No portion of the Property is more than three miles in any direction from any point of the City boundary as such was established more than one year before this annexation will become effective.

k. If a portion of a platted street or alley is to be annexed, the entire width of said street or alley is included within the boundaries of the Property.

l. The Property is not presently a part of any incorporated town, city and county, or city.

3. The petitioners comprise more than fifty percent (50%) of the landowners owning more than fifty percent (50%) of the territory included in the area proposed to be annexed, exclusive of streets and alleys. A legal description of the land owned by each Petitioner is set forth in Exhibit B attached hereto and incorporated herein by this reference.

4. Accompanying this Petition are four copies of an annexation map showing the seal of a registered engineer or land surveyor, containing the following information:

a. A written legal description of the boundaries of the Property;

b. A showing of the boundary of the Property;

c. A showing of the location of each ownership tract in unplatted land and, if part or all of the Property is platted, the boundaries and the plat numbers of plots or of lots and blocks;

d. Next to the boundary of the Property, a drawing of the contiguous boundary of the City and any other municipality abutting the Property.

5. Accompanying this Petition is a copy of the Special Warranty Deed(s) for the non-tributary and not nontributary water within the Denver Basin that lies beneath the Property. It is not required that the deed(s) be executed at the time of the Petition, but to the extent that the Petitioners do not deliver original executed Special Warranty Deeds for any said ground water underlying the Property, accompanying this Petition is an affidavit(s) stating that original executed deed(s) can and will be delivered to Aurora prior to approval of the annexation. An original executed Special Warranty Deed(s) for any and all said ground water underlying the Property will be delivered to Aurora prior to scheduling of the final reading and annexation approval before the City Council. To the extent Petitioners cannot deliver the original executed Special Warranty Deed(s) for the non-tributary and not non-tributary water within the Denver Basin that lies beneath the Property, accompanying this Petition is an affidavit by Petitioners stating Petitioners' current knowledge of the ownership of said water. Prior to scheduling of the final reading and annexation approval before the City Council, Petitioners shall pay to the City the monetary value of that portion of said water beneath the Property not to be deeded to the City. Said deed(s) and monies paid to the City will be held in escrow to be returned to the Petitioners in the event the annexation is not approved by City Council.

6. Prior to the hearing before the City Council on whether to annex the Property, the Petitioners and the City shall have entered into an annexation agreement which shall govern and control the development of the Property within the City (the "Annexation Agreement"). Annexation of the Property shall be conditioned upon the City Council's approval of the Annexation Agreement. Upon the effective date of the ordinance annexing the Property and approving the Annexation Agreement ("Annexation Ordinance"), the Property shall be subject to all of the terms and provisions of the Annexation Agreement.

7. In the event that an Annexation Agreement satisfactory to both the Petitioners and the City is not agreed to on or before the date of the second reading of the Annexation Ordinance, the Petitioners shall have the right to withdraw this Petition at their option and this Petition shall be deemed to be null and void as of the date of this Petition and of no force and effect as if it had never been executed and filed with the City. In such event, no filing fees shall be refunded to the Petitioners by the City.

8. No vested rights to use or develop the Property in any particular way, as defined in Section 24-68-101, et seq., C.R.S., have been requested by the Petitioners from any governmental entity, other than those requested and included in the Annexation Agreement

9. The Petitioners signed this Petition no more than one hundred eighty (180) days prior to the date of filing.

10. The Petitioners shall pay all fees and costs incurred by the City in processing this Petition through the annexation hearing before the City Council.

11. Except as modified by the terms and provisions of the Annexation Agreement, upon the effective date of the Annexation Ordinance, the Property shall become subject to the Charter and all ordinances, resolutions, rules, and regulations of the City, except for general property taxes of the City which shall become effective on January 1 of the next succeeding year following the effective date of the Annexation Ordinance.

12. The Petitioners acknowledge that, upon the effective date of the Annexation Ordinance and subject to the terms and provisions of the Annexation Agreement, the Property, the owners thereof, and the uses thereon shall be subject to all taxes and fees imposed by the City. The Property, the owners thereof, and the uses thereon are also bound by any taxes imposed and voter authorization obtained pursuant to Article X, Section 20 of the Colorado Constitution prior to the annexation of the Property. The Petitioners hereby waive any claims they may have under Article X, Section 20 of the Colorado Constitution related to such taxes and voter authorization.

WHEREFORE, the Petitioners respectfully request that the City Council approve the annexation of the Property.

Petitioners: ACM PARK HILL JV VII LLC, a Delaware limited liability company

By _____
Andrew R. Klein, Authorized Signatory

Mailing Address: 8350 East Crescent Parkway, Suite 200
Greenwood Village, Colorado 80111

Date of Signature: March 17, 2026

AFFIDAVIT OF CIRCULATOR

The undersigned, being of lawful age, being first duly sworn upon oath, deposes and says:

That (he or she) was the circulator of the foregoing Petition for Annexation of lands to the City of Aurora, Colorado, consisting of ( ) pages, including this page, and that the signature thereon was witnessed by your affiant and is the true signature of the person whose name it purports to be.

Name ANDREW R. KLEIN
(Please Print)

(Signature)

STATE OF COLORADO)
)
COUNTY OF Arapahoe)

The foregoing Affidavit of Circulator was subscribed and affirmed before me this 17 day of March, 2026.

Witness my hand and official seal.

Notary Public

[S E A L]

My commission expires: 08-07-2028

SIENA AVERY MAUVAIS
Notary Public
State of Colorado
Notary ID # 20244029563
My Commission Expires 08-07-2028

Exhibit A
(Legal description of property to be annexed)

LEGAL DESCRIPTION
PAGE 1 OF 2

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 9, SAID POINT BEING THE POINT OF BEGINNING;
THENCE ALONG THE WESTERLY LINE OF THE SOUTHEAST QUARTER SAID SECTION 9, N00°04'42"E A DISTANCE OF 2649.11 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 9;
THENCE ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, N00°04'29"E A DISTANCE OF 1361.51 FEET;
THENCE S89°33'58"E A DISTANCE OF 1791.83 FEET;
THENCE S00°04'29"W A DISTANCE OF 1364.54 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 9;
THENCE S00°04'42"W A DISTANCE OF 2647.40 FEET TO A POINT ON THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9;
THENCE ALONG SAID SOUTHERLY LINE, N89°31'26"W A DISTANCE OF 1791.84 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 165.0000 ACRES OR 7,187,400 SQUARE FEET MORE OR LESS.

All LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO ASSUMED TO BEAR S89°21'55"E AND BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP PLS #23527 AT THE NORTH QUARTER CORNER AND A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX PLS #38356 AT THE NORTHEAST CORNER.

PREPARED BY SCOTT A. AREHART, PLS
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, CO. 80215
303-431-6100
SEPTEMBER 26, 2025
PROJECT NO. 24.1266

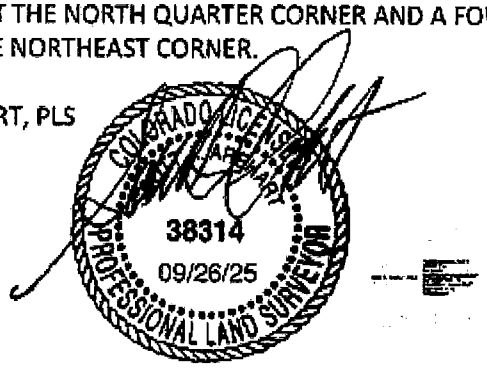


Exhibit B
(Legal description of land owned by each landowner)

Name of owner: ACM Park Hill JV VII LLC, a Delaware limited liability company

Address of owner: 8350 East Crescent Parkway, Suite 200, Greenwood Village, Colorado 80111

Legal description of land owned by owner:

LEGAL DESCRIPTION
PAGE 1 OF 2

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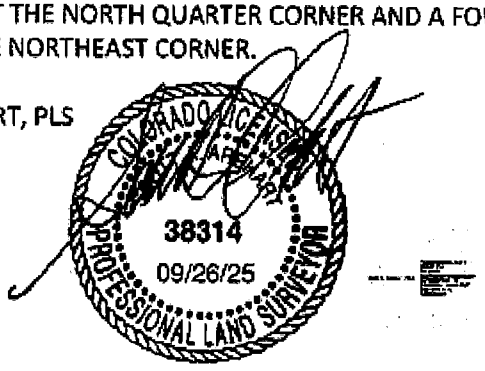
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 9, SAID POINT BEING THE POINT OF BEGINNING;
THENCE ALONG THE WESTERLY LINE OF THE SOUTHEAST QUARTER SAID SECTION 9, N00°04'42"E A DISTANCE OF 2649.11 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 9;
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SEPTEMBER 26, 2025
PROJECT NO. 24.1266

CITY OF AURORA
Council Agenda Commentary

Item Title: E 56th Ave and Valley Head St Annexation – Zoning Map Amendment (Public Hearing)
Item Initiator: Stephen Gubrud, Planner II, Planning and Business Development
Staff Source/Legal Source: Stephen Gubrud, Planner II, Planning and Business Development \ Lena McClelland, Senior Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Economically Strong: Building a conducive development climate, a diverse mix of industries and housing options, and fostering economic growth so that our community thrives and remains resilient.

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: 7/13/2026

2nd Regular Meeting (if applicable): 7/27/2026

Item requires a Public Hearing: ☒ Yes ☐ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

2026-40 A PUBLIC HEARING AND INTRODUCTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, INITIALLY ZONING A PARCEL OF LAND MEASURING 165 ACRES, MORE OR LESS, LOCATED NORTH OF THE INTERSECTION OF EAST 56TH AVENUE AND VALLEYHEAD STREET TO AIRPORT DISTRICT (AD) AND AMENDING THE ZONING MAP ACCORDINGLY (VALLEYHEAD ZONING MAP AMENDMENT)
Stephen Gubrud, Planner II, Planning and Business Development / Lena McClelland, Senior Assistant City Attorney

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

☐ Approve Item and Move Forward to Study Session

☐ Approve Item and Move Forward to Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

☐ Approve Item as Proposed at Policy Committee

☐ Approve Item as Proposed at Study Session

☒ Approve Item as Proposed at Regular Meeting

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: Planning and Zoning Commission

Policy Committee Date: N/A

Action Taken/Follow-up: ***(Check all that apply)***

☒ Recommends Approval

☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation

☐ Minutes Not Available

☒ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

The application was reviewed by the Aurora Planning and Zoning Commission (PC) at a public hearing held on June 24, 2026. The commission voted unanimously (7-0) to reccomended approval citing that to initially zone this property to AD is logical since the properties surrounding this proposal are zoned AD and fit within the industrial Hub placetype. See attached PC minutes.

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

The applicant's agent Martin/Martin, Inc, on behalf of the property owner ACM Park Hill JV VII, LLC, requests a zoning map amendment for the initial zoning of one parcel totaling approximately 165 acres to the AD (Airport District) zone district. This initial zoning application is being processed concurrently with an annexation application for the same area. While annexation applications are not heard by the Planning and Zoning Commission, the PZC does review the initial zoning of such parcels to make a recommendation to the City Council. The subject property is located north of the intersection of E 56th Avenue and Valley Head Street, otherwise approximately 0.66 miles east of Powhaton Road. The subject parcel is approximately 0.34 miles in width, 0.76 miles in length and is bisected by the existing Valley Head Street right-of-way. The subject property is located within the Industrial Hub placetype according to the Aurora Places Comprehensive Plan. The subject property is bordered by AD (Airport District) zoning to the west and south, and by unincorporated Adams County to the north and east.

The requested AD zoning designation is intended to take advantage of the nearby regional and national transportation hubs and infrastructure, to expand employment opportunities created by the strategic location of these lands near the airports operating in or near Aurora, and to ensure that development is located and designed to be consistent with the continued efficient operation of those airports. Industry hubs and a variety of commercial, light manufacturing (e.g., assembly and technology centers), distribution uses (e.g., freight forwarders, warehousing/distribution), and research and development campuses are anticipated to be developed in this classification. Development is encouraged that will take advantage of multi-modal transportation. The Airport District permits a wide variety of commercial, office, institutional and light industrial uses while strictly prohibiting residential development. The subject land also resides within the DIA and CASP Airport Influence Districts and within the 65+ LDN airport noise contour. The Influence districts require navigation easements with future development, and the LDN relates to noise near airports, which prohibits residential uses and requires noise mitigation measures with construction. No site development plans are currently being reviewed as part of this application.

Summary of Staff Findings for the review criteria:
Recommend approval of the Zoning Map Amendment to initially zone 165 acres to AD (Airport District) zoning because the proposal complies with the requirements of Code Section 146-5.4.1.C of the Unified Development Ordinance, for the following reasons:

- The initial zoning and related annexation are needed to integrate the existing parcels into the surrounding City of Aurora zoning to result in consistent zoning and jurisdiction in this developing area. Consistent zoning and jurisdiction help to clarify expectations for development responsibilities as well as maintenance of public infrastructure and provision of services.
- The potential size, scale, height and density of the proposed initial zoning to AD are compatible with the development impacts associated with the nearby AD zoned areas. Any future development will meet all standards imposed within the Airport District.
- The proposed AD zone district meets the intent of the Industrial Hub placetype in that it allows development opportunity for indicated primary land uses such as light and heavy industrial and business parks, while supporting secondary uses such as restaurants, retail and commercial services.
- The initial zoning would positively contribute towards the defining features of the Industrial Hub placetype

by increasing the stock of land available to improve storage and distribution capacity and facilitate tractor trailer activity.
- The initial zoning to AD would permit the development of uses supportive to the operations of DIA contributing to greater efficiencies.
- The proposed Zoning Map Amendment would provide progress toward meeting general employment goals outlined in the Comprehensive Plan including supporting a growing availability of job opportunities for people with a variety of skill levels and experience.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

☐ Revenue Impact ☐ Budgeted Expenditure Impact ☐ Non-Budgeted Expenditure Impact
☐ Workload Impact ☒ No Fiscal Impact

REVENUE IMPACT
Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

N/A

BUDGETED EXPENDITURE IMPACT
Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

N/A

NON-BUDGETED EXPENDITURE IMPACT
Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

N/A

WORKLOAD IMPACT
Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

N/A

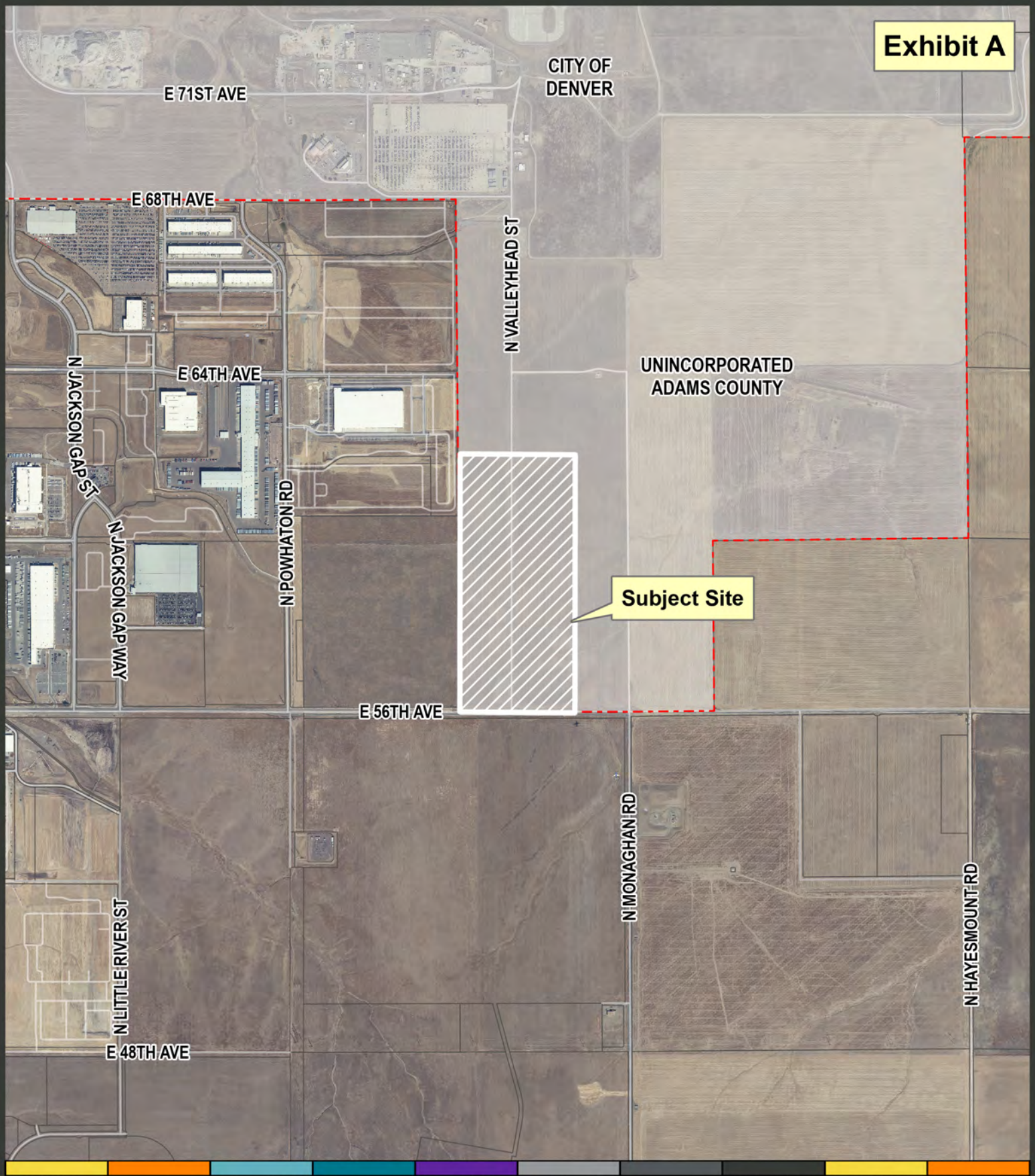
QUESTIONS FOR COUNCIL

Does Council wish to approve the proposed Ordinance for a Zoning Map Amendment to initially zone approximately 165 acres to the AD zone district?

LEGAL COMMENTS

The City Council is the governing body of the City and has the authority to approve the Official Zoning Map and amendments to that map. (UDO §146-5.1.1.B)
The City Council shall conduct a public hearing on the application. (UDO §146-5.4.1.C.2.c)
Changes to the Zoning Map for individual parcels shall only be approved if City Council finds that the change to the Zoning Map is required because of changed conditions or circumstances on the property or the surrounding area and (a) the applicant has demonstrated that the proposed rezoning is consistent with the spirit and intent of the Comprehensive Plan, the other policies and plans adopted

by the City Council, and with the purpose statement of the proposed new zone district(s); (b) the applicant has demonstrated that the size, scale, height, density, and multi-modal traffic impacts of the proposed rezoning are compatible with surrounding development or can be made compatible through approval conditions; and (c) the application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Comprehensive Plan goals that would be achieved by approval of the application. (UDO §146-5.4.1.C.3.a.ii) (McClelland)



Planning and Business Development

15151 E. Alameda Parkway
Aurora CO 80012 USA
AuroraGov.org
303.739.7250
GIS@auroragov.org

ACCESSIBILITY STATEMENT
Please know that, while the city is working to make all information accessible, PDF map products are primarily visual in nature. If you have trouble accessing this document, please visit www.AuroraGov.org/Accessibility or call the Office of Accessibility (303-326-8858) and let us know how best to assist you.

City of Aurora, Colorado

E 56th Ave & Valleyhead St
Zoning Map Amendment

Miles 0 0.15 0.3

Case Number: 2026-2002-00
Development Application: #2440-00

6/15/2026 I:\GIS\ArcGIS_Pro_Projects\Planning\Development Review\Data Services\VicinityMap_Pro\VicinityMap_Pro_Arial.aprx

April 2, 2026

Planning Department
City of Aurora
15151 E. Alameda Parkway
Aurora, Colorado 80012

Reference: Parcel #0181909400002

Dear Aurora Planning Department:

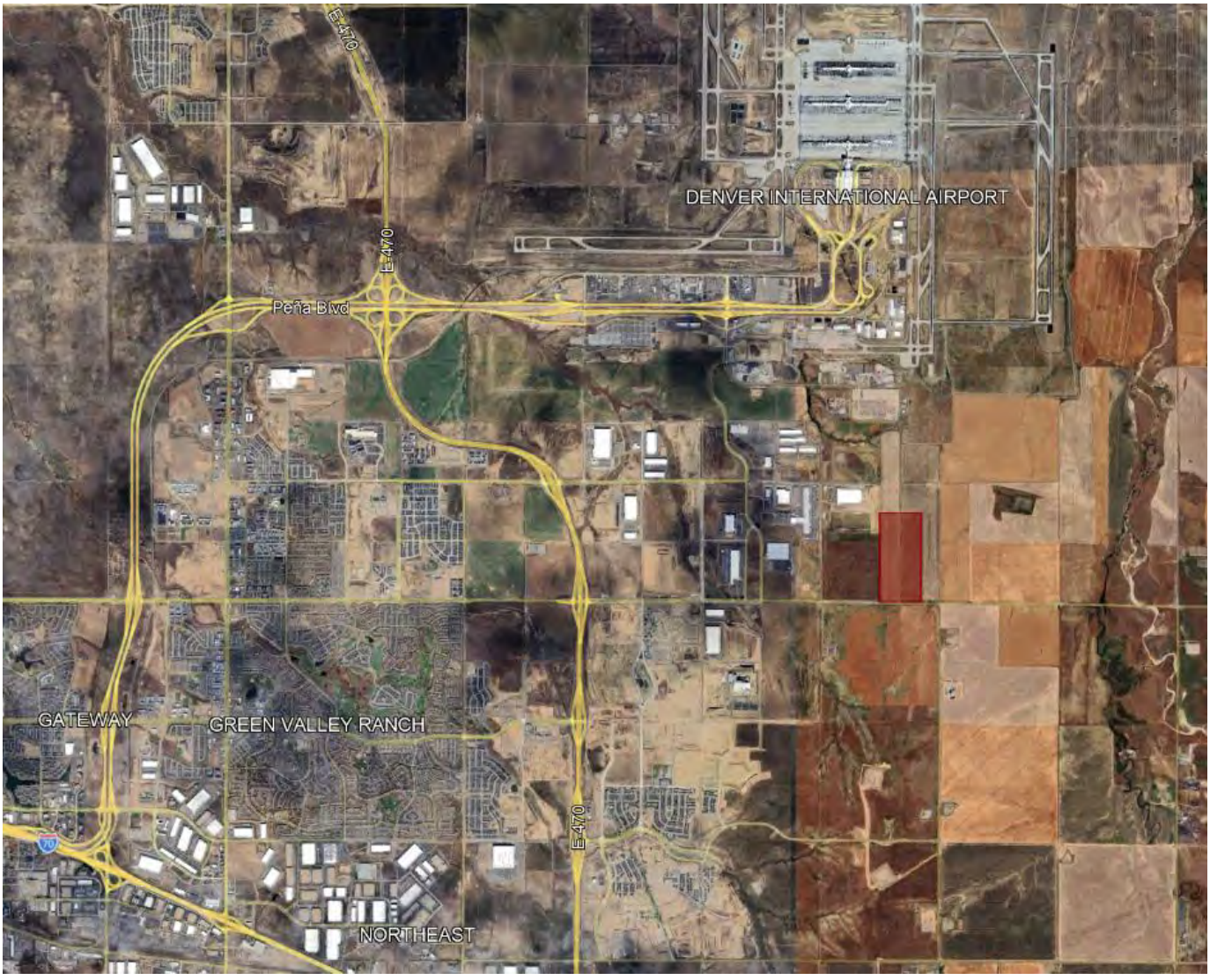
We are pleased to submit our application for Annexation & Zoning for Pivot, located approximately north of the intersection at E. 56th Ave. and Valley Head St. We are proposing to annex into the City of Aurora parcel 0181909400002 which is currently located in Unincorporated Adams County. Currently, the applicant is prepared to submit a formal application for annexation and initial zoning into the City of Aurora.

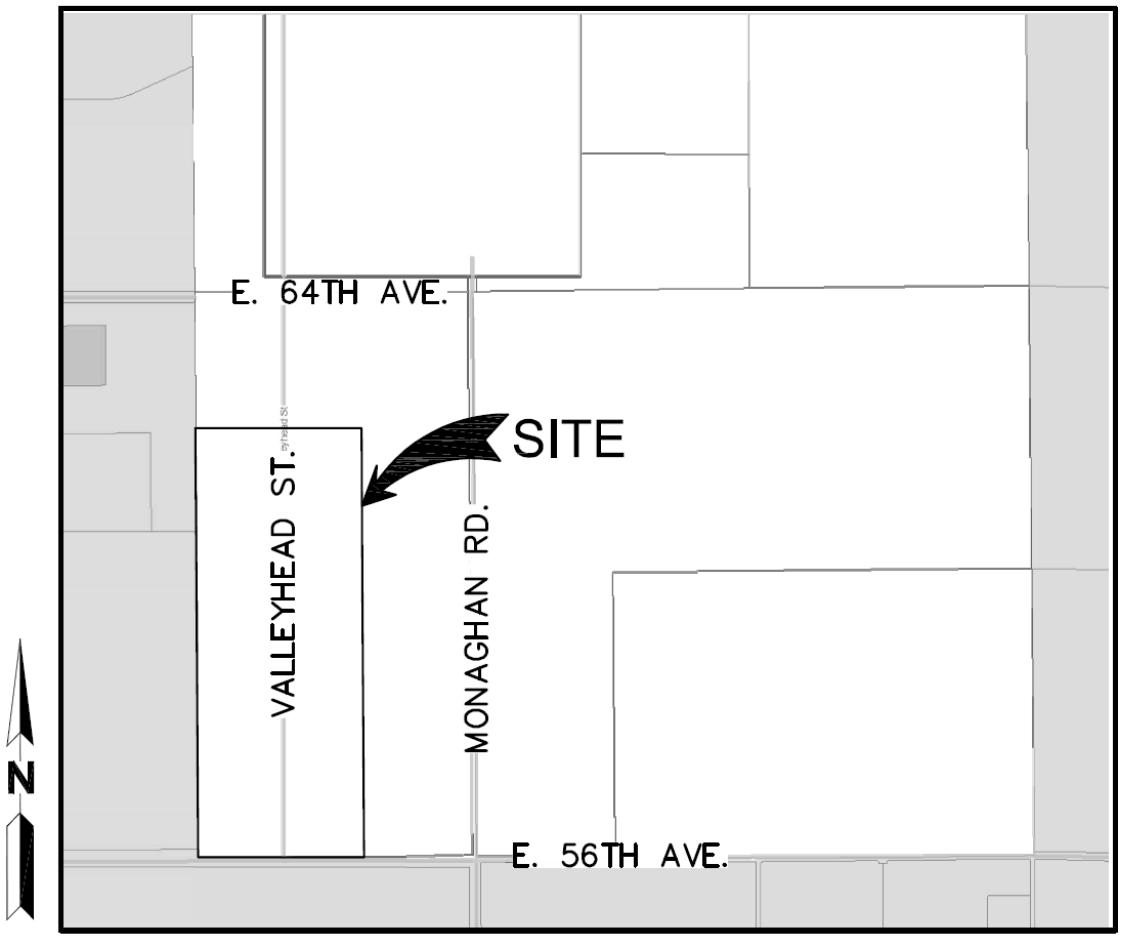
We, the Applicant will request the parcel to be zoned AD – Airport District zoning. This parcel meets the contiguity requirements set by the City of Aurora with 5,802.46 feet being contiguous of a total perimeter of 11,606.23 feet.

Thank you for your consideration of this Annexation and Zoning application. We look forward to working with the City of Aurora throughout this process. Please feel free to reach out with any questions or comments to help facilitate the approval process.

Property Description

The property consists of one parcel located on both sides of Valley Head St., north of its intersection with E. 56th Ave. The parcel is located within the Planning and Annexation Boundaries and the Placetype Plan within the Comprehensive Plan for the City of Aurora. The proposed initial zoning of AD – Airport District conforms with the Industry Hub designation in the Placetype and Land Use Plans. The land area proposed for annexation and initial zoning is 165 acres.





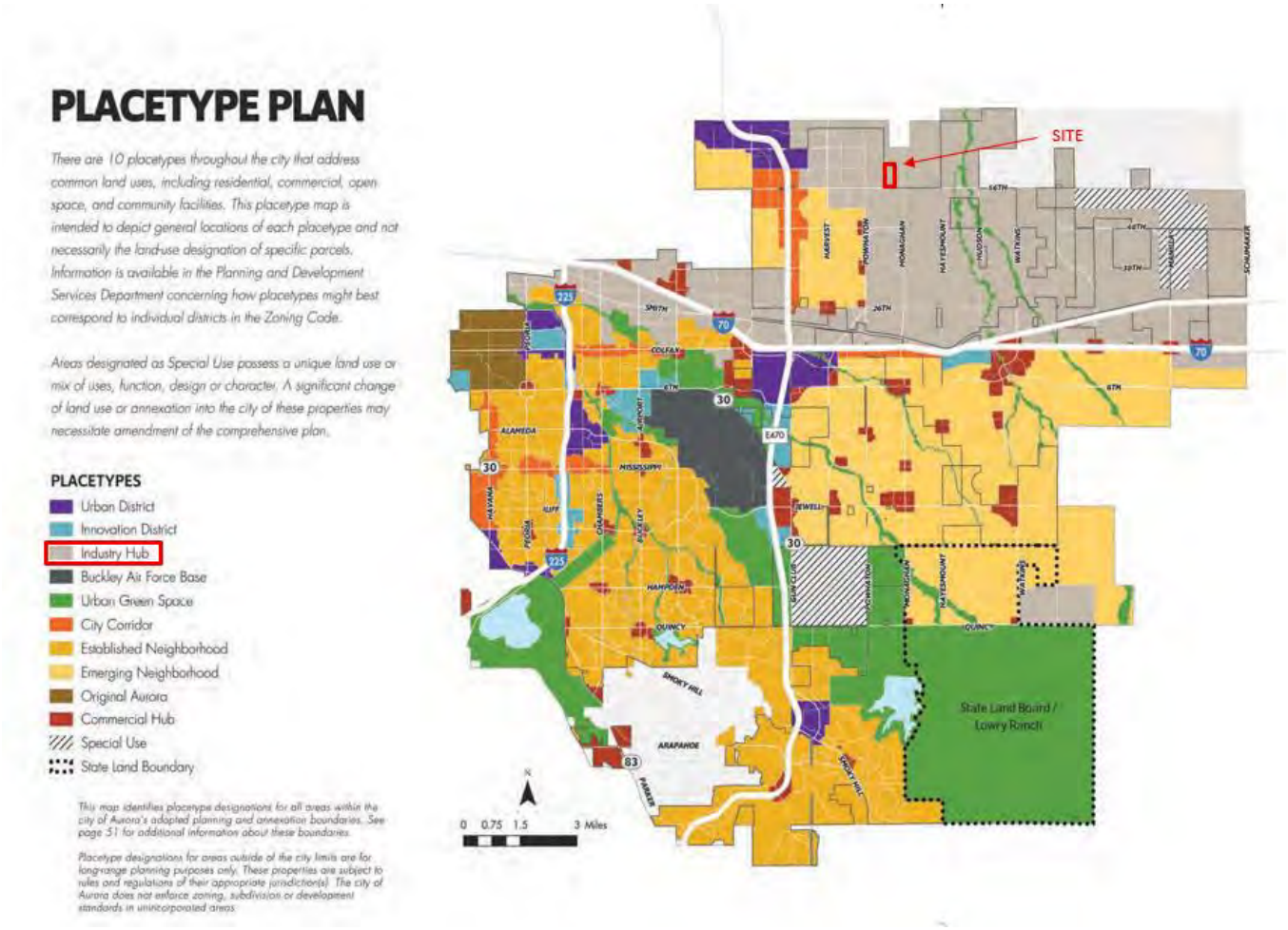
VICINITY MAP

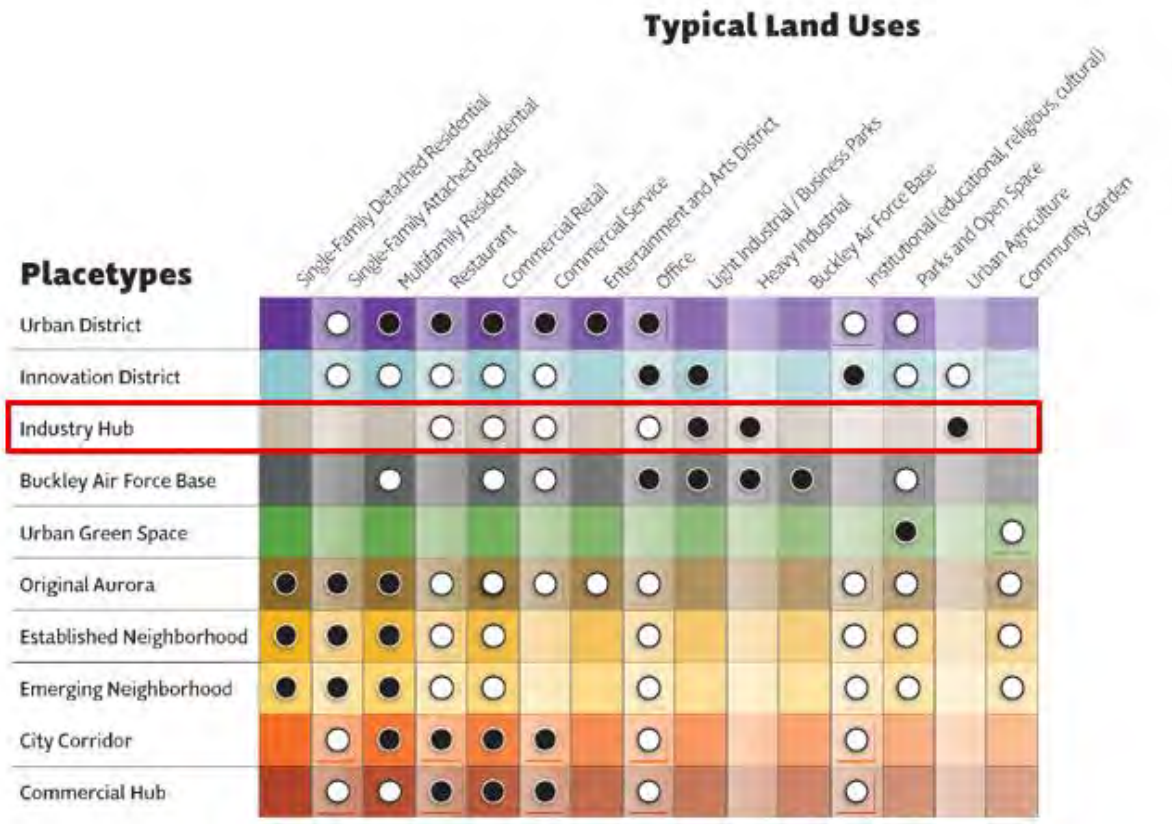
1" = 2000'

Context: Existing Uses, Zoning and Comprehensive Plan

To the west and south of the property is the current boundary of the City of Aurora with the north and east being Unincorporated Adams County. The parcel is currently vacant land and is zoned in Adams County as Agricultural.

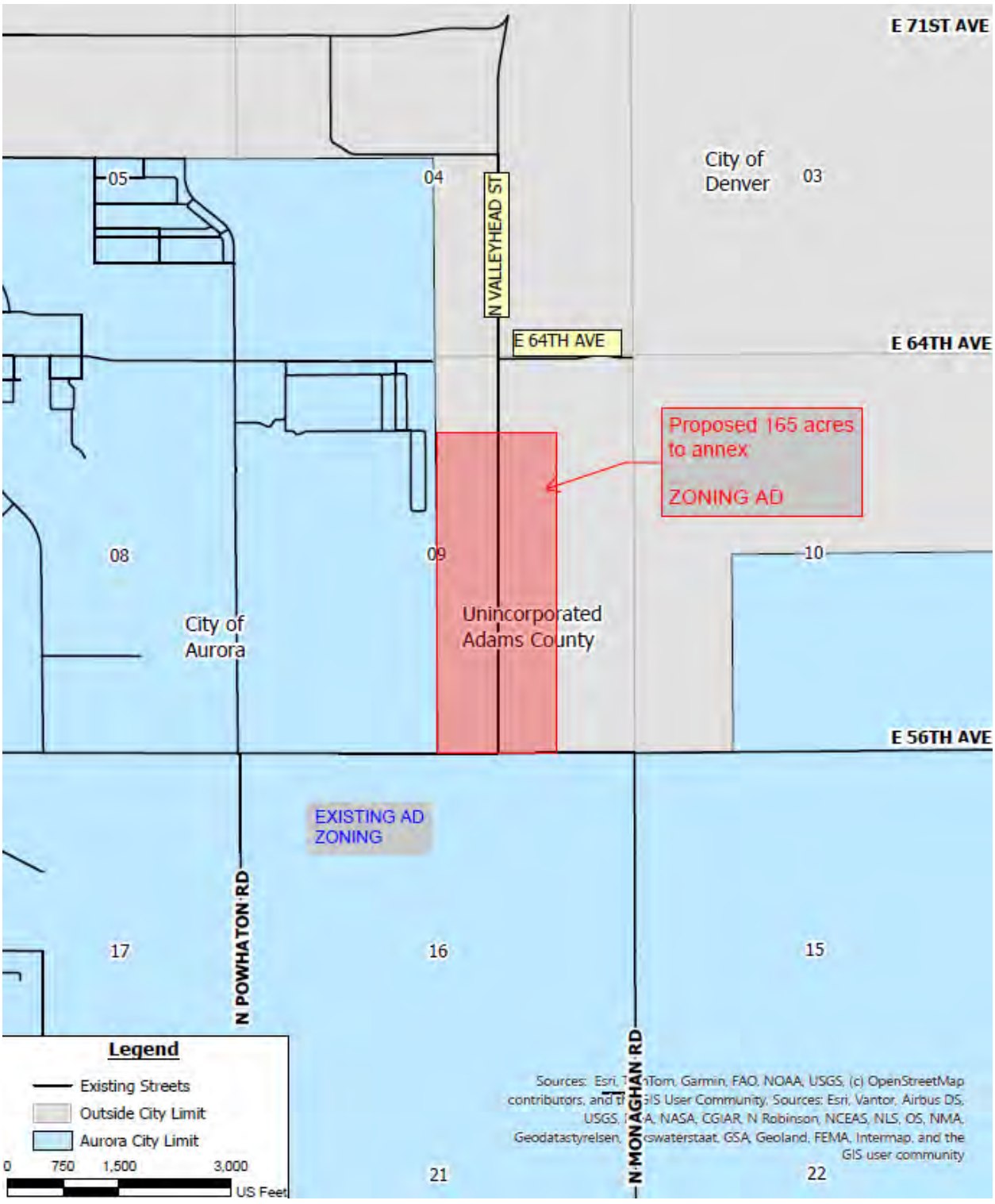
The City of Aurora's Placetype Plan designates the property and all its surroundings as an Industry Hub, allowing primary uses such as Light Industrial/Business Parks, Heavy Industrial, and Urban Agriculture. Also allowed as secondary in the Placetype Plan are uses such as Restaurants, Commercial Retail, Commercial Service, and Office.




Typical Land Uses
Placetypes
Single-Family Detached Residential
Single-Family Attached Residential
Multifamily Residential
Restaurant
Commercial Retail
Commercial Service
Entertainment and Arts District
Office
Light Industrial / Business Parks
Heavy Industrial
Buckley Air Force Base
Institutional (educational, religious, cultural)
Parks and Open Space
Urban Agriculture
Community Garden
Urban District
Innovation District
Industry Hub
Buckley Air Force Base
Urban Green Space
Original Aurora
Established Neighborhood
Emerging Neighborhood
City Corridor
Commercial Hub

Land Use Compatibility

Currently, the property is completely surrounded by AD – Airport District zoning. The proposed AD – Airport District zoning for parcel #0181909400002 is inline and compatible with the surrounding uses.



Annexation Criteria

This annexation complies with applicable annexation criteria in addition to the requirements listed under the Colorado Revised Statutes 31-12-107 (1)

Subject Property Contiguity with the City of Aurora		
Property Boundary	Shared Boundary	Percentage of Contiguity
11,606.23 LF	5,802.46 LF	49.994%*

**Minimum required boundary is 1,934.37 LF or 1/6th of the total property boundary.*

Criteria for Approval

Annexation and Disconnection, Unified Development Ordinance Section 146-5.4.1.B

a. Annexation of land into the City shall comply with the procedures and other provisions of Colorado state statutes and approved Three-Mile Plan.
   Response: The proposed property is within the Three-Mile Plan and complies with the procedures.
b. Annexation of land into the City shall be consistent with the City's annexation procedures manual.

   Response: The annexation intends to continue to follow the procedures for the City of Aurora throughout the annexation and zoning process. This application includes all application materials for review. Following the submittal and review process, the applicant is prepared to continue to the public hearing process.

c. The final annexation plat shall be provided and shall conform with applicable state statutes. It shall include all information required by the City to evaluate the potential impacts of the annexation and whether annexation would promote the public health, safety, and welfare of the citizens of the City.
   Response: The final annexation plat will conform with state statutes and includes all required information for the City's review.

Ordinance Text or Zoning Map Amendments, Unified Development Ordinance Section 146-5.4.1.C.3

An application for initial zoning, rezoning, and changes to the Zoning Map for individual parcels or small areas shall only be recommended if the Planning Director and the Planning and Zoning Commission finds that the following criteria have been met, and shall only be approved if City Council finds that the following criteria have been met.

1. The change to the Zoning Map is needed to correct an error (change the character of surrounding areas does not constitute an error in the map); or
2. The change to the Zoning Map is required because of changed conditions or circumstances on the property or in the surrounding area and:
    a. The applicant has demonstrated that the proposed initial zoning or rezoning is consistent with the spirit and intent of the Comprehensive Plan, with other

policies and plans adopted by the City Council, and with the purpose statement of the proposed new zone district(s);

Response: The initial zoning of these parcels is consistent with the spirit and intent of the Comprehensive Plan as it conforms to the surrounding Industry Hub in the Placetype Plan. The AD – Airport District zoning proposed for the parcel conforms to the uses in its surroundings.

b. The applicant has demonstrated that the size, scale, height, density, and multi-modal traffic impacts of the proposed initial zoning or rezoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions.
Response: The initial zoning will conform with the surrounding developments which are all AD – Airport District zoning.

c. The application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Comprehensive Plan goals that would be achieved by approval of the application.
Response: The proposed zone districts of the parcels do not create a dislocation of tenants or occupants of the property as it is currently vacant land with no occupants.

Advisory Comments

a. The applicant is aware that a Master Utility Study will be required prior to site plan approval and the study will need to analyze sanitary sewer loading for this site and downstream through the Porteos development to ensure the sanitary system is not exceeding allowed capacity.
b. The applicant is aware of the Large Water User Guide in the Aurora Water Standards and Specifications Appendix F and the City of Aurora Municipal Code 138-161. The applicant acknowledges that these codes will apply to all potential users.
c. The applicant acknowledges that the annexation must be completed prior to any zoning change taking effect.

SURVAPP

EXHIBIT A
LEGAL DESCRIPTION
PAGE 1 OF 2

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 9, SAID POINT BEING THE POINT OF BEGINNING;
THENCE ALONG THE WESTERLY LINE OF THE SOUTHEAST QUARTER SAID SECTION 9, N00°04'42"E A DISTANCE OF 2649.11 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 9;
THENCE ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, N00°04'29"E A DISTANCE OF 1361.51 FEET;
THENCE S89°33'58"E A DISTANCE OF 1791.83 FEET;
THENCE S00°04'29"W A DISTANCE OF 1364.54 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 9;
THENCE S00°04'42"W A DISTANCE OF 2647.40 FEET TO A POINT ON THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9;
THENCE ALONG SAID SOUTHERLY LINE, N89°31'26"W A DISTANCE OF 1791.84 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 165.0000 ACRES OR 7,187,400 SQUARE FEET MORE OR LESS.

All LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO ASSUMED TO BEAR S89°21'55"E AND BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP PLS #23527 AT THE NORTH QUARTER CORNER AND A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX PLS #38356 AT THE NORTHEAST CORNER.



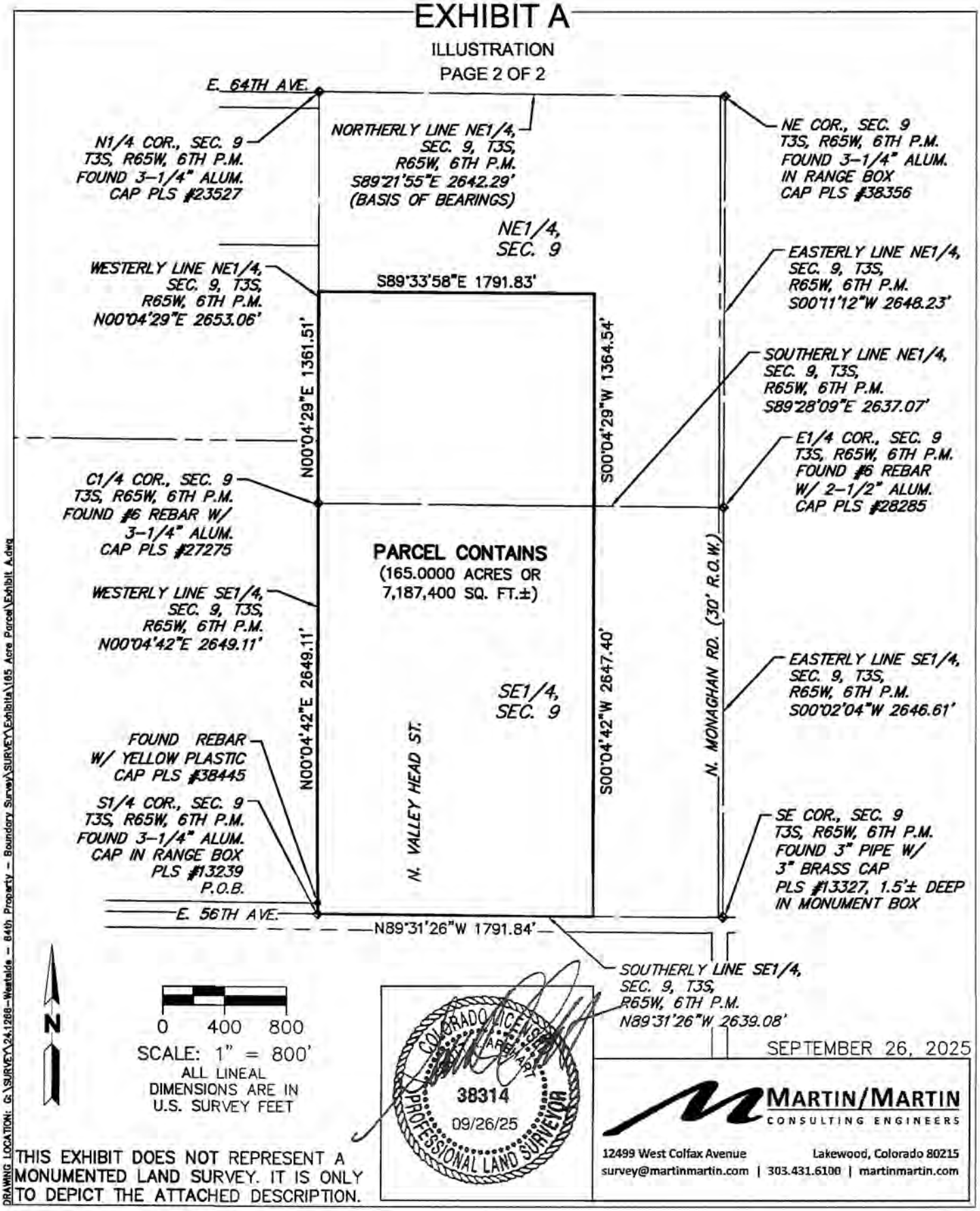
PREPARED BY SCOTT A. AREHART, PLS
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, CO. 80215
303-431-6100
SEPTEMBER 26, 2025
PROJECT NO. 24.1266

SURVAPP

EXHIBIT A

ILLUSTRATION

PAGE 2 OF 2

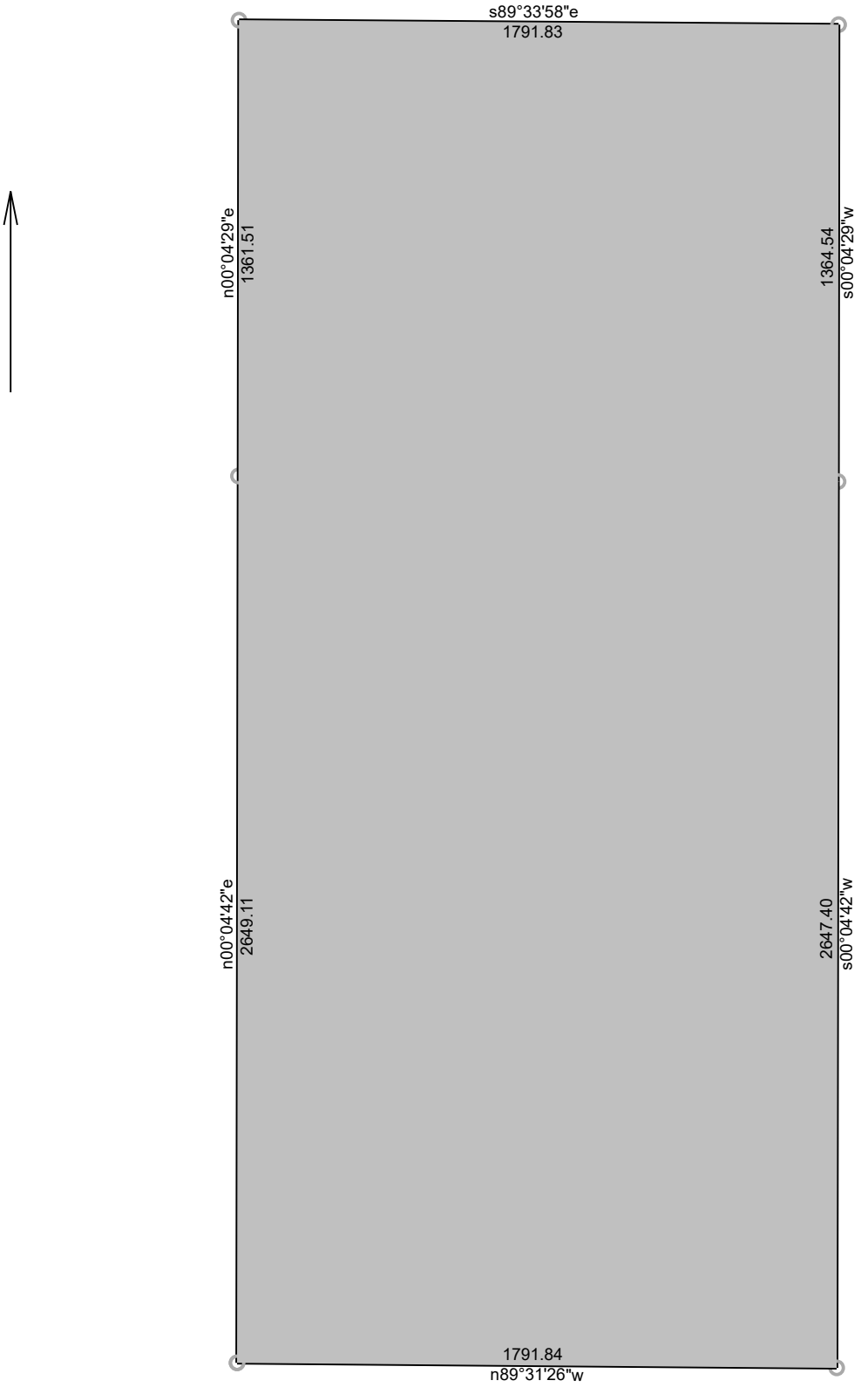


SEPTEMBER 26, 2025

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS ONLY TO DEPICT THE ATTACHED DESCRIPTION.

MARTIN/MARTIN
CONSULTING ENGINEERS
12499 West Colfax Avenue Lakewood, Colorado 80215
survey@martinmartin.com | 303.431.6100 | martinmartin.com

DRAWING LOCATION: G:\SURVEY\24.1268-Westside - 64th Property - Boundary Survey\SURVEY\Exhibits\165 Acre Parcel\Exhibit A.dwg

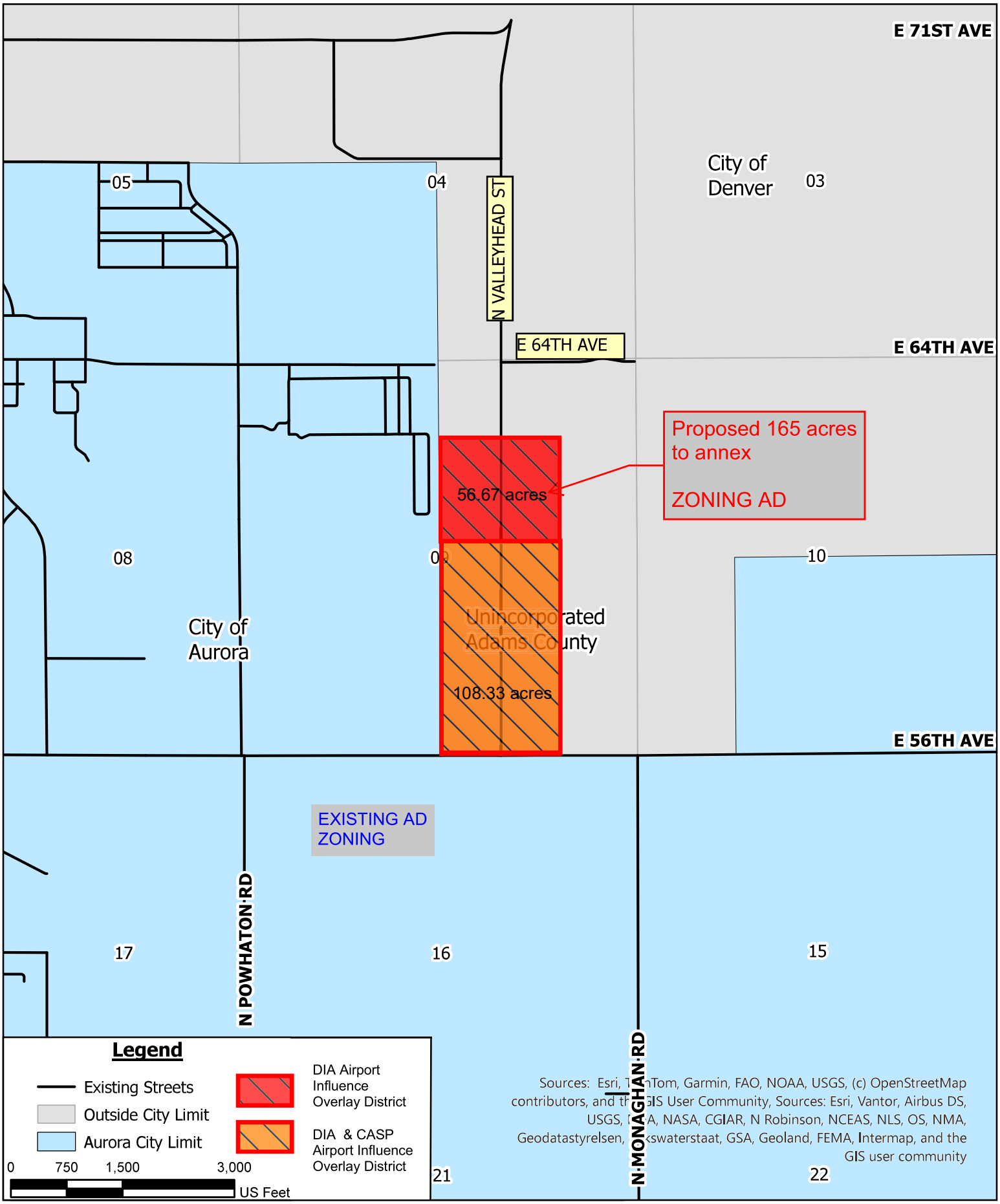


9/26/2025

Scale: 1 inch= 500 feet | File: 165 Acre Parcel.ndp

Tract 1: 165.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=11606 ft.

01 n00.0442e 2649.11
02 n00.0429e 1361.51
03 s89.3358e 1791.83
04 s00.0429w 1364.54
05 s00.0442w 2647.40
06 n89.3126w 1791.84



Sheet Number: 0

Date: January 16, 2026
Design By: SEP
Drawn By: SEP
Principal in Charge: WPW

VALLEY HEAD ANNEXATION

EXISTING STREETS

N

MARTIN/MARTIN CONSULTING ENGINEERS
12499 WEST COLFAX AVE. P.O. BOX 151500
LAKEWOOD, CO 80215
303.431.6100

8c. E 56TH AVE & VALLEYHEAD STREET ANNEXATION – ZONING MAP AMENDMENT – INITIAL ZONING TO AD

The applicant's agent Martin/Martin, Inc, on behalf of the property owner ACM Park Hill JV VII, LLC, requests a zoning map amendment for the initial zoning of one parcel totaling approximately 165 acres to the AD (Airport District) zone district. This initial zoning application is being processed concurrently with an annexation application for the same area. While annexation applications are not heard by the Planning and Zoning Commission, the PZC does review the initial zoning of such parcels to make a recommendation to the City Council. The subject property is located north of the intersection of E 56th Avenue and Valleyhead Street, approximately 0.66 miles east of Powhaton Road. The subject parcel is approximately 0.34 miles in width, 0.76 miles in length, and is bisected by the existing Valleyhead Street right-of-way. The subject property is located within the Industrial Hub placetype according to the Aurora Places Comprehensive Plan. The subject property is bordered by AD (Airport District) zoning to the west and south, and by unincorporated Adams County to the north and east.

The requested AD zoning designation is intended to take advantage of the nearby regional and national transportation hubs and infrastructure, to expand employment opportunities created by the strategic location of these lands near the airports operating in or near Aurora, and to ensure that development is located and designed to be consistent with the continued efficient operation of those airports. Industry hubs and a variety of commercial, light manufacturing (e.g., assembly and technology centers), distribution uses (e.g., freight forwarders, warehousing/distribution), and research and development campuses are anticipated to be developed in this classification. Development is encouraged that will take advantage of multi-modal transportation. The Airport District permits a wide variety of commercial, office, institutional, and light industrial uses while strictly prohibiting residential development. The subject land also resides within the DIA and CASP Airport Influence Districts and within the 65+ LDN airport noise contour. The Influence Districts require navigation easements with future development, and the LDN relates to noise near airports, which prohibits residential uses and requires noise mitigation measures with construction. No site development plans are currently being reviewed as part of this application.

Adjacent property owners were notified of the application. No neighborhood comments were received during the review process; therefore, no neighborhood meeting was held.

Testimony Given at the Hearing:
Commissioners Hogan, Riley, Banka, Becker, Jetchick, and Bush visited the site.

Stephen Gubrud, Case Manager, gave a presentation of the item, including the staff recommendation.

Commissioner Bush asked if this will be part of the Aerotropolis that is located in this area.

Jackson Klein, ACM PARK Hill JV VII LLC, agent representing the applicant, responded that this will not be part of that district but is within the airport influence overlay boundary, which requires that there be no residential development. There will be coordination between the applicant and DEN to ensure compliance with any imposed regulations.

Mark Witkiewicz, ACM PARK Hill JV VII LLC, agent representing the applicant, was available for questions.

Planning Commission Results

AGENDA ITEM 8c – ZONING MAP AMENDMENT – INITIAL ZONING TO AD

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

MOVE TO RECOMMEND APPROVAL TO THE CITY COUNCIL FOR THE E 56TH AVENUE AND VALLEYHEAD STREET INITIAL ZONING TO AD (AIRPORT DISTRICT) ZONING, BECAUSE THE PROPOSAL COMPLIES WITH THE REQUIREMENTS OF SECTION 146-5.4.1.C OF THE UNIFIED DEVELOPMENT ORDINANCE FOR THE FOLLOWING REASONS:

1. THE INITIAL ZONING AND RELATED ANNEXATION ARE NEEDED TO INTEGRATE THE EXISTING PARCELS INTO THE SURROUNDING CITY OF AURORA ZONING TO RESULT IN CONSISTENT ZONING AND JURISDICTION IN THIS DEVELOPING AREA. CONSISTENT ZONING AND JURISDICTION HELP TO CLARIFY EXPECTATIONS FOR DEVELOPMENT RESPONSIBILITIES AS WELL AS MAINTENANCE OF PUBLIC INFRASTRUCTURE AND PROVISION OF SERVICES.
2. THE POTENTIAL SIZE, SCALE, HEIGHT AND DENSITY OF THE PROPOSED INITIAL ZONING TO AD ARE COMPATIBLE WITH THE DEVELOPMENT IMPACTS ASSOCIATED WITH THE NEARBY AD ZONED AREAS. ANY FUTURE DEVELOPMENT WILL MEET ALL STANDARDS IMPOSED WITHIN THE AIRPORT DISTRICT.
3. THE PROPOSED AD ZONE DISTRICT MEETS THE INTENT OF THE INDUSTRIAL HUB PLACETYPE IN THAT IT ALLOWS DEVELOPMENT OPPORTUNITY FOR INDICATED PRIMARY LAND USES SUCH AS LIGHT AND HEAVY INDUSTRIAL AND BUSINESS PARKS, WHILE SUPPORTING SECONDARY USES SUCH AS RESTAURANTS, RETAIL AND COMMERCIAL SERVICES.
4. THE INITIAL ZONING WOULD POSITIVELY CONTRIBUTE TOWARDS THE DEFINING FEATURES OF THE INDUSTRIAL HUB PLACETYPE BY INCREASING THE STOCK OF LAND AVAILABLE TO IMPROVE STORAGE AND DISTRIBUTION CAPACITY AND FACILITATE TRACTOR TRAILER ACTIVITY.
5. THE INITIAL ZONING TO AD WOULD PERMIT THE DEVELOPMENT OF USES SUPPORTIVE TO THE OPERATIONS OF DIA CONTRIBUTING TO GREATER EFFICIENCIES.
6. THE PROPOSED ZONING MAP AMENDMENT WOULD PROVIDE PROGRESS TOWARD MEETING GENERAL EMPLOYMENT GOALS OUTLINED IN THE COMPREHENSIVE PLAN INCLUDING SUPPORTING A GROWING AVAILABILITY OF JOB OPPORTUNITIES FOR PEOPLE WITH A VARIETY OF SKILL LEVELS AND EXPERIENCE.

Further Discussion:
Chair Walls stated that to initially zone this property to AD makes sense since the properties surrounding this proposal are zone AD and fit within the industrial placetype.

MOTION PASSED UNANIMOUSLY.

DENVER INTERNATIONAL AIRPORT
8500 Peña Blvd. | Denver, Colorado 80249-6340 | (303) 342-2000

MEMO

Date: April 28, 2026

To: City of Aurora

From: DEN Planning + Real Estate Through: Camilla Soechtig

Subject: 1961099 – E 56th Ave & Valley Head St. Annexation – Zoning Map Amendment

Denver International Airport (DEN) received your referral letter, and we appreciate the opportunity to comment on the proposal. DEN provides the following comments:

- The proposed development is within the **"10,000' Critical Area for Wildlife-Attractant Separation Area"** for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologist assigned to DEN assist in implementing DEN's Wildlife Hazard Management Plan and have requested coordination as this project progresses. USDA and DEN will provide assistance with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 40-hour drain time following a 100-year event.

  https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33

- The site is found within/under the navigable airspace associated with DEN, as promulgated and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable Airspace. Based on Part 77 and the development site location, the proponent is required to file notice with the FAA, via the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any structure or temporary construction equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for the 7460 process can be determined ("Notice Criteria Tool") and/or the filing can be initiated is: https://oeaaa.faa.gov/oeaaa/external/portal.jsp

- Please verify whether an updated avigation easement has been recorded.

- Aurora Zoning discussion should also include AIO, not just AD. This development must adhere to the AD Zoning and Airport Influence District, no residential is permitted in this area, and the development must comply with any and all height restrictions in the underlying zone. This development must also adhere to FAA and USDA wildlife attractant mitigation measures.

Thank you for the continued opportunity to provide comments.

DENVER INTERNATIONAL AIRPORT
8500 Peña Blvd. | Denver, Colorado 80249-6340 | (303) 342-2000

MEMO

Date: June 2, 2026

To: City of Aurora From: DEN Planning + Real Estate Through: Camilla Soechtig

Subject: 1961099 – E 56th Ave & Valley Head St. Annexation – Zoning Map Amendment

Denver International Airport (DEN) received your referral letter, and we appreciate the opportunity to comment on the proposal. DEN provides the following comments:

- A variance to Section 4.2.2 General Dimensional Standards shall not be given for building height maximum - 4.2 Dimensional Standards | Aurora Unified Development Ordinance – this development must adhere to the maximum height defined in Table 4.2-4.

- Continued coordination will remain important as the site advances into future planning, particularly relative to wildlife attractants, vertical elements (relative potential for airspace impacts), and other airport land use compatibility considerations.

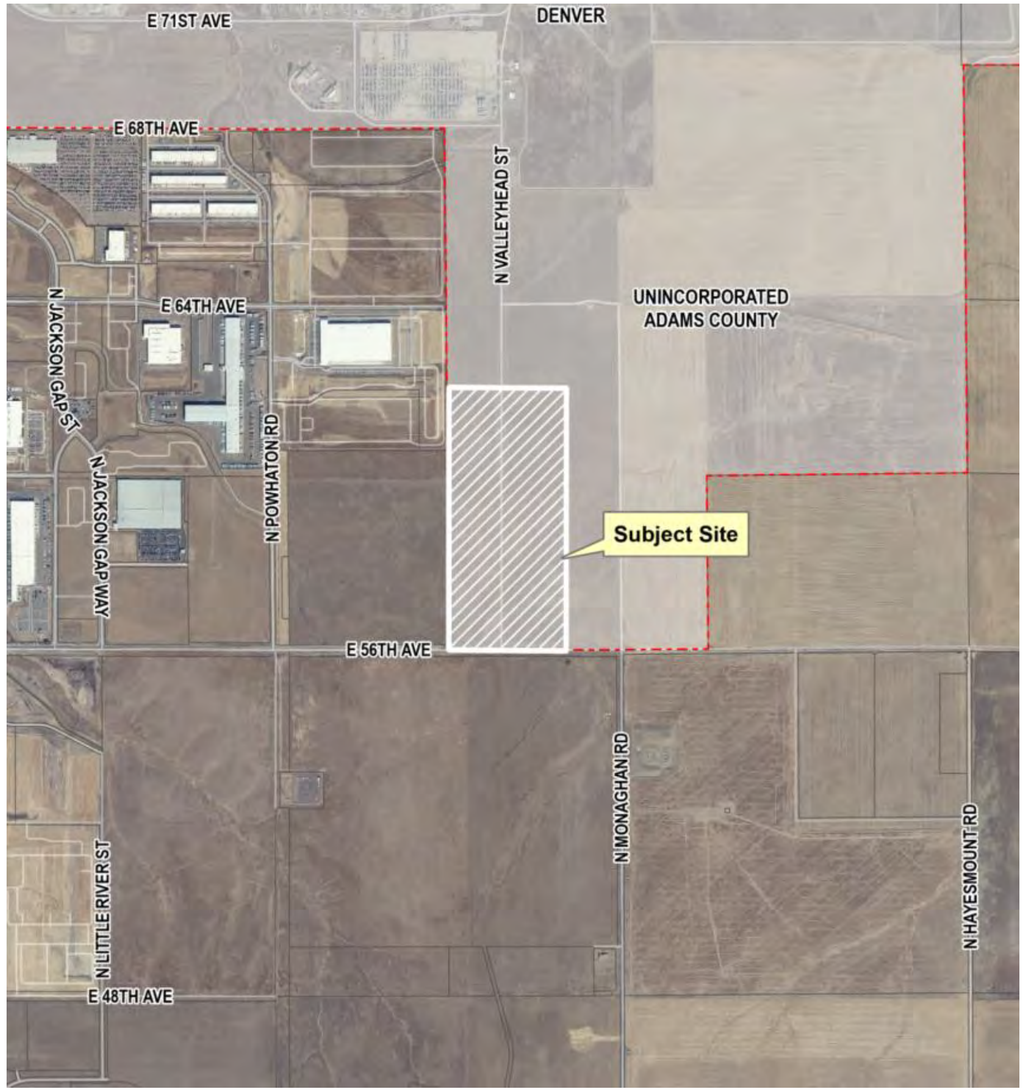
- DEN is an adjacent landowner and has concerns about height variance and wildlife attractants due to proximity of airfield. Please include DEN's comments in public hearings and City Council.

Project No: DA-2440-00

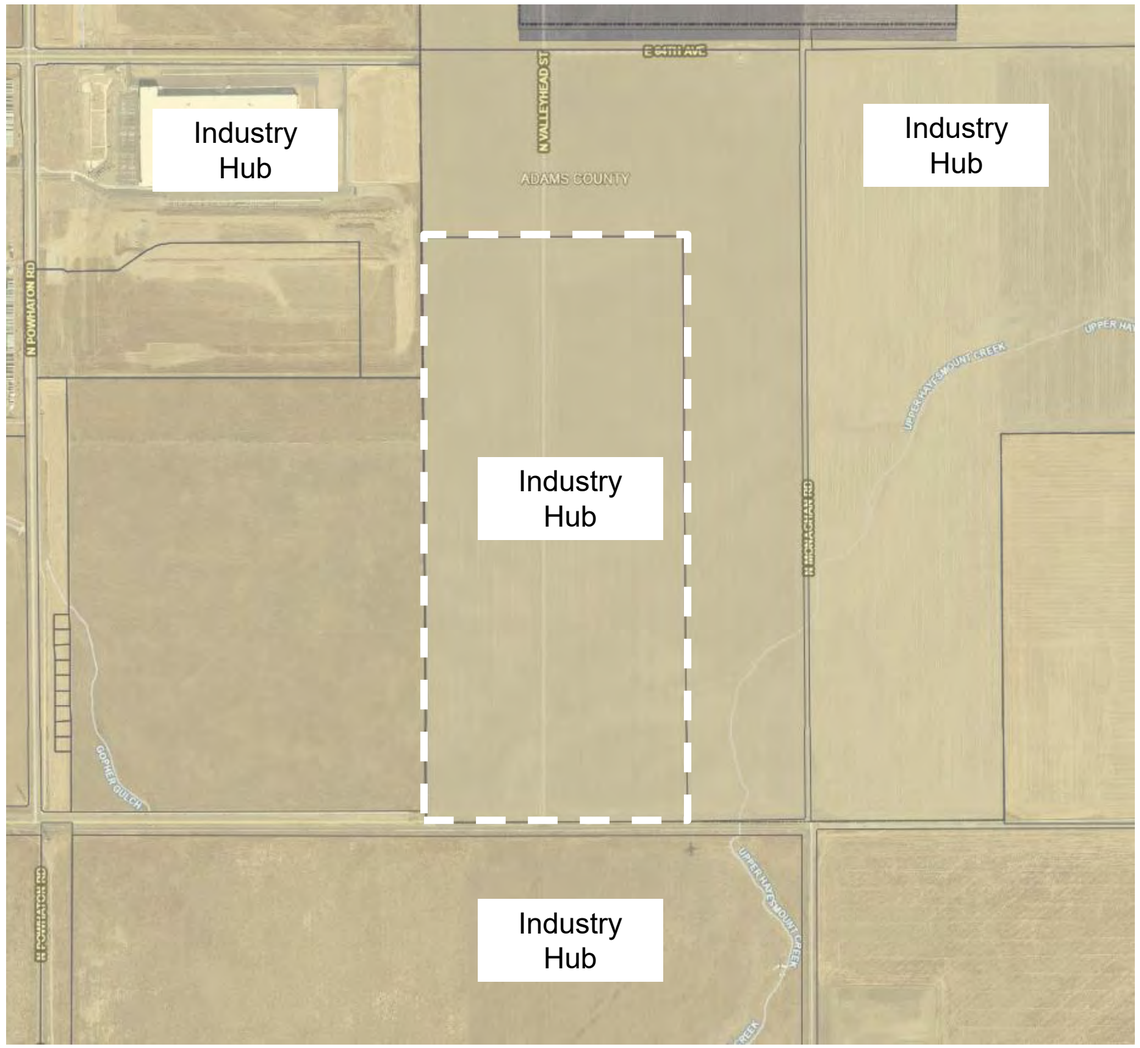
Aurora City Council

July 13, 2026

E 56th Ave & Valleyhead St– Zoning Map Amendment



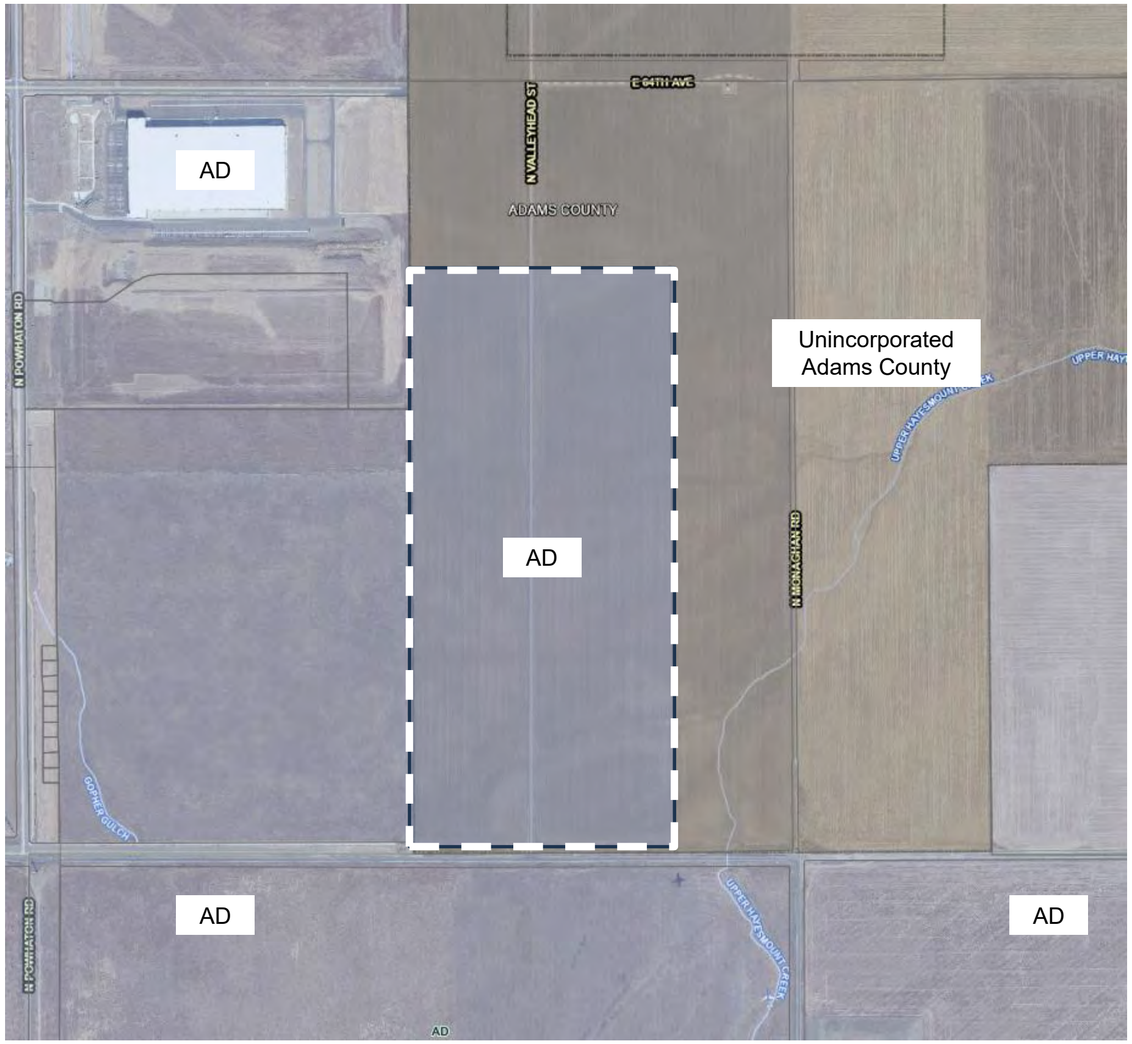
Vicinity Map



Placetype Map



Current Zoning Map



Proposed Zoning Map

Approval Criteria

City of Aurora Unified Development Ordinance, Section 146-5.4.1.C.3 , Zoning Map Amendment:

An application for changes to the Zoning Map for individual parcels shall only be recommended if the Planning Director and the Planning and Zoning Commission finds that the following criteria have been met, and shall only be approved if City Council finds that the following criteria have been met:

1. *The change to the Zoning Map is needed to correct an error (change in the character of surrounding areas does not constitute an error in the map); or*

2. *The change to the Zoning Map is required because of changed conditions or circumstances on the property or in the surrounding area and:*

a) *The applicant has demonstrated that the proposed rezoning is consistent with the spirit and intent of the Comprehensive Plan, with other policies and plans adopted by the City Council, and with the purpose statement of the proposed new zone district;*
b) *The applicant has demonstrated that the size, scale, height, density, and multi-modal traffic impacts of the proposed rezoning are compatible with surrounding development or can be made compatible with surrounding development through development conditions; and*
c) *The applicant demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Comprehensive Plan goals that would be achieved by approval of the application.*

Staff Findings

Recommend approval of the Zoning Map Amendment for the Initial Zoning of approximately 165 acres to AD Zone District to City Council because it complies with the Zoning Map Amendment approval criteria for the following reasons:

- The initial zoning and related annexation are needed to integrate the existing parcels into the surrounding City of Aurora zoning to result in consistent zoning and jurisdiction in this developing area. Consistent zoning and jurisdiction help to clarify expectations for development responsibilities as well as maintenance of public infrastructure and provision of services.
- The potential size, scale, height and density of the proposed initial zoning to AD are compatible with the development impacts associated with the nearby AD zoned areas. Any future development will meet all standards imposed within the Airport District.
- The proposed AD zone district meets the intent of the Industrial Hub placetype in that it allows development opportunity for indicated primary land uses such as light and heavy industrial and business parks, while supporting secondary uses such as restaurants, retail and commercial services.
- The initial zoning would positively contribute towards the defining features of the Industrial Hub placetype by increasing the stock of land available to improve storage and distribution capacity and facilitate tractor trailer activity.
- The initial zoning to AD would permit the development of uses supportive to the operations of DIA contributing to greater efficiencies.
- The proposed Zoning Map Amendment would provide progress toward meeting general employment goals outlined in the The proposed Zoning Map Amendment would provide progress toward meeting general employment goals outlined in the Comprehensive Plan including supporting a growing availability of job opportunities for people with a variety of skill levels and experience.

Planning and Zoning Commission Recommendations

- Recommend approval (7-0) of the Zoning Map Amendment for the Initial Zoning of approximately 165 acres to AD Zone District to City Council.

ORDINANCE NO. 2026- ____

A BILL

FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, INITIALLY ZONING A PARCEL OF LAND MEASURING 165 ACRES, MORE OR LESS, LOCATED NORTH OF THE INTERSECTION OF EAST 56TH AVENUE AND VALLEYHEAD STREET TO AIRPORT DISTRICT (AD) AND AMENDING THE ZONING MAP ACCORDINGLY (VALLEYHEAD ZONING MAP AMENDMENT)

WHEREAS, the applicant has requested that approximately 165 acres of land (the "Property"), more or less, generally located north of the intersection of East 56th Avenue and Valleyhead Street be zoned to Airport District (AD); and

WHEREAS, Section 146-5.4.1.C.3 of the Uniform Development Ordinance provides that all applications for the rezoning of property within the City of Aurora, Colorado (the "City"), shall be presented for a public hearing, both to the Planning and Zoning Commission, who shall render a recommendation to City Council, and to City Council for final decision; and

WHEREAS, on June 24, 2026, following a public hearing, the Planning and Zoning Commission voted to recommend the zoning of the Property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. Based on the evidence presented at tonight's public hearing, City Council finds and determines that: the zoning is consistent with the spirit and intent of the Comprehensive Plan, is compatible with surrounding development, and would not result in a significant dislocation of tenants or occupants of the Property.

Section 2. The Property, as more particularly described in "Exhibit A" attached hereto and incorporated herein, is zoned Airport District (AD) and the zoning map is hereby amended in accordance with said zoning.

Section 3. Pursuant to Section 5-5 of the Charter of the City of Aurora, Colorado, the second publication of this Ordinance shall be by reference, utilizing the ordinance title. Copies of this Ordinance are available at the Office of the City Clerk.

Section 4. Repealer. All orders, resolutions, or ordinances in conflict with this Ordinance or with any of the documents hereby approved, are hereby repealed only to the extent of such conflict. This repealer shall not be construed as reviving any resolution, ordinance, or part thereof, heretofore repealed.

INTRODUCED, READ AND ORDERED PUBLISHED this _____ day of _____, 2026.

PASSED AND ORDERED PUBLISHED this _____ day of _____, 2026.

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

CITY ATTORNEY PETE SCHULTE

BY: Lena McClelland MP
LENA MCCLELLAND, Sr. Assistant City Attorney

CITY OF AURORA
Council Agenda Commentary

Item Title: Valley Head Annexation Agreement
Item Initiator: Cesarina Dancy, Manager of Development Assistance, Development Services
Staff Source/Legal Source: Justin Andrews, Project Manager, Development Services / Brian Rulla, Senior Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Economically Strong: Building a conducive development climate, a diverse mix of industries and housing options, and fostering economic growth so that our community thrives and remains resilient.

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: 7/27/2026

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Justin Andrews, Project Manager, Development Services / Brian Rulla, Assistant City Attorney

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

☐ Approve Item and Move Forward to Study Session

☐ Approve Item and Move Forward to Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

☐ Approve Item as Proposed at Policy Committee

☐ Approve Item as Proposed at Study Session

☒ Approve Item as Proposed at Regular Meeting

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: ***(Check all that apply)***

☐ Recommends Approval ☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation ☒ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

A petition for annexation was filed with the City Clerk for annexation of a 165 acre parcel owned by Park Hill JV VII LLC. This parcel is located at the NWC and NEC of E 56th Avenue and Valleyhead Street (see attached vicinity map).
City Council made a finding of substantial compliance regarding this annexation on June 8, 2026, and approved the Annexation and Initial Zoning Ordinances on first reading on July 13, 2026.

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

A petition for annexation was filed with the City Clerk for annexation of a 165 acre parcel owned by Park Hill JV VII LLC. This parcel is located at the NWC and NEC of E 56th Avenue and Valleyhead Street (see attached vicinity map).

The parcel falls within the City's Annexation Boundary and meets contiguity requirements. There will be a site plan submitted for the property following annexation, indicating commercial land uses.

The Initial Zoning Ordinance will be presented to City Council concurrently with the Annexation Ordinance. The initial zoning shall follow the City's Comprehensive Plan.

The annexation process follows state law, and this annexation will be considered over three City Council meetings. Consideration of this resolution is item #3 listed below:

1) City Council considers approval of a Resolution making a finding that the Petition is in substantial compliance with statutory requirements and sets the Public Hearing date.
2) City Council conducts the Public Hearing, considers approval of a Resolution making a finding that the land is eligible for annexation, and considers Introduction of the Annexation Ordinance.
3) City Council considers the Annexation Ordinance on final reading and the Annexation Agreement will be presented for Council consideration.

The annexation agreement is in compliance with the City’s model.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to “Questions for Council”)

☒ Revenue Impact ☐ Budgeted Expenditure Impact ☐ Non-Budgeted Expenditure Impact
☐ Workload Impact ☐ No Fiscal Impact

REVENUE IMPACT
Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

Annexation obligates the City to provide municipal services and utilities upon development. The fiscal impact of this development will be offset by various fees and taxes.

BUDGETED EXPENDITURE IMPACT
Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

N/A

NON-BUDGETED EXPENDITURE IMPACT

Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

N/A

WORKLOAD IMPACT

Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

N/A

QUESTIONS FOR COUNCIL

Does City Council wish to approve this Annexation Agreement?

LEGAL COMMENTS

A municipality is not legally required to annex area pursuant to landowner's annexation petition, but may impose additional terms and conditions for annexation in accordance with Annexation Act. Superior v. Midcities Co., 933 P.2d 596 (Colo.1997). This Annexation Agreement memorializes those conditions. The agreement is based upon the City's model agreement. (Rulla)

CITY OF AURORA
Late Submission Approval for Agenda Item

Item Title: Valley Head Annexation Agreement
Item Initiator: Cesarina Dancy, Manager, Office of Development Assistance
Staff Source/Legal Source: Justin Andrews/ Project Manager, Office of Development Assistance/ Brian Rulla, Senior Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Economically Strong: Building a conducive development climate, a diverse mix of industries and housing options, and fostering economic growth so that our community thrives and remains resilient.

CRITERIA - PLEASE CONSIDER ITEM FOR LATE SUBMISSION FOR THE FOLLOWING REASON:

☒ There is a time-sensitive legal requirement that must be met and cannot be met by a future meeting date

☐ The delay will result in an adverse financial impact to the city

☐ The item is related to a disaster and must be addressed before the next available meeting

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COUNCIL MEETING DATES FOR LATE SUBMISSION:

Study Session: n/a

Regular Meeting: 7/27/2026

EXPLANATION: *(Please provide a detailed explanation as to why the item falls into one or more of the above criteria and why it may not be set for a future meeting date.)*

The approval of this Annexation Agreement is time-sensitive for the July 27 City Council Meeting Date.

I understand the agenda item will not be added to the agenda without submitting this completed form as an attachment in e-Scribe. The agenda item will not be added to the agenda if the workflow is not completed by the WORKFLOW COMPLETED date indicated on the agenda deadline calendar.

Cesarina Dancy	Laura Perry
Agenda Item Initiator Name	Late Submission Approver Name (Council Appointee or DCM)
Cesarina Dancy	
Agenda Item Initiator Signature	Late Submission Approver Signature
7/17/26	7/20/26
Date	Date



Planning and Business Development

15151 E. Alameda Parkway
Aurora CO 80012 USA
AuroraGov.org
303.739.7250
GIS@auroragov.org

City of Aurora, Colorado

Valley Head Annexation

4/21/2026 I:\GIS\ArcGIS_Pro_Projects\Planning\ODA\ODA_Annexation\ODA_Annexation.aprx

ANNEXATION AGREEMENT

This Agreement ("Agreement") made and entered into this _____ day of March, 2026, by and between ACM Park Hill JV VII LLC, a Delaware limited liability company ("Annexor") and the City of Aurora, a home rule municipal corporation of the Counties of Adams, Arapahoe, and Douglas, State of Colorado (the "City").

RECITALS

Annexor is the owner of the property described in Exhibit "A," attached hereto (the "Property") and has filed a petition to annex said property to the City.

In consideration of the foregoing premise and the covenants, promises, and agreements of each of the parties hereto, to be kept and performed by each of them, IT IS AGREED:

1. DEFINITIONS

1.1 "Annexor" shall mean and refer to Annexor, and its heirs, successors, assigns, and designees.

1.2 "Approvals" shall mean any ordinances, resolutions and/or other written instruments as may be required to effect approval of the annexation, this Agreement and any related zoning approvals in a form that is substantially consistent with the applications Petitioner submits in connection with the Petition.

1.3 "Capital Impact Fee" shall mean the City's fee established by City Council that shall be levied and assessed on a per-unit basis (residential uses) as a condition of issuance of a building permit for the purpose of defraying the projected impacts on capital facilities of the City caused by proposed development.

1.4 "City" shall mean the City of Aurora, Colorado.

1.5 "City Code" shall mean the City Code of the City of Aurora, Colorado.

1.6 "City Council" shall mean and refer to the City Council of the City.

1.7 "City Specifications" shall mean and refer to all rules, regulations, and standards however adopted by the City including but not limited to the City Storm Drainage and Technical Criteria Manual, The Aurora Water Standard Specifications Regarding Water, Sanitary Sewer, and Storm Drainage Infrastructure, City Rules and Regulations regarding Stormwater Discharges Associated with Construction

Activities as context requires and as each of the foregoing may be amended from time to time.

1.8 "Crossings" shall mean and refer to all bridges, culverts, or other types of facilities or structures used to cross roadways, drainage ways, or storm drainage areas.

1.9 "Drainage Master Plan" shall mean the overall plan developed by the General Manager of the Water Department, City Engineer, or their respective designees, that addresses various matters relating to storm drainage within the City, including the identification of drainage and flooding problems, the compilation of base data related to rainfall and runoff, proposals for controlling storm water flows, and cost control measures regarding the construction, operation and maintenance of drainage facilities.

1.10 "Freeboard" shall mean the vertical distance in feet above a predicted water surface elevation intended to provide a margin of safety to compensate for unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood such as debris blockage of bridge openings and the increased runoff due to urbanization of the watershed.

1.11 "Legal Challenge" shall mean either any third party commences any legal proceeding or other action that directly or indirectly challenges the City's annexation of the Property or the City's granting of the Approvals; or any third party submits a petition for a referendum seeking to reverse or nullify any of the Approvals.

1.12 "Major Drainage Facility" shall mean those drainage facilities as defined in Section 138-361 of the City Code, City's Drainage Master Plans and City Specifications.

1.13 "Minor Drainage Facility" shall mean those drainage facilities as defined in Section 138-361 of the City Code and City Specifications.

1.14 "Park Development Fee" shall mean the City's fee established by City Council, payable at the time of building permit issuance, that the City charges to offset the costs to the City of improvements to public park lands that are required to address the impacts to such parks from development on the Property.

1.15 "Petition" shall mean the Petition for Annexation that Annexor executed and submitted to the City on [_____,]2026.

1.16 "Property" shall mean the real property described in Exhibit A, attached hereto and incorporated herein by reference.

1.17 "Regional Drainage Facility" shall mean those drainage facilities defined as "regional facilities" in Section 138-361 of the City Code and identified in City Master Plans.

1.18 "Regional Water and Sewer Infrastructure" shall mean infrastructure that provides service to multiple developments as further defined in City Code and identified in City Master Plans.

1.19 "Sewer Collection Lines" shall mean the sewer collection lines necessary to serve an individual development and in most cases are twelve inches (12") and smaller.

1.20 "Sewer Interceptor Development Fee" shall mean the City's fees established by City Council that the City charges for extension by the City of sewer interceptor lines and other improvements necessary to provide sanitary sewer service to development on the Property.

1.21 "Sewer Interceptor Lines" shall mean and refer to sewer lines which provide service to more than one subdivider and in most cases are larger than twelve inches (12") in diameter.

1.22 "Siren Fee" shall mean the City's established by City Council, payable at the time of subdivision platting, that the City charges for providing public safety warning sirens to serve the Property.

1.23 "Storm Drainage Development Fee" shall mean the City's fee established by City Council that is levied and assessed upon each vacant and undeveloped lot and parcel of land within the City for the purpose of funding the construction and installation of Regional Drainage Facilities in accordance with the Drainage Master Plan and Stormwater Capital Improvement Plan.

1.24 "Streets" shall mean and refer to local, residential, commercial, collector, minor, and principal arterial streets, highways, expressways, and roadways.

1.25 "Water Distribution Lines" shall mean the waterlines necessary to serve an individual development and in most cases are twelve inches (12") and smaller.

1.26 "Water Transmission Lines" shall mean and refer to water lines which provide service to more than one subdivider and in most cases are larger than twelve inches (12") in diameter.

1.27 "UDO" shall mean and refer to the Unified Development Ordinance adopted by City Council as may be amended from time to time.

2. STREETS

2.1 Annexor shall dedicate free and clear of all liens and encumbrances of any kind, all rights of way for public streets for the full width thereof, as required by the City. Annexor shall design and fully improve to City standards all public streets within the Property, and one half of all streets lying on or abutting the exterior boundaries of the Property, without cost to the City. Such dedication of streets shall occur at the time of City approval of each subdivision plat within the Property; however, Annexor agrees to dedicate such rights of way at an earlier time when determined by the City to be required for commencement of construction of such streets or for extension of utilities. An earlier dedication shall not relieve Annexor of its obligation to improve streets as provided herein.

2.2 Annexor agrees to convey to the City an easement in gross adjoining arterials, highways, and expressways to provide necessary cut and fill to establish the grade on a one-foot incline for every three-feet (3') of distance. Said easement shall be released to Annexor at such time as the adjacent property is filled and maintained at grade.

2.3 Annexor agrees to include the Property in districts or other mechanisms established by the City for improvement of roadways.

2.4 Annexor will pay or escrow the proportional share of the traffic signalization cost of perimeter and internal streets necessitated by the associated development as determined by an approved traffic impact analysis or by the City traffic engineer at such time as is required by City Code.

3. WATER AND SEWER

3.1 Annexor shall be responsible for design and construction of all Water Distribution Lines, Sewer Collection Lines, pump stations, lift stations and all associated appurtenances required to serve their Property.

3.2 The Annexor will be required to install and dedicate to the City regional infrastructure including Water Transmission Lines, Water Pump Stations, Sewer Interceptor Lines, Sewer Pump Stations, and all ancillary facilities required to serve the Property in accordance with the most recent respective City Specifications and citywide utility master plan. Annexor agrees to dedicate to the City all necessary unobstructed utility easements needed to operate and maintain water and sanitary sewer infrastructure to serve the Property, or for regional infrastructure through or on the Property. Annexor shall grant additional temporary construction easements for installation of utility infrastructure where required by the City. Annexor agrees to develop and provide to the City for review and approval prior to platting of the Property a master utilities plan for the annexed area. The master utilities plan shall describe collection facilities, distribution facilities, ancillary facilities and all appurtenances required to serve the development as well as regional infrastructure required by City

Master Plans. Regional infrastructure alignments shall be based on quarter section or planned rights-of-way as identified in the latest City transportation master plan.

3.3 Subject to Section 3.4 herein, the City shall provide offsite water and sewer service infrastructure to the Property after notification of need by Annexor as required for development of the Property but not before the timing identified in the most recent respective water or wastewater master plan. In the event Annexor desires to complete the development of any portion of the annexed lands prior to City's installation of offsite infrastructure and where the offsite infrastructure is Regional as defined by City Code, the Annexor may enter into a separate agreement whereby the City may reimburse Annexor for a portion of design and construction of said improvements.

3.4 Annexor agrees to pay to City all applicable fees per the most recent published fee schedule and timing established therein. The fee amount shall be that in effect at the time of payment. Nothing in this document limits the City from charging all necessary and appropriate fees. Annexor shall be responsible for all necessary and appropriate fees regardless of whether they are specifically mentioned herein.

3.5 There shall be no duty or obligation upon the City to furnish water or sanitary sewer facilities to the area sought to be annexed until such time as, in the sole discretion of City, sufficient acreage has been annexed and fees paid for extension of water and sewer facilities and to provide services to a sufficient number of inhabitants within the areas so as to make the construction and establishment of such services feasible. The City's obligation to provide water is subject to any water restrictions and rate modifications that the City Council enacts under its general police power including, but not limited to, drought management plans and regulations adopted by the City Council and/or the General Manager of the Water Department pursuant to City Code.

3.4 Notwithstanding the fees provided in this Article III, if provision of water and sewer services requires payment of fees or charges to regional or metropolitan service agencies or other third-party authorities, Annexor shall provide such funds as and when required by such service agency.

3.5 Annexor will pay connection fees as are required by the City at the time identified in the most recently published fee schedule. Annexor agrees that all promises of water and sanitary sewer service made by this Agreement are subject to any water and sewer tap allocation program of the City, and are uniformly applied subject to any other general restrictions of the City, or regional service agencies, relating to the provision of water and sanitary sewer service.

3.6 Accompanying the Petition for Annexation, Annexor shall deliver to City copies of special warranty deed(s) for the non-tributary and not non-tributary water within the Dawson, Denver, Arapahoe, and Laramie-Fox Hills aquifers that lie beneath

Annexor's Property, along with an affidavit(s) by Annexor that the original fully executed deeds conveying ownership, right and title to the ground water will be delivered to the City prior to scheduling of the final reading and approval of the annexation by City Council. In addition to standard warranties of a deed of this type, the special warranty deed must specifically warrant that the grantor: (a) has not conveyed any groundwater entitlement in the time that Annexor has owned the Property; and (b) that (i) no appropriation of groundwater associated with the Property occurred prior to July 6, 1973, (ii) no existing well permit applications or final well permits exist on or associated with the Property, and (iii) no appropriations by water court decree have been ordered by a court of competent jurisdiction pertaining to the Property ground water.

3.7 Annexor grants in perpetuity to the City the sole and exclusive right to claim, own, withdraw, appropriate, and use any and all water within the Dawson, Denver, Arapahoe, and Laramie-Fox Hills aquifers underlying the Property. Annexor irrevocably consents in perpetuity, pursuant to Section 37-90-137(4) of the Colorado Revised Statutes, as now existing or as later amended, to the withdrawal, appropriation, and use by the City of all such water, and agrees to execute any additional or supplemental consents thereto that may be required for the City to withdraw, appropriate, or use said water.

3.8 Annexor agrees that if it does not have the sole and exclusive right to any or all of the non-tributary and not non-tributary water that lies beneath the Property and for this reason or for other reasons, cannot comply with the requirements set forth in paragraphs 3.6 and 3.7, above, Annexor must satisfy the following requirements:

3.8.1 Accompanying the Petition for Annexation, Annexor must deliver to the City an affidavit by the Annexor stating the Annexor's current knowledge of the ownership of the non-tributary and not non-tributary ground water underlying the Property that cannot be conveyed to the City; and

3.8.2. Prior to the scheduling of the City Council meeting for final reading and approval of the annexation ordinance, Annexor shall deliver the following to the City:

3.8.2.1. A report containing the following information to be prepared by a person skilled in the knowledge of water rights: 1) the amount of ground water underlying the Property available for appropriation using parameters and information developed by the State Engineer, as well as more site specific information, if available; 2) the amount of ground water underlying the Property that was appropriated prior to July 6, 1973; 3) a description of any decreed rights to ground water underlying the Property and 4) any other information relevant to the use and ownership of the ground water underlying the Property; and

3.8.2.2. The monetary value of the ground water underlying the Property that is the value which shall be determined based on the amount of ground water underlying the Property as determined in the report prepared pursuant to subparagraph 3.8.2.1., above, and the ground water values as determined by Aurora Water; and

3.8.2.3 A special warranty deed satisfying the requirements of section 3.6 and 3.7 for the ground water rights that lies beneath the Property and can be conveyed from the Annexor to the City.

3.9. The General Manager of Aurora Water shall make a determination if Annexor has satisfied the requirements set forth in paragraphs 3.5 through 3.8., above, and in his/her sole discretion may modify the requirements if justified by special circumstances.

3.10. The drilling of water wells upon the Property shall not be commenced or undertaken without the prior written approval of the Aurora Water General Manager. To the extent that the City wishes to drill wells on the Property, the City agrees the location of such wells shall not affect materially the development plan. Annexor agrees to convey necessary easements to City for wells.

4. STORM DRAINAGE

4.1 Annexor shall be responsible for design and construction of all major, minor and regional stormwater infrastructure required by City Code, City master plans, and City Specifications.

4.2 Annexor shall pay the fees required by the most recently published fee schedule and at the timing identified therein.

4.2 In the event Annexor desires to complete the development of any portion of the annexed lands prior to completion of applicable Regional Drainage Facilities by the City, Annexor may make those improvements at its own expense. At its option, and subject to a separate agreement, the City may agree to reimburse Annexor at a future date for Annexor's cost, or a portion thereof, for construction of said improvements.

4.3 Annexor shall be responsible for the design and construction of Major and Minor Drainage Facilities as identified in the corresponding Major Basin Master Drainage Study, Outfall Systems Plan, and/or Local Master Drainage Study.

4.4 It shall be the responsibility of Annexor, at its sole expense, to provide adequate drainage, control, and conveyance of storm water as described in Section 138-366 of the City Code. Annexor shall dedicate all land within the 100-year floodplain plus the additional area needed to provide conveyance of runoff including freeboard as

defined in Section 138-366 of the City Code and/or the high-functioning/low maintenance channel width as identified by Mile High Flood District, whichever is greater, at the time of platting of any property located adjacent to the floodplain.

4.5 Annexor agrees to dedicate to the City all necessary unobstructed drainage easements as required by the City for private stormwater infrastructure and for regional infrastructure through or on the Property. Annexor shall grant additional temporary construction easements for installation of regional utility infrastructure where required by the City.

5. CROSSINGS

5.1 The parties mutually agree that whenever it is found and determined by the City that a crossing of drainage way, existing or proposed roadway, railroad, or any impediment to a roadway is required within the Property, the City shall specify design criteria, and Annexor shall construct the crossing, including transition improvements, in conjunction with the development of the Property. The crossings required for the described Property shall be constructed in conformance with City standards.

5.2 If a crossing is required on the exterior boundary of the Property, Annexor shall be responsible for its proportionate share of the construction cost as determined by the City.

6. PUBLIC LAND DEDICATION

6.1 Annexor agrees to dedicate land to the City to be used for public purposes, or pay cash-in-lieu of land if required by the City. The dedication of public land intended for parks and open space purposes shall comply with the requirements of the City Code as may be subsequently amended by the City Council. Land dedicated for public uses other than parks and open spaces shall equal one percent (1%) of residentially-zoned property and two percent (2%) of the property zoned non-residential. Dedication of public land for parks and open space purposes shall occur, by subdivision plat or separate document at the discretion of the City, at time of first subdivision plat within the Property or in accordance with timing/phasing requirements specified in a planning document for the Property approved by the City. All dedicated lands shall be platted by Annexor at the time of dedication in accordance with the City's subdivision regulations. The external boundaries of the dedicated land shall be monumented on the ground as required by the City Code.

6.2 In the event Annexor dedicates land within the Property pursuant to Section 6.1, Annexor shall meet all the standards for acceptance by the City as enumerated herein. All such dedicated or conveyed real property shall be dedicated for the perpetual use and benefit of the public by the dedication language of the relevant subdivision plat or shall be conveyed to the City by special warranty deed free and clear of mortgages, deeds of trust, and other liens of whatever sort, and be free and

clear of other restrictions, reservations, exceptions, covenants, easements, rights-of-way, severed mineral interests and other encumbrances (except easements of record), and other encumbrances or natural conditions, except for those to which the City had no reasonable objection in light of the intended use of the site, at no monetary cost to the City. Said land shall have zoning to permit the intended use.

6.3 In the event the City requires cash-in-lieu of land dedication pursuant to Section 6.1, Annexor shall pay money to the City in an amount equal to the fair market value of the land required for parks and open spaces. Said fair market value shall be based on the amount of land as if vacant, zoned for the intended use(s) and with public improvements, including but not limited to water, sanitary sewer, storm drainage, streets, curb, gutter and sidewalk, available to the perimeter of the property being valued.

6.4 Promptly upon applying for any subdivision plat within the Property, the approval of which will trigger any cash-in-lieu of land dedication payment, Annexor shall notify the City and commence negotiations to agree upon the amount of said payment. If available, Annexor- shall submit to the City a copy of an appraisal from a certified general appraiser on the subject land current within six months of the date of submittal. If the parties cannot agree upon the amount of any cash-in-lieu payment required by this Agreement, each party shall appoint an appraiser of its choosing, whose fees shall be paid by the appointing party. If the two appraisers thus appointed cannot agree on the amount, they shall jointly appoint a third appraiser whose fees shall be paid half by Annexor and half by the City. The amount shall be the average of the two appraisal amounts (out of three appraisals) that are closest to one another in value. Until the amount is established as provided in this Section 6.4, the City shall not approve the plat that triggers the cash-in-lieu payment at issue to proceed to final approval. The City agrees to respond with reasonable promptness in all matters regarding determination under this Section 6.4 so as to minimize the platting delay, if any, to Annexor.

6.5 Annexor agrees that if between the time of annexation and subdividing, any of the described Property is rezoned from a nonresidential to a residential classification, or a residential zoned area is rezoned to a higher density, the City may require additional land dedications or cash-in-lieu of land dedication at the time of subdivision platting.

6.6 To the extent the described Property is to be zoned residential, Annexor shall dedicate land for public schools as required by City Code Section 147-48. All land dedication or cash-in-lieu of land dedication for schools shall be due at the time of the platting of the first residential subdivision. Land dedicated for schools shall comply with the requirements of City Code.

6.7 Annexor agrees that lands to be dedicated for parks and open spaces and public purposes shall include all site and public improvements including, but not limited to

water, sanitary sewer, storm drainage, streets, curb, gutter and sidewalk. Annexor shall install such improvements when determined by the City to be necessary. (Alternatively, if determined by the City at the time of conveyance that the improvements are not needed at that time, then Annexor shall enter into a separate agreement specifying when and how the improvements will be made). No lands to be dedicated for public purposes shall be disturbed by Annexor in any manner to disrupt the natural landscape, unless first approved by the City. Annexor agrees that all lands donated to the City shall not be used as a borrow pit or fill area. Any sites dedicated for public purposes, but disturbed due to grading of adjacent sites, or lands within the floodplain disturbed due to storm drainage improvements, must be successfully planted or seeded by Annexor with native grasses acceptable to City to prevent erosion.

6.8 Annexor agrees to pay to City the Park Development Fee.

7. OIL AND GAS

7.1 Annexor agrees to comply with all City Code sections, rules, regulations, policies, procedures and standards related to any and all oil and gas infrastructure including but not limited to existing or future wells, pads sites, capped or abandoned wells, pipelines or any and all other appurtenances related to oil and gas operations, whether active or inactive.

8. URBAN SERVICES

8.1 Annexor agrees, pursuant to City Code Section 146-301, that the annexation of the Property to the City shall not create any additional cost or impose additional burden on the existing residents of the City to provide such public facilities and services to the Property after annexation. Annexor agrees that it shall be responsible for mitigating such impacts through compliance with standards and payment of fees that are adopted by the City Council, and that are generally applied and uniform in application to similarly situated properties. The standards and fees will be used to provide adequate public facilities and services to the development. Annexor shall pay the Capital Impact Fee for residential development as established by ordinance for the dwellings to be constructed within the Property.

8.2 Annexor shall petition for exclusion from any fire protection district that is reflected within the County Assessor's "Certificate of Taxes Due" upon completion of the annexation and approval of zoning. Annexor will use reasonable efforts to complete the exclusion and obtain the exclusion order before the first subdivision plat for the Property is approved by the City. At no cost to the City, the City agrees to cooperate and assist with Annexor's efforts to complete exclusion from the fire protection district. City shall provide fire protection upon exclusion of the property from the district. It is

expressly understood that the City may be unable to provide fire protection to any of the annexed land prior to the installation of required fire hydrants by Annexor.

8.3 If the area of the herein described annexation lies wholly or partially within a legally constituted water, sanitation, or water and sanitation district, there shall be no obligation on the part of the City to provide such utilities services to the areas within any such district, unless it is done by mutual agreement between the City and such district. However, if requested by the City, Annexor shall petition for exclusion from the district. In the event of exclusion, the City shall assume responsibility for service to the annexed area, and Annexor shall comply with all applicable utilities service provisions contained herein.

8.4 Annexor shall pay the Siren Fee established by City Council, at the time of subdivision plat approval to be used by the City to fund emergency warning sirens in the area. If requested by City, Annexor shall provide a minimum of ten (10) foot by ten (10) foot easement to locate the siren and tower.

9. GENERAL PROVISIONS

9.1 In accordance with Section 8.5 below, this Agreement shall be recorded with the Clerk and Recorder in Adams County, Colorado, shall run with the land, and shall be binding upon and inure to the benefit of the heirs, successors, and assigns of the parties hereto. Annexor shall have the right to assign or transfer all or any portion of its interest, right, obligations under this Agreement to third parties acquiring an interest or estate in the Property, or of any improvements now or hereafter located on the Property, provided that to the extent Annexor assigns any of its obligations under this Agreement, the assignee of such obligations shall expressly assume such obligations. The express assumption of any of Annexor's obligations under this Agreement by its assignee or transferee shall, upon written notice to the City, thereby relieve Annexor of any further obligations under this agreement with respect to the matter so assumed. Annexor shall notify the City of assignments and the names of assignees. Every part of the Property shall at all times remain subject to all the obligations of this Agreement with respect to each and every part of the Property.

9.2 In order to facilitate construction of improvements and subject to the City's rights of review and approval under the laws of the State of Colorado and the City Code, City will consider the creation of one or more districts including, but not limited to special and general improvement districts authorized pursuant to Title 31, C.R.S., and special districts authorized pursuant to Title 32, C.R.S., to provide for the financing of public improvements. Annexor agrees that any special district established within the Property shall not levy, charge, or collect a sales tax, nor shall such district apply for or request Colorado Conservation Trust Funds as supplemented by the state lottery.

9.3 By entering into this Agreement, the City does not repeal any existing codes or ordinances, nor does the City intend to waive, limit, or impair its legislative, governmental, or police powers to adopt ordinances and regulations that apply to the property. No term or provision of this Agreement shall prohibit the enactment by the City Council or future City Councils of any fee, assessment, or ordinance applicable to the Property that is of general application to properties similarly situated.

9.4 No right or remedy of disconnection of the described Property from the City shall accrue from this Agreement, other than that provided by UDO §5.4.1.B. In the event the Property or any portion thereof is disconnected at Annexor's request, City shall have no obligation to serve the disconnected Property and this Agreement shall be void and of no further force and effect as to such Property.

9.5 This Agreement will not be recorded prior to the occurrence of final, non-appealable approval after expiration of all Legal Challenge periods applicable to the Approvals.

9.5.1 If annexation of the Property, any portion thereof, and/or any of the other Approvals is subjected to a Legal Challenge (whether by referendum or court action), the City and Annexor will be bound during the pendency of the Legal Challenge only by those provision of this Agreement that govern the parties' obligations prior to recording of this Agreement as contemplated in Section 8.1 above; provided, however, all provisions of this Agreement that govern the parties' obligations after recording of this Agreement as contemplated in Section 8.1 above, together with the duties and obligations of each party, shall be suspended pending the outcome of the Legal Challenge.

9.5.2 If a Legal Challenge results in a final, non-appealable invalidation of the Property's annexation, then this Agreement and all provisions contained herein shall be null and void and of no further effect.

9.5.3 If a Legal Challenge to any of the other Approvals results in a final, non-appealable invalidation of such Approval(s), the City and Annexor shall cooperate to cure the legal defect that resulted in such invalidation such that annexation of the Property may be made legally effective in accordance with the terms and conditions of the Petition.

9.5.3.1. Upon such cure this Agreement shall be deemed to be an agreement to annex the Property to the City pursuant to Section 31-12-121 of the Colorado Revised Statutes. As and when the Property becomes eligible for annexation as determined by City, Annexor shall reapply for annexation by submitting a petition for annexation in a form that is materially consistent with the Petition.

9.5.3.2. If the City and Annexor are unable to cure the legal defect such that annexation of the Property may be made legally effective in accordance with the terms and conditions of the Petition, the Petition

shall be deemed withdrawn and annexation of the Property shall not proceed or be made legally effective.

9.5.4 If a Legal Challenge to annexation of the Property or to any of the other Approvals results in a final, non-appealable validation of the annexation or other Approvals, Annexor and the City shall be bound by all terms and provisions of this Agreement and, in accordance with the terms of the Petition, this Agreement shall be legally binding on the Property from and after the date on which this Agreement is recorded in pursuant to Section 8.1 above.

9.6 It is understood and agreed by the parties hereto that if any part, term, or provision of this Agreement is by the courts held to be illegal or in conflict with any law of the State of Colorado, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term, or provision held to be invalid.

9.7 All fees recited in this Agreement shall be subject to amendment by the City Council. Any amendment to fees shall be incorporated into this Agreement as if originally set forth herein. Nothing in this Agreement shall prevent, prohibit, diminish, or impair the City's home rule governmental authority to adopt fees or regulations to address the impacts of development.

9.8 Annexor agrees to include the Property in special and general improvement districts as may be organized by the City at any time pursuant to the provisions of Title 31, Article 25, Parts 5 and 6, of the Colorado Revised Statutes.

9.9 Annexor expressly states and agrees that the Property may be subject to certain intergovernmental agreements between the City and other governmental entities, including but not limited to the "Intergovernmental Agreement on Annexation" and the "Intergovernmental Agreement on a New Airport", both dated April 21, 1988 (as amended in 2015 and 2016) (the "Airport IGA's) that may impact land use and development on the Property. Annexor expressly agrees that the City will not approve any zoning, land use, or development project that would, in the City's sole and discretion, violate the terms of the Airport IGA's or other intergovernmental agreements.

9.10 This instrument embodies the whole agreement of the parties. There are no promises, terms, conditions, or obligations other than those contained herein; and this Agreement shall supersede all previous communications, representations, or agreements, either verbal or written, between the parties hereto. Except as provided in Section 8.8, there shall be no modification of this Agreement except in writing, executed with the same formalities as this instrument. Subject to the condition's

precedent herein, this Agreement may be enforced in any court of competent jurisdiction.

9.11 This Agreement shall terminate and expire upon the completion of the development of the Property and satisfaction of all the obligations herein. Thereafter, so long as the Property is located within the municipal boundaries of the City, it shall continue to be subject to the charter, ordinances, and rules and regulations of the City.

9.12 It is expressly understood and agreed that enforcement of the terms and conditions this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the Parties hereto, their heirs, successors, and assigns, and nothing contained in this Agreement shall give or allow any claim or right of action by any other or third person under this Agreement. It is the express intention of the Parties that any person other than the Parties receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

9.13 Any and all obligations of the City for water, sewer, and drainage improvements shall be the sole obligation of the City's Utility Enterprise and as such, shall not constitute a multiple fiscal year direct or indirect debt or other financial obligation of the City within the meaning of any constitutional, statutory, or charter limitation. Any and all obligations of the City for public improvements other than water, sewer, and storm drainage improvements shall be subject to annual appropriation by the City Council.

9.14 In the event of breach or default by the City, the sole remedies hereunder shall be the equitable remedies of specific performance or injunction. Annexor hereby waives any rights to money damages for any such breach or default.

IN WITNESS WHEREOF, Annexor and the City have executed this Agreement as of the day and year first above written.

ANNEXOR:

ACM PARK HILL JV VII LLC,
a Delaware limited liability company

By: _____
Andrew R. Klein, Authorized Signatory

STATE OF COLORADO)
) ss
COUNTY OF ARAPAHOE)

Subscribed and affirmed to before me this 17 day of March, 2026, by Andrew R. Klein, as Authorized Signatory of ACM Park Hill JV VII LLC, a Delaware limited liability company.

_____
Notary Public

My commission expires: 08-07-2028

SIENA AVERY MAUVAIS
Notary Public
State of Colorado
Notary ID # 20244029563
My Commission Expires 08-07-2028

CITY OF AURORA, COLORADO

By_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

_____
BRIAN J. RULLA, Assistant City Attorney

EXHIBIT A

LEGAL DESCRIPTION
PAGE 1 OF 2

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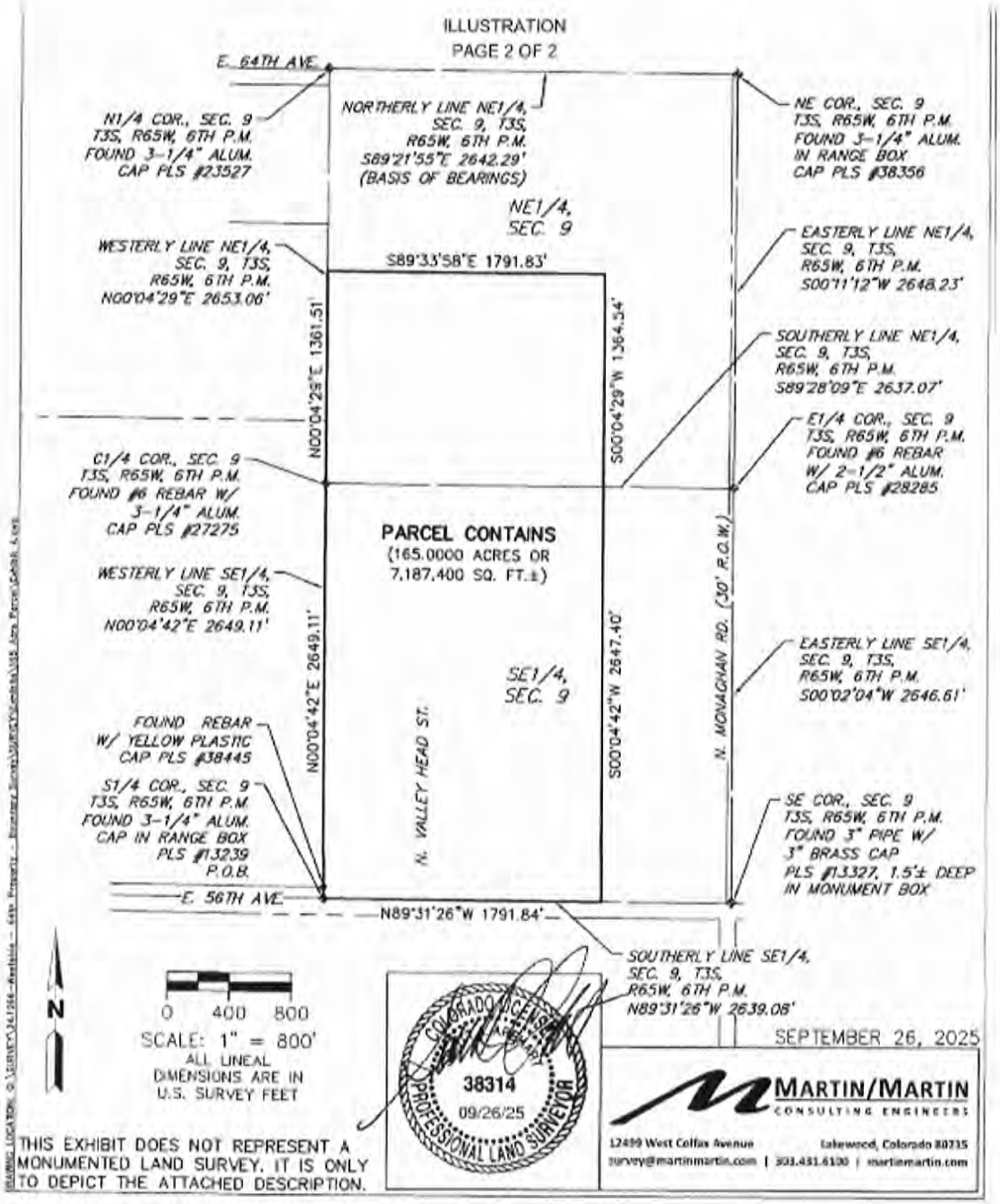
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MARTIN/MARTIN, INC.
12499 WEST COLFAX AVENUE
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SEPTEMBER 26, 2025
PROJECT NO. 24.1266


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SPECIAL WARRANTY DEED

This Deed is made this _____ day of _____, 2026, between ACM PARK HILL JV VII LLC, a Delaware limited liability company whose address is 8350 East Crescent Parkway, Suite 200, Greenwood Village, Colorado 80111 ("Grantor") and the City of Aurora, Colorado, a Colorado municipal corporation of the State of Colorado, acting by and through its Utility Enterprise, whose address is 26791 E Quincy Ave, Aurora, Arapahoe County, Colorado 80016 ("Aurora").

WITNESSETH

That Grantor for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, in hand paid by Aurora, the receipt, adequacy, and sufficiency of which is hereby acknowledged, hereby sells and conveys to Aurora the following real property, being water rights and rights to water that are located in the County of Adams, State of Colorado, to wit:

> All ground water from non-tributary and not non-tributary sources in the Dawson (A.K.A. Dawson-Arkose), Denver, Arapahoe and Laramie-Fox Hills Aquifers, including but not limited to water and water rights in any upper and lower aquifers, if any such aquifers are so subdivided, lying under approximately 165 acres of land owned by the Grantor, being more particularly described in Exhibit A attached hereto and made a part hereof.

Together with all appurtenances and the Grantor warrants the title to the same against all persons claiming under it, forever, provided; however, Grantor does not warrant the quantity or quality of water available through the exercise of the above conveyed water rights and rights to water.

Grantor further specifically warrants that Grantor: (1) has not divested itself of the subject non-tributary and not non-tributary water rights and right to water prior to its conveyance to the City; and (2) that (i) no appropriation of subject non-tributary and not non-tributary water rights and right to water occurred prior to July 6, 1973, (ii) no existing well permit applications or final well permits exist on or associated with the subject Property, and (iii) no appropriations by water court decree have been ordered by a court of competent jurisdiction pertaining to the subject non-tributary and not non-tributary water rights and right to water.

In witness hereof, the Grantor has executed this Deed on the date set forth herein above.

GRANTOR:

ACM PARK HILL JV VII LLC,
a Delaware limited liability company

By: _____
Andrew R. Klein, Authorized Signatory

STATE OF COLORADO)
) ss
COUNTY OF ARAPAHOE)

The foregoing Deed was acknowledged before me this _____ day of March, 2026, by Andrew R. Klein, as Authorized Signatory of ACM Park Hill JV VII LLC, a Delaware limited liability company.

_____
Notary Public

My commission expires: _____

EXHIBIT A

LEGAL DESCRIPTION
PAGE 1 OF 2

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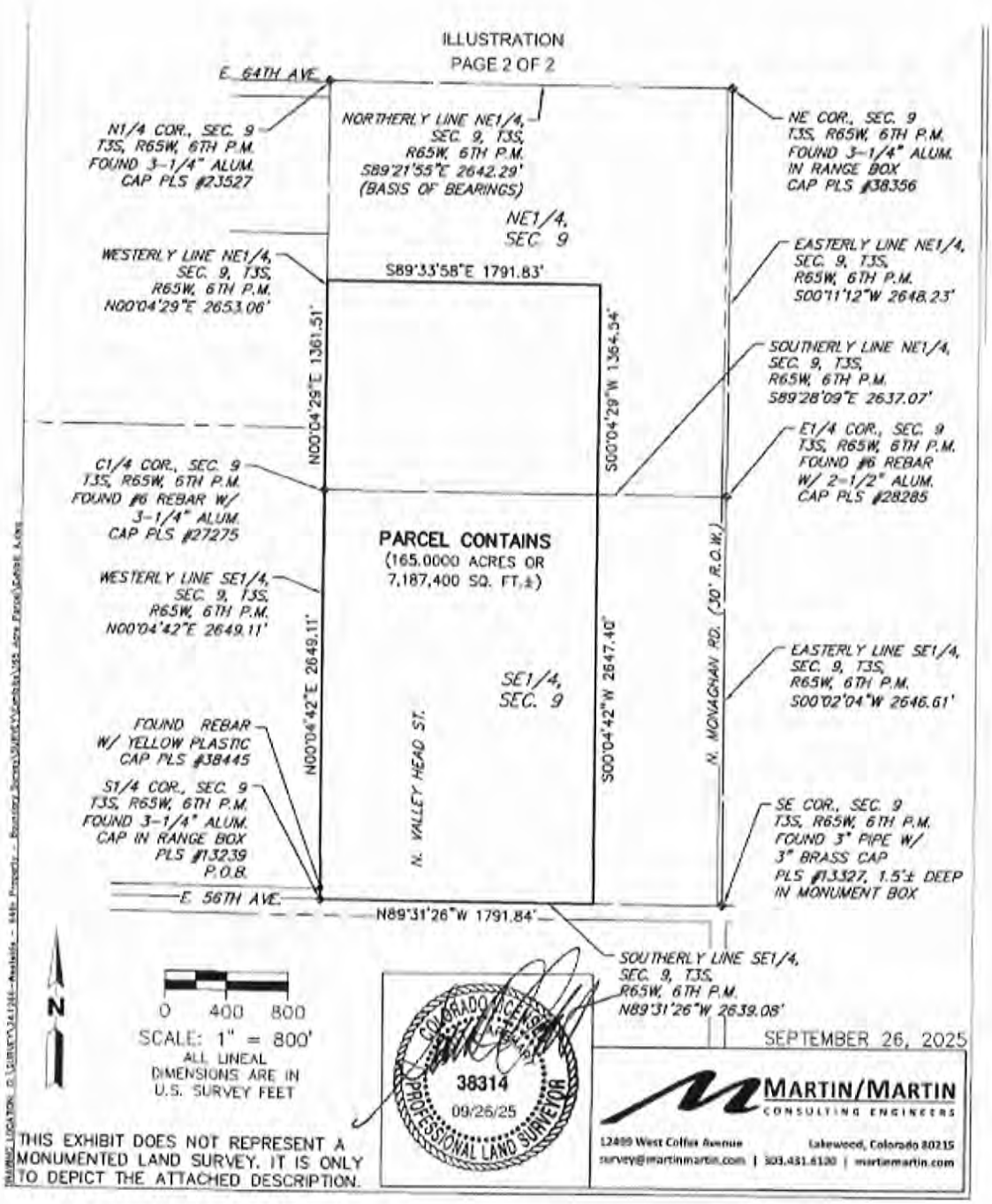
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CITY OF AURORA
Council Agenda Commentary

Item Title: All in One Harmony Commercial – Conditional Use (Public Hearing)
Item Initiator: Ani Karabashian, Planner II, Planning and Business Development
Staff Source/Legal Source: Ani Karabashian, Planner II, Planning and Business Development / Lena McClelland, Senior Assistant City Attorney
Outside Speaker: Manraj Singh, Terence Hoaglund
Strategic Outcome: Economically Strong: Building a conducive development climate, a diverse mix of industries and housing options, and fostering economic growth so that our community thrives and remains resilient.

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: 7/27/2026

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: ☒ Yes ☐ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

A PUBLIC HEARING AND CONSIDERATION OF A CALL UP BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, TO REVIEW A CONDITIONAL USE FOR A MOTOR VEHICLE FUEL DISPENSING STATION WITHIN THE MU-C ZONE DISTRICT AND SITE PLAN APPLICATION
Ani Karabashian, Planner II, Planning and Business Development / Lena McClelland, Senior Assistant City Attorney
Outside Speakers: Manraj Signh, Nick Investments LLC / Terence Hoaglund, Registered Landscape Architect (RLA), Vignette Studio

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

☐ Approve Item and Move Forward to Study Session
☐ Approve Item and Move Forward to Regular Meeting
☐ Information Only
☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

☐ Approve Item as Proposed at Policy Committee
☐ Approve Item as Proposed at Study Session
☒ Approve Item as Proposed at Regular Meeting

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: Planning and Zoning Commission

Policy Committee Date: 5/13/2026

Action Taken/Follow-up: ***(Check all that apply)***

☒ Recommends Approval

☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation

☐ Minutes Not Available

☒ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

The Site Plan and Conditional Use applications were originally heard at the January 14, 2026, Planning and Zoning Commission Hearing. Following the public hearing and receiving testimony, the project was tabled indefinitely to allow the applicant to go back to the public in order to make a collaborative effort to work with the community, listen to their concerns, and for the applicant to make any adjustments to their project. With the motion to table, the Planning Commission cited the conditional use criteria to "mitigate any adverse impacts to the degree practicable" and noted the applicant should align the proposed hours of operation with the 10:00 PM quiet hours of the neighboring community, as requested by the public.

On May 13, 2026, a second public hearing was held by the Planning and Zoning Commission. The Planning and Zoning Commission voted unanimously (6-0) to approve both the conditional use for the Motor Vehicle Fuel Dispensing Station and accompanying Site Plan for the Motor Vehicle Fuel Dispensing Station, Liquor Store, and Restaurant. The Commission, while empathetic to the residents' opposition to the project, noted that their decision was based on the project meeting the approval criteria for the conditional use and site plan.

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

The applicant, Nicks Investments, LLC, is requesting approval for a Conditional Use for a Motor Vehicle Dispensing Station in the Mixed-Use Corridor (MU-C) Zone District and a Site Plan for a Motor Vehicle Dispensing Station and Convenience Store, Liquor Store and Restaurant. The project proposal is for a 9,747-square-foot multi-tenant building and fuel canopy on a 1.45-acre lot. The proposed project site is located at the southeast corner of East Alameda Avenue and South Powhaton Road. The site is located within an Administrative Activity Center (AAC) approved in the Master Plan. The AAC is commercial, mixed-use zoning, and the land within the AAC must follow the standards applicable to the MU-C Zone District. No adjustments to the city code are requested with this application.

The proposal is located in Planning Area 1 of the Harmony Commercial Master Plan, which is designated for commercial development. This is the first project proposed in the Harmony Commercial Master Plan area. The master planned area is planned to have other commercial sites to the south and east of this proposal. The proposal associated with this development application includes a 9,767-square-foot retail building, comprising three (3) tenant spaces. A convenience store (4,000 sf), a liquor store (4,000 sf), and a restaurant (1,767 sf) are planned. A fuel canopy with six (6) fuel dispensers and a high-speed diesel dispenser is also proposed. The Liquor Store is permitted in the MU-C zone district and meets the 1,500-foot minimum spacing required between liquor stores. The closest liquor store to the project site is roughly two and a half (2.5) miles away. Lastly, the proposed project will be making right of way improvements on Alameda Avenue and Powhatan Road in accordance to the Public Improvement Plan found in the Harmony Commercial Master Plan.

The nearest existing residential uses are over 275 to the north, across Alameda Avenue, within another Harmony master planned development. Additionally, northwest of the project site is the Adonea neighborhood.

The Comprehensive Plan placetype for the subject property is Commercial Hub. Commercial Hubs are especially critical to the future economic and fiscal health of Aurora. This placetype primarily contains uses that provide goods and services to nearby Established and Emerging Neighborhoods but can also serve other placetypes in the area. This placetype is characterized by shopping centers and areas that provide a cluster of compatible businesses. It may be located along the city's corridors, often at the intersection of two arterial streets. Primary land uses for this placetype are restaurants, commercial retail, and commercial service. The project complies with the commercial hub placetype as it is proposing commercial land uses that are considered a primary land use for the Commercial Hub placetype.

Definitions of Processes Used for Development Review:

Conditional Use

A use that may be permitted if found to be compatible with adjacent uses and would not change the character of the neighborhood.

Applicable UDO Procedure

Conditional Use – Development Application:

The applicability, procedures, and approval criteria for Conditional Use development applications are found in UDO section 146-5.4.3.A. This section applies to all applications for a use listed as a conditional use within the Permitted Use Table. The Permitted Use Table, located in UDO section UDO section 146-3.2, lists the land uses that require conditional use approval in Aurora. Per this section, Motor Vehicle Fuel Dispensing Stations are considered a Conditional Use within the MU-C zone district.

Comprehensive Plan

Generally, new Development Applications are reviewed for consistency with the goals and intent of the Aurora Places Comprehensive Plan. Aurora Places, the city's comprehensive plan, serves as a foundation for decision-making related to growth and development in Aurora. It presents a vision for the future, with long-range goals and recommended actions for a variety of public activities. The plan addresses topics including land use, transportation, housing, economic development, natural resources, parks and open space, community identity and more. Aurora Places describes challenges and opportunities that face the community and articulates the city's vision and values for how it wants to grow and develop. The plan emphasizes the importance of creating and improving the variety and types of places throughout the city.

Applicant's Request:

One (1) Conditional Use for a Motor Vehicle Fuel Dispensing Station in Mixed-Use Corridor (MU-C) Zone District.

Major Issues Discussed During Development Review:

- Context and Surrounding Area
- Site Layout & Design
- Conditional Use Criteria

Results of Development Review:

Context and Surrounding Area: The surrounding area is zoned Medium-Density Residential Zone District (R-2) with single-family dwellings north of the site as part of the Harmony and Adonea neighborhoods. The project site is within the planned commercial mixed-use center, which is approximately 20 acres to the south and east. Beyond the commercial mixed-use center, residential uses are planned in the Harmony Master Plan. To the west, across Powhaton Road, is vacant land in an Administrative Activity Center in the Parklands Master Plan. The closest existing commercial businesses are approximately two (2) miles northwest of the subject site, at the intersection of East 6th Parkway and North Gun Club Road. Those businesses are a convenience store and gas station operating 24 hours a day.

Site Layout and Design: The proposed building is located on the northwest corner of the property on the corner of East Alameda Avenue and South Powhaton Road. There is access to the site from both East Alameda Avenue and South Powhaton Road through internal drives that will serve the overall commercial mixed-use center.

The building is situated along East Alameda Avenue, with the canopy behind the building relative to Alameda Avenue, and the building screens the fuel pump canopy from the residential uses to the north. This also complies with the code requirements regarding the placement of the fuel canopy. There are a total of 32 parking spaces, including two (2) ADA parking spaces, meeting code requirements (30 spaces minimum) for the uses. The parking stalls are concentrated around the building, and five (5) bike parking spaces are provided, exceeding code requirements.

The building design integrates a change in roof form with a variation of parapet heights, with changes in fenestration, building materials, texture, and color. The materials used include a combination of wood cladding, stucco, brick, and aluminum storefront in neutral tones of brown, tan, gray, and black. The proposed building design conforms to the Building Design Standards requirements for single-story commercial buildings.

There are three (3) pedestrian sidewalk connections from South Powhaton Road and East Alameda Avenue that lead directly to the proposed building's main entrance. Public improvements include road improvements to all sides of the site, including new sidewalks along East Alameda Avenue, South Powhaton Road, and both private internal drives. The right-of-way improvements are in compliance with the Harmony Commercial Master Plan Public Improvements Plan.

All site lighting is code-compliant, and the proposal includes curbside landscaping along the right-of-way along East Alameda Avenue and South Powhaton Road, buffers along the site perimeter and internal parking area island

landscape. The plan complies with the landscape standards found in the city code and the landscape requirements for Motor Vehicle Fuel Dispensing Stations.

Conditional Use Criteria: The motor vehicle fueling station component of the project requires conditional use approval. *The site plan approval is linked to the approval of the conditional use. Without the approval of the conditional use, the site plan is invalid since there are elements of the conditional use, i.e. the motor vehicle fueling station, that are central to the design of the site plan.*

The Unified Development Ordinance (UDO) defines a conditional use as, "a use that may be permitted if found to be compatible with adjacent uses and would not change the character of the neighborhood." The UDO includes approval criteria for decision makers to use.

The project complies with the applicable UDO standards, including the "Use Specific Standards" for Motor Vehicle Fuel Dispensing Stations and Liquor Stores. The property is within the Comprehensive Plan Commercial Hub placetype which the proposed land uses are considered a primary land use. A primary land use is a land use that is compatible with the Comprehensive Plan placetype.

The project site is within the Harmony Commercial Master Plan, approved by the city. This commercial area is planned for multiple commercial uses, and this is the first proposal within it. This planned commercial area is bounded by two major streets (arterials), incorporating buffer and open spaces to integrate with planned neighborhoods to the south and east.

The proposed infrastructure improvements associated with the application include improvements to South Powhaton Road and East Alameda Avenue, new private internal drives and associated sidewalks, and additional infrastructure required as part of the Public Improvement Plan associated with the Harmony Commercial Master Plan.

Summary of Staff Recommendation:

Approval of the one (1) Conditional Use and Site Plan

Summary of PC Decision:

At the public hearing held on May 13th, 2026, the Planning and Zoning Commission voted unanimously (6-0) to approve both the conditional use for the Motor Vehicle Fuel Dispensing Station and accompanying Site Plan for the Motor Vehicle Fuel Dispensing Station, Liquor Store, and Restaurant. The Commission noted that their decision was based on the fact that the project met the approval criteria for the conditional use and site plan.

Public Notification:

For this hearing, legal notice appeared in the Aurora Sentinel on July 16, 2026. Mailing and public hearing notices were sent to abutting property owners, registered neighborhood groups and the public hearing notice sign was posted on the site a minimum of 10 days prior to this hearing. This was done in compliance with Code Section 146-5.3.7 of the Unified Development Ordinance.

Community Referrals:

For this hearing, referrals were provided to the following registered neighborhood organizations (RNOs) within one mile of the site: ADONEA METROPOLITAN DIST #2, CLEAN, VISTA PEAK COMMUNITY GARDEN, MURPHY CREEK GUN CLUB NEIGH, E-470 NEIGHBORS, HARMONY MASTER HOA, GOAL

Neighborhood Comments:

For this hearing, fourteen (14) abutting property owners and seven (7) registered neighborhood organizations were notified for the application.

A total of fifty-seven (57) comments were received during the development review phase alongside a petition with 500+ signatures from residents opposing the project.

Two virtual neighborhood meetings were held for this project. The first was on September 23, 2025, as a result of the project receiving significant comments and concerns from residents upon its first review. The second neighborhood meeting was on February 19, 2026 after the January 14, 2026 Planning and Zoning Commission hearing. This second meeting was requested by the Planning & Zoning Commission for the applicant to go back to the community to listen and further address their concerns brought up in the January 14th hearing.

Following the notice for City Council, no public comments have been received as of July 15, 2026.

Subjects Addressed by Public Comment

During the development review phase of the project, the project received neighborhood opposition, with a total of fifty-seven (57) comments received during the development review cycles. A virtual neighborhood meeting was held on September 23, 2025. In total, twenty-eight people attended the meeting, including seventeen (17)

individuals from the public. The public expressed opposition to the proposed hours of operation, types of commercial businesses proposed, concerns related to security, safety, and crime, and the general negative impact on their neighborhood when it relates to the lighting and noise impacts. Below is a summary of the major concerns expressed by the public:

- **Hours of Operation and Security:** While the applicant did change the gas station and convenience store hours from 24 hours to 4:00 AM – 12:00 AM and the liquor store hours of operation to 8:00 AM – 12:00 AM, residents did have continued concerns about the hours of operation conflicting with their neighborhood's quiet hours starting at 10:00 PM. There was additional concern regarding safety in relation to the proposed hours of operation, and it draws individuals to the area during later hours of the night. Residents expressed concern about the updated hours of operation not being satisfactory and its potential impact on increasing crime in the area.

  Staff Commentary: The Unified Development Ordinance (UDO) requires retail establishments within 300 feet of residential uses to close by 12:00 AM. These hours can be extended with a condition use approval. The applicant has not requested an extension.

- **Types of Commercial Businesses**: Residents expressed dislike for the project's proposed commercial land uses: a gas station, convenience store, liquor store, and potential restaurant. Residents noted that they would like to see commercial development in this area, but that they prefer other commercial businesses such as barbershops, nail salons, coffee shops, a grocery store, a sit-down restaurant, or similar. Concerns were raised related to the liquor store and how it would perpetuate crime and unsavory behavior in their family-oriented neighborhood. Residents also commented on the size of the proposed restaurant space and noted that the size seemed to reflect a possible fast-food restaurant, which they did not want, but instead desired a sit-down restaurant.

  Staff Commentary: All proposed uses are permitted under zoning besides the Motor Vehicle Fuel Dispensing Station which requires Conditional Use Approval. The proposal meets zoning requirements for separating liquor stores by more than 1,500 feet and the limitation of auto-oriented uses to two corners of an intersection. The fueling station is classified as an auto-oriented use under the zoning code (UDO). Restaurants are permitted within the zone district and the proposed project complies with the code requirements established for restaurants.

- **Noise and Lighting:** Residents had concerns about the noise impact of the project, especially at night during neighborhood quiet hours past 10:00 PM. In addition, property owners were concerned about the lighting and the impact of the possible overflow of light from the project site to their property.

  Staff Commentary: The proposed lighting meets city requirements, which require downward-facing lighting to minimize glare and limit light spillover onto adjacent properties as measured in footcandles.

A petition with an estimated 500+ signatures was created in opposition to the project. *(Refer to Exhibits D, Public Comments and Exhibit E, Petition & Petition Comments)*

Following the initial public hearing when the Planning Commission tabled the item, another neighborhood meeting was held on February 19, 2026. Thirty-eight people attended the meeting, including two (2) city staff, the facilitator, and two (2) people from the applicant team. The applicant team presented the changes made based on public feedback from the January 14, 2026, Planning Commission meeting, addressed concerns and comments, and answered questions from the public in attendance. Based on public feedback received, the applicant revised the proposed hours of operation to:

- Gas Station (Motor Vehicle Fuel Dispensing Station) and Convenience Store: 4:00 AM to 12:00 AM → 4:00 AM to 11:00 PM
- Liquor Store: 8:00 AM to 12:00 AM → 8:00 AM to 11:00 PM
- Restaurant: 6:00 AM to 10:00 PM (*No Change*)

The applicant proposed an overnight employee to be present when the convenience store and gas station are closed to discourage loitering and outlined security measures he would include on his property to address the public's concerns related to safety. The public during the meeting still shared concerns regarding the updated hours of operation, safety, and environmental impacts of the proposed Motor Vehicle Fuel Dispensing Station. Overall, the individuals from the public that were not in support of the project were not satisfied with the changes proposed by the applicant. However, there were members of the public in attendance who expressed support for the project. *(Refer to Exhibit B, updated Letter of Introduction from the Applicant; Exhibit F, a staff summary of the February 19, 2026, neighborhood meeting; and Exhibit G, Applicant Presentation for the February 19, 2026, Neighborhood Meeting)*

At the May 13, 2026 Planning and Zoning Commission hearing, sixteen (16) individuals from the public attended the hearing and shared public comment. There was a mix of opposition and support from the public. Those

opposing the project cited concerns regarding hours of operation, impact on safety, opposition to the gas station and liquor store, negative light and noise impact, and environmental impacts. One individual of the public cited Code Section 146-5.3.9.d.1., Evidence of False or Misleading Statements, stating that during the February neighborhood meeting, the applicant gave false or misleading testimony. In contrast, individuals who shared support all had similar comments, indicating a desire for the proposed businesses associated with the project. *(Refer to Exhibit K, Planning and Zoning Commission Minutes and Exhibit M, Planning and Zoning Commission Meeting Transcript).*

Following the May 13, 2026 Planning and Zoning Commission hearing, residents that opposed the project filed an appeal to the project. However, none of the residents qualified for an appeal, as there properties did not meet the definition of an adjacent property as defined in code, "Lots, parcels, or rights-of-way are adjacent to each other when that share all or part of a common lot line or are separated from each other only by a public street, water body, or public land."

Conformance with Code Criteria:

1. Conditional Use Criteria of Approval
   Per Section 146-5.4.3.A.3, a conditional use shall be approved, approved with conditions, or denied based on the following criteria*: (a) The application complies with the applicable standards in this UDO, other adopted City regulations, any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property; (b) The application is consistent with the Comprehensive Plan; (c) The size, scale, height, density, multi-modal traffic impacts, and hours of operation of the proposed Use are compatible with existing and planned uses in the surrounding area; (d) The proposed use will not change the predominant character of the surrounding area; (e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable; (f) The application demonstrates that the proposed use will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Comprehensive Plan goals that would be achieved by approval of the application; and (g) The application mitigates any adverse impacts on the surrounding area to the degree practicable.*

   The Conditional Use complies with the Criteria of Approval for the following reasons:
   - The application complies with all applicable standards and criteria in the Unified Development Ordinance and the Harmony Commercial Master Plan;
   - The application is consistent with the Comprehensive Plan "Commercial Hub" placetype, as the proposed land uses are commercial uses that align with the placetype's primary land uses;
   - The single-story project is within a planned commercial area at the intersection of two arterial streets and includes buffer and open space between planned residential areas intended to support compatibility with surrounding land uses;
   - There is adequate capacity for City infrastructure to serve the proposed development, the project proposal includes infrastructure improvements to support the subject site and includes right of way improvements for South Powhaton Road and East Alameda Avenue; and,
   - The design and location of the commercial center integrate the commercial mixed-use center with surrounding uses and minimize impacts.

Applicant Information:

Applicant: Nick Investments, LLC (Manraj Singh)
Agent: Vignette Studios, LLC (Terence Hoaglund)

Exhibits:

Exhibit A Vicinity Map
Exhibit B Letter of Introduction
Exhibit C Site Plan
Exhibit D Public Comments
Exhibit E Petition & Petition Comments
Exhibit F Summary of 1st Neighborhood Meeting
Exhibit G Applicant Presentation – First Neighborhood Meeting
Exhibit H Staff Summary 2nd Neighborhood Meeting
Exhibit I Applicant Presentation – Second Neighborhood Meeting
Exhibit J Planning and Zoning Commission Minutes – January 19, 2026
Exhibit K Planning and Zoning Commission Minutes – May 13, 2026
Exhibit L Planning and Zoning Commission Meeting Transcript January 19, 2026
Exhibit M Planning and Zoning Commission Meeting Transcript May 13, 2026
Exhibit N Harmony Commercial Master Plan
Exhibit O Applicant Presentation

Land Use Analysis

Item	Existing	Permitted or Required	Proposed
Zoning	R-2 / Administrative Activity Center Designation	-	No Change
Land Use	Vacant	-	Motor Vehicle Fuel Dispensing Station, Liquor Store, and Restaurant
Parcel Size	-	-	1.45 acres
Hard Surface Area	-	-	38,569 Square Feet (59.7%)
Landscape Area	-	-	16,265 Square Feet (25.2%)
Building Coverage Area	-	-	9,747 Square Feet (15.1%)
Parking	-	30	32 Parking Spaces including 2 Accessible Spaces
Total Signs	-	Per City Code	TBD
Total Sign Area	-	Per City Code	TBD
Bike Parking	-	2 Parking Spaces	5 Parking Spaces
Patio Area	-	400 Square Feet	410 Square Feet

Surrounding Properties

Direction	Zoning	Actual Use
North	R-2 - Medium-Density Residential District	Single Family Residential
East	R-2 - Medium-Density Residential District	Vacant (Site Plan of Record designates this are for Future Residential Development)
South	R-2 - Medium-Density Residential District	Vacant (Site Plan of Record designates this are for Future Residential Development)
West	R-2 - Medium-Density Residential District (Administrative Activity Center Designation)	Vacant (Parklands Village Master Plan)

Staff Recommendation(s):

Agenda Item: Conditional Use for Motor Vehicle Fuel Dispensing Station in MU-C Zone District

Approve, with one condition, the Conditional Use request for a Motor Vehicle Fuel Dispensing Station in the Mixed-Use Corridor Zone District because the proposal complies with the requirements of Section 146-5.4.3.A.3 of the Unified Development Ordinance, for the following reasons:

- The application complies with all applicable standards and criteria in the Unified Development Ordinance and the Harmony Commercial Master Plan;
- The application is consistent with the Comprehensive Plan "Commercial Hub" placetype, as the proposed land uses are commercial uses that align with the placetype's primary land uses;
- The single-story project is within a planned commercial area at the intersection of two arterial streets and includes buffer and open space between planned residential areas intended to support compatibility with surrounding land uses;
- There is adequate capacity for City infrastructure to serve the proposed development, the project proposal includes infrastructure improvements to support the subject site and includes right of way improvements for South Powhaton Road and East Alameda Avenue; and,
- The design and location of the commercial center integrate the commercial mixed-use center with surrounding uses and minimize impacts.

Approval is subject to the following condition:

1. Relating to the conditionally approved motor vehicle fueling station, the applicant shall substantially comply with the operations outlined in the letter of introduction of record. Significant changes to the business operations may be approved administratively if they do not establish a new use or expansion of use that is not permitted by zoning.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

☐ Revenue Impact ☐ Budgeted Expenditure Impact ☐ Non-Budgeted Expenditure Impact
☐ Workload Impact ☐ No Fiscal Impact

REVENUE IMPACT
Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

BUDGETED EXPENDITURE IMPACT
Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

NON-BUDGETED EXPENDITURE IMPACT
Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

WORKLOAD IMPACT
Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

QUESTIONS FOR COUNCIL

Does the City Council wish to approve a conditional use for a Motor Vehicle Fuel Dispensing Station within the MU-C zone district with the condition the applicant shall substantially comply with the operations outlined in the letter of introduction of record, and that significant changes to the business operations may be approved administratively if they do not establish a new use or expansion of use that is not permitted by zoning?

LEGAL COMMENTS

Call-Ups. Prior to the effective date of any decision that can be heard by City Council, as listed in Table 5.2-1 of the UDO, any member of the City Council may move to call up the development application for consideration. If the motion passes, the application shall be brought before the City Council as soon as practicable following the date on which the decision was made for review and consideration in accordance with the criteria provided in the UDO. The City Council shall have the authority to approve, approve with conditions, modify, or reverse the decision of the Planning Director or Planning and Zoning Commission. The City Council may also remand the application back to the Commission with direction for further consideration. (UDO §146-5.3.11.A-B)

Criteria for Approval of a Conditional Use. A conditional use shall be approved only if the Planning and Zoning Commission determines that (a) the application complies with the applicable standards in the UDO, other adopted City regulations (including but not limited to any use-specific standards for the proposed condition use in Section 146-3.3), any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property; (b) the application is consistent with the Comprehensive Plan; (c) the size, scale, height, density, multi-modal traffic impacts, and hours of operation of the proposed use are compatible with existing and planned uses in the surrounding area; (d) the proposed use will not change the predominant character of the surrounding area; (e) the City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable; (f) the application demonstrates that the proposed use will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Comprehensive Plan goals that would be achieved by approval of the application; and (g) the application mitigates any adverse impacts on the surrounding area to the degree practicable. (UDO §146-5.4.3.A.3) (McClelland)



Planning and Business Development

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City of Aurora, Colorado

All in One | Harmony Commercial Conditional Use and Site Plan

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ACCESSIBILITY STATEMENT
Please know that, while the city is working to make all information accessible, PDF map products are primarily visual in nature. If you have trouble accessing this document, please visit www.AuroraGov.org/Accessibility or call the Office of Accessibility (303-326-8858) and let us know how best to assist you.

Case Numbers: 2025-6030-00, 2025-6030-01, 2025-6030-02
Development Application: #1925-19

12/9/2025 I:\GIS\Arc10_MXDs\Planning\Jake C\2025\2758_AK.aprx

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Letter of Introduction
All in One at Harmony Commercial

March 10, 2026

Ani Karabashian I AICP
Planner I
Planning & Developmental Services Department I City of Aurora

PROJECT DESCRIPTION
Development of lot 1 on the Harmony Commercial project. Lot 1 is a 1.45 acre lot that will include a 9,747 square foot building that will include a 4,000 square foot convenience store, a 4,000 square foot liquor store, and a 1,767square foot retail/cafe/restaurant space. In addition there will be a fuel facility that includes six (6) multi-product fuel dispensers under a canopy, and one high speed diesel dispenser east of the fuel canopy. This site plan is not proposing any major adjustments to adopted codes and criteria, and is in compliance with the adopted codes and criteria.

In addition we will be developing the surround private drives and off-site detention ponds.

LOCATION
This site is located at the southeast corner of East Alameda Avenue and South Powhaton Road.

OPERATIONS PLAN

Key Changes Presented at the Neighborhood Meeting on Feb 19, 2026

Reduce the operating hours to close at 11pm
Institute a "My Little Library Stand" - This will encourage neighborhood book sharing and reading. This will be incorporated into the final recorded plans.
Have an overnight employee - Employee will stock/clean around the store and keep watch outside to make sure there is no loitering is taking place to ensure a safe environment.
Good Neighbor Agreement - this is discussed in further detail below

Summary of Information Presented at the Neighborhood Meeting on Feb 19, 2026

Safety and Security
- We will have 24/7 high-definition cameras that we will share with APD upon request
- We will have license plate readers - at our other stores we help the police stop theft.
- Strict no loitering policy
- New, well-lit commercial uses often reduce opportunistic crime
- Crime correlates with vacancy, not active uses



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The proposed hours of the Convenience store and fuel station help to support the following during early morning and late evening hours and during emergencies:

- Emergency vehicles
- Snow removal operations
- Utility workers
- Local residents during outages or emergencies
- Local residents that go to work early and need fuel, coffee, breakfast items

Pollution & Environmental Concerns

- Underground Tanks are Extremely Regulated
- Double-walled tanks
- Continuous leak detection
- Automatic shutoff systems
- State & EPA oversight
- The state requires annual testing of the tanks and fuel delivery system.
- All in one does this quarterly, exceeding state requirements.

Lighting Pollution

- All our lighting is down directional, with LED lighting that meets or exceeds code
- This graphic shows our light levels measured in foot candles.
- The darkest color is the highest light levels which is the front of the store and the fuel pumps.
- The lightest color are the areas with 0 - 0.1 foot candles. This shows there is virtually no light spillage off of the property.

Property Valuations

- We have done an informal survey of home sales in Cross Creek, within a 1/2 mile of the 7-11 and QT store. We focused on resale only, not new construction -
  - 2024 there were 3 sales with an average price of $561,000…all sold below asking price.
  - 2025 there were 5 sales with an average price of $595,000…all sold for asking or above.
  - There was one other home that sold in 2025for $1,100,000 which was asking price

Tax Revenue

- Convenience Store will generate $15,000 per month in tax revenue
- Wine, Beer, & Spirits will generate $16,000 per month in tax revenue
- Fuel Sales will generate $72,000 in tax revenue
- Total combined tax revenue annually: $1,236,000
- This supports departments such as:
  - Police, fire stations, emergency medial response, 911 dispatch
  - Schools
  - Park maintenance, recreation centers, libraries
  - Road maintenance, snow removal, traffic signal improvements, sidewalks, etc.

Land Uses

- The All in One is the first use for the Harmony Commercial Area.
- There are other commercial lots that could accommodate other uses including, but not limited to sit down restaurants, personal service shops, coffee shops etc.
- In order for this to happen, roads need to be improved, lots platted, and the detention area constructed, which All in One will do.



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- We are in contact with potential uses like Aldi, Dentist Office, Ace Hardware, and a Veterinarian Hospital, but users don't want to commit until they see movement on the site
- Fuel Station = More Future Growth.
- This Corridor is zoned for future commercial and Powhaton will be a major arterial road for Aurora.
- Liquor stores and Convenience stores are allowed uses in this zone district. Only the fuel sales is causing this to be a conditional use.

All in One
- This is not another corporate store, but is a locally owned and operated business.
- This is a local company, with the intent to keep the store long term
- Yes we have bought and sold some stores before, but we are on a different focus from those stores.
- We are Investing in high end design and materials
- Our Intention is to attract good clientele
- We are spending extra money on patio and interior design to build a nice higher end store

We want to offer a "Good Neighbor Agreement"
- We want to have a community liaison contact where we can react to issues that arise and respond to them quickly.
- We will commit to graffiti removal within 24 hours when reasonable
- We will conduct routine trash patrols on our property to keep a clean site.
- Our Maintenance standards are above code

This proposed convenience store, liquor store and restaurant/ cafe is compatible with and suitable for the surrounding neighborhoods. This facility is not another corporate chain, but is a locally owned and operated business. Their are five other All In One stores in operation, under construction, or in design, with more to come. It is anticipated there will be 5-7 employees between all three uses, with three shifts.

A big issue with the residents from the nearby neighborhoods has been the hours of operation. While we did originally propose a 24 hour operation, we have heard the neighbors and have further revised the hours of operations as follows:

- Convenience store/ fuel center will operate between the hours of 4 am and 11 pm.
- Liquor Store will operate between the hours of 8 am and 11 pm.
- The restaurant/ cafe will operate between the hours of 6 am and 10 pm.

We do feel that closing any earlier impacts the financial viability of this business. We do understand that the Harmony Neighborhood has quiet hours starting at 10 pm. Typically a convenience store business is not all that noisy, other than vehicles coming and going.

As with all businesses, the hours will be adjusted based on demand. For example, if there is consistency little business after 10 pm, the closing hours may be adjusted accordingly. The same would happen with the am hours. If there is little business early in the morning, the business opening hours may be adjusted to open later.



We have heard from the neighbors that they highly desire a grocery store. This is completely understandable, but a grocery store is not a viable use on the Harmony Commercial site with the street and block arrangement not providing room for a grocery store. However, the convenience store will carry many of the same items as a grocery store, albeit on a far more limited scale. Among other items, this will include fresh fruits, sandwiches, dairy products, cereals, etc.

The retail/cafe/restaurant will be operated by an independent operator. While an operator has not been identified as of yet, this could include a fast casual restaurant, standard restaurant, coffee shop, etc. There will be indoor and outdoor seating, but we do anticipate a fair amount of takeout orders.

The building itself has been designed to not look like a standard convenience store. The design has a contemporary theme with a heavy emphasis on a variety of metal, wood, masonry and stucco materials. The building does front on Alameda Avenue with the fuel canopy located on the south side of the building, away from the neighborhood. We have also designed an outdoor patio close to the restaurant that has fencing to protect it from the parking lot, and an overhead trellis to provide some shade and further separate the patio use from the parking lot. This patio also easy direct pedestrian connections to the adjacent streets. The building design does conform or exceed with all applicable code requirements.

There is extensive landscaping on site, all designed with low water use principles in mind. This includes extensive curb side landscaping, street trees, buffer yards, and no turf grass. This will help to solidify this development as a unique convenience store. The landscaping also conforms with all applicable code requirements.

The site lighting also conforms to all applicable code requirements. With almost no light spillage beyond the property.

Locationally, this site is ideally suited for this business. Their are currently no other commercial businesses in this vicinity. The closest are two other convenience stores that were recently built on Gun Club Road approximately two miles northeast of the site. The closest home to this site is 300 feet away, with an open space buffer and arterial street in between. In addition, this site is 2500 feet (1/2 mile) (measured as a straight line) from the nearest school, and 3,500 feet with the shortest walking route. This is well beyond the minimum standard of 500 feet, as set by the City of Aurora in UDO Section 3.3.5.

The Harmony Commercial Master Plan has additional designated areas for commercial development in addition to the subject site. While future uses are yet to be determined, these could include a true site down restaurant, and other retail and service shops that the neighborhood is looking for.

RELEVANT CODE REQUIREMENTS

4.2 Dimensional Standards

This site plan complies with the dimension standards including the incorporation of a 20 foot buffer. No parking areas, building, or vehicular use areas are locations within the buffer.

4.3 Subdivision Standards
This site plan complies with the approved Harmony Commercial master plan and applicable subdivision standards.

4.4 Neighborhood Protection Standards
This site does not immediately abut any lots in an R-2 district.
This site complies with building height standards.
This site complies with exterior lighting standards.
This site does not have any refuse containers, drive thru or automobile entries within the protected lot requirements.
This site meets the setback and buffering and screening requirements.
This site meets the noise requirements

4.5 Lot Access and Connectivity
This site plan complies with the Harmony Commercial Master Plan for internal private drives and site access.
All access used radial curb cuts as required
All accesses meet separation requirements from street rights of way and other access points.
This site plan meets pedestrian connectivity with detached sidewalks along all internal private drives and with direction pedestrian connections to adjacent street rights of way. In addition there are direct pedestrian connections from the internal private drives.

All walks comply with the Americans with Disabilities Act.

4.6 Parking Loading and Stacking
This site plan complies with the parking, loading, and stacking requirements.

4.7 Landscape Screening, and Stormwater Management
This site plan and associated landscape plan complies with the landscape standards in the UDO.

4.8 Building Design Standards
The building elevations comply with the building design standards. We have incorporated four sided architecture into the building. This means the back and the sides of the buildings are architecturally equivalent to the front with articulation, colors, and materials. In addition we have incorporated opaque windows into the street side elevations to look like regular store front windows.

4.9 Exterior Lighting
The lighting plan compiles with the exterior lighting standards.



4.10 Signs
This site plan complies with the sign code.

2.6.5 Historic Preservation Standards
This section does not apply as there no existing structures on or immediately adjacent to this site.

UDO SECTION 3.3.5 OO MOTOR VEHICLE FUEL DISPENSING STATION CONDITIONAL USE.CRITERIA

1 (a). This use may not be located within 500 feet of an Adult or Child Day Care Center, Hospital, Elementary or Secondary School, Nursing or Convalescent Home or Group Home, FHAA.
The closest school is approximately 2,500 feet away, or about 1/2 mile.

1 (b). No Adult or Child Day Care Center, Hospital, Elementary or Secondary School, Nursing or Convalescent Home, or Group Home, FHAA, shall be permitted to locate within 500 feet of a Motor Vehicle Fuel Dispensing Station.
This section does not apply

1 (c). The restrictions in Subsections a and b above shall not apply to normal scheduled delivery of combustible fuel into approved tanks used for heating or the operation of emergency electrical generating equipment, provided such delivery is made in accordance with approved dispensing practices with regard to public safety.
This section does not apply

1 (d). The Fire Chief may modify the provisions of Subsections 1.a and 1.b above where there are practical difficulties in strict compliance with those Subsections, provided that the spirit of those two Subsections is complied with and public safety is secured.1 (e) This site will not be used for body repair or painting. Sales of miscellaneous car repair parts, typical of a convenience store use will be inside the building.
This section oes not apply

1 (e). The storage of equipment, auto parts, and supplies used in conjunction with servicing, painting, or body repair shall be maintained inside an enclosed structure. Outdoor storage of auto-related parts and equipment shall not be allowed.
All uses will occur with a fully enclosed structure. Body repair/ painting will not occur on this site

1 (f). All service shall only occur within a fully enclosed structure.
All services will be within a fully enclosed structure, except for fueling of vehicles which must occur outside.

1 (g). Parking areas shall not be used for motor vehicle salvage, the storage of inoperable vehicles, or any motor vehicle servicing, painting, or body repair.



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All parking areas will be used for guests/ employees for normal operations. This will not be a vehicle maintenance business.

2. Whenever modifications are made to the architectural features or site features of a motor vehicle fuel dispensing station constructed before the Effective Date, a Redevelopment-Plan shall be required in accordance with the requirements of Section 146-5.4.3.B.3(Minor Site Plan).
This is a new development, this section does not apply

3. Where this use is located adjacent to a Residential zone district, the lot lines adjacent to the Residential zone district shall be screened pursuant to Section 146-4.7 (Landscape, Water Conservation, Stormwater Management)

The lot lines of this proposal are not adjacent to a residential zone district. How ever, we have complied with applicable buffer yards and landscape requirements. Additional development will occur between this site and existing residential uses.

4. In the MU-C and MU-R districts, use shall not be located closer than 300 feet from an arterial/arterial or arterial/E-470 intersection.
This site is located within an Administrative Activity Center with a commercial hub place type which allows for this use specifically at the intersection of two arterial streets.

5. In the MU-OA district, this use is limited to those establishments existing on the Effective Date.
This zone district does not apply

6. In the MU-TOD Core subdistrict, a motor vehicle fueling dispensing station associated with a grocery store may be a permitted use if so provided in the Station Area Plan.
This zone district does not apply

7. In the I-1 and I-2 districts, a building containing or related to this use is not permitted within 300 feet of a Residential zone district unless a conditional use approval is obtained pursuant to Section 146-5.4.3.A.
This zone district does not apply

8. After the Effective Date:
a. In all zone districts where these uses are permitted or conditional uses, if two of the four corners of a street intersection are occupied by any of the following four uses, none of the five listed uses may be located on the remaining corner lots at that street intersection, or on any lot partially or entirely located within 500 feet of the corner along either of the intersecting streets :
    i. Automobile and Light Truck Sales and Rental;
    ii. Motor Vehicle Body Shop and Painting;



iii. Motor Vehicle Fueling Station;
iv. Motor Vehicle Repair and Service; or
v. Motor Vehicle Wash.

b. The restrictions in Subsection a above do not apply to properties located:
i. Within the -HSO zone district; or
ii. Within the I-1 or I-2 zone districts and within an approved Master Plan contain ing an exception to the restrictions in subsection.

Other than open space, this is the first use to develop on this corner, so none of these conditions apply

9. Design Standards for Motor Vehicle Fuel Dispensing Stations

a. Setbacks for Buildings and Fueling Area Canopies

When site constraints such as easements, floodplains, utilities, or others do not impact building placement, primary buildings shall front the street and fueling area canopies shall be set back behind buildings, and no street frontage buffers for building perimeters shall be required.

The primary (only) building does front on Alameda Avenue, with the fueling canopy set behind the building

b. Canopy Compatibility

The materials, colors and forms on the fueling area canopy shall repeat those used on other structures on the site.

The materials used on the canopy match the building, including the use of masonry and refinished metal fascia

c. Canopy Columns

i. The cross-section of canopy columns shall have a minimum width of 24 inches and depth of 16 inches, except that round columns shall have a minimum diameter of 24 inches.
ii. All columns shall be faced with brick, metal panels, stucco, or decorative masonry block to match the wall materials of the main building.
iii. Columns may be any shape, as long as they meet the minimum dimensional standard listed above for at least 3/4 of their height.

The canopy columns are 30 inches wide by 16 inches deep and are faced with brick and metal panels to match the primary building

d. Canopy Fascia Colors

i. Intense, bright, or florescent colors shall not be used as the predominant canopy fascia color.
ii. Strong accent colors may be used as decorative elements on the fascia, but they shall be limited to horizontal bands of a total area not to exceed 40 percent of the area of the canopy fascia.
iii. Additional fascia color bands or designs in excess of 40 percent are permitted, and count toward the total allowable sign code area for the site.

VIGNETTE studios

The canopy has muted dark colors that match the building. There are no color accent bands other than an LED light strip that is fully encased within the canopy

iv. Lighting

a. All lighting mounted on buildings or poles shall be downcast and with out drop lenses, and shall not spill light in excess of two foot candles onto the surface of adjacent parcels or rights-of way.

b. Buildings facades may be spot-lit but only if the spot lighting bulbs and lenses are shielded and not visible from the adjacent parcels or rights-of-way.

All lighting on the site is down cast with drop out lenses. Light spillage is less than 1/2 foot candle on adjacent parcels/ rights of way.

v. Fueling Area Canopy Fixtures

Lighting on the underside of canopies shall be flush with, or recessed above the underside of the canopy surface. Lenses dropping below the surface of the canopy underside are not permitted.

The canopy lighting does not drop below the surface of the canopy

vi. Canopy Fascia Lighting

a. Canopy fasciae may not be externally lit.

b. A fascia accent band of up to nine inches in width may be internally illuminated.

c. Additional areas of internal illumination on the canopy fascia are allowed provided those areas are included in the total sign area allowed for the site.

There is a facia accent band that is internally illuminated and does not exceed nine inches in width

vii. Maximum Area of Internally Lit Building Panels

a. On buildings, the total area (as projected on a vertical plane) of internally lit panels and internally lit awnings shall:

i. Twenty percent or less of the total wall area of any single building elevation, and

ii. Ten percent or less of the total of all of a building's wall elevations.

b. Externally lit building areas shall not be subject to these restrictions.

This building does not use internally lit panels, but does have exterior wall mounted lighting, or under canopy downlight to illuminate exterior doors and walkways. These are all down d directional as shown on the photometric plan

e. Landscaping Standards



i. Landscape Buffers

a. All landscape buffers adjacent to Residential zone districts or residential uses shall include a six foot high decorative opaque fence or wall meeting the standards in Section 146-4.7.9 (Fence and Wall Regulations).

b. Shrubs may not be substituted for required trees in landscape buffers.

This use is not located adjacent to a residential zone district, there for no fencing is required. Shrubs have not been substituted for trees in the landscape buffers.

ii. Corner Treatment

At the intersection of buffer strips fronting on public and private streets, a distinctive landscaped area at least 10 percent larger in size than the area that would otherwise be formed by the intersection of the required buffer strips shall be provided. Landscaping in this intersection area shall consist of plant specimens having a high degree of visual interest during all times of the year.

The area may also contain one sign of a size and area as permitted by Section 146-4.10 (Signs).

We have worked with staff to comply with corner treatment landscaping with the use of perennials, ornamental grasses and other plant material that adds visual interest. This site will have one sign on the corner of Alameda and Powhaton

iii. Redevelopment

When architectural or site modifications are made to a motor vehicle fuel dispensing station existing before the Effective Date, at least 15 percent of the total lot area shall be landscaped to the maximum extent practicable. Sites that are restricted by easements, pump and canopy locations, fire lanes, and circulation requirements may include landscape areas in adjacent public or private rights-of-way in the 15 percent calculation. Regardless of site constraints, the total landscaped area may not be reduced below that existing prior to redevelopment.

This is a new development, so this section does not apply

CRITERIA FOR APPROVAL

3 (a) This application complies with the applicable standards of the UDO as outlines in other sections of this document. The site plan complies with the approved Harmony Commercial master plan.

3 (b) This application is consistent with the comprehensive plan as the project site is within the Commercial Hub Placetype.

3 (c) The size, scale, height are all consistent with the intent of the Harmony Commercial master plan as well as being compatible with existing and planned uses in the surrounding area. The traffic impacts are also consistent, as well as the hours of operations noted below:

- Convenience store/ fuel center will operate between the hours of 4 am and 11 pm
- Liquor Store will operate between the hours of 8 am and 11 pm
- The restaurant/ cafe will operate between the hours of 6 am and 10 pm.

These hours are intended to provide compatibility with the adjacent neighborhoods by being closed during the overnight hours. There are no businesses in the immediate vicinity, to compare hours too. However, the two conveniences stores on Gun Club Road, which are two miles away, are both open 24 hours a day and are also close to adjacent neighborhoods. A

3 (d) The proposed use will not change the character of the area and was anticipated in the Harmony Commercial master plan. This is a needed use in the developing residential area as there are no other retail services of any kind within two miles of this site.

3 (e) There are minimal impacts to the existing city infrastructure, with the build out of East Alameda Ave, and South Powhatan Way. This site is contributing to the completion of these arterials along its frontage.

(3) (f) This is a vacant site that has historically been used for agriculture. As such, there or no dislocations of existing tenants.

(3) (g) The applicant has worked with the city to mitigate any adverse impacts on the surround property to the degree practicable.

ALL IN ONE AT HARMONY COMMERCIAL SITE PLAN AND CONDITIONAL USE

LOT 1, BLOCK 1, HARMONY COMMERCIAL SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 16,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGAL DESCRIPTION

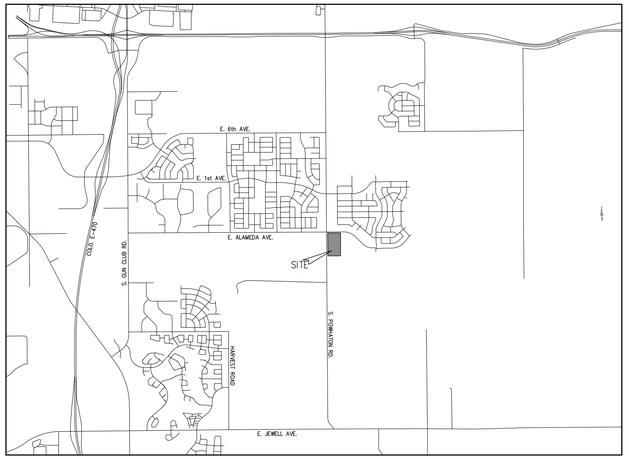
A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16 , WHENCE THE SOUTHWEST CORNER OF SAID SECTION 16 BEARS SOUTH 00 DEGREES 26 MINUTES 20 SECONDS EAST A DISTANCE OF 5260.44 FEET;
THENCE NORTH 89 DEGREES 26 MINUTES 05 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 168.82 FEET TO A POINT;
THENCE SOUTH 00 DEGREES 33 MINUTES 55 SECONDS EAST A DISTANCE OF 57.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 26 MINUTES 05 SECONDS EAST, ALONG A LINE 57.00 FEET SOUTHERLY OF AND PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 720.83 FEET TO A POINT;
THENCE SOUTH 00 DEGREES 33 MINUTES 55 SECONDS EAST A DISTANCE OF 1021.82 FEET TO A POINT;
THENCE SOUTH 64 DEGREES 10 MINUTES 12 SECONDS WEST A DISTANCE OF 307.97 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 24 DEGREES 30 MINUTES 28 SECONDS, A RADIUS OF 868.00 FEET, AN ARC LENGTH OF 371.28 FEET AND A CHORD BEARING SOUTH 76 DEGREES 25 MINUTES 26 SECONDS WEST A DISTANCE OF 368.46 FEET TO A POINT OF NON-TANGENCY;
THENCE NORTH 83 DEGREES 01 MINUTES 31 SECONDS WEST A DISTANCE OF 75.63 FEET TO A POINT;
THENCE SOUTH 89 DEGREES 26 MINUTES 05 SECONDS WEST A DISTANCE OF 10.94 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90 DEGREES 07 MINUTES 35 SECONDS, A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.33 FEET AND A CHORD BEARING NORTH 45 DEGREES 30 MINUTES 07 SECONDS WEST A DISTANCE OF 35.39 FEET TO A POINT OF TANGENCY;
THENCE NORTH 00 DEGREES 26 MINUTES 20 SECONDS WEST, ALONG A LINE 144 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1176.29 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 89 DEGREES 52 MINUTES 25 SECONDS, A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.21 FEET AND A CHORD BEARING NORTH 44 DEGREES 29 MINUTES 53 SECONDS EAST A DISTANCE OF 35.32 FEET TO THE POINT OF BEGINNING.

CITY OF AURORA SITE PLAN NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, FIRE LANES EASEMENTS OR FIRE LANE CORRIDORS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. WHERE DEDICATED AS A FIRE LANE EASEMENT OR DESIGNATED AS A FIRE LANE CORRIDOR, THE ROADWAY SHALL BE POSTED "NO PARKING - FIRE LANE".
4. ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2021 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2017.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
6. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
8. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
11. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
14. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
15. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
16. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
17. THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
18. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
19. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
20. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
21. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE.
22. THIS SITE HAS THE FOLLOWING CONDITIONAL USE APPROVAL(S): (LIST ANY/ALL APPLICABLE USES AND THE DATE OF PLANNING COMMISSION APPROVAL - MULTI-TENANT BUILDINGS SHOULD LEAVE ROOM FOR MODIFICATIONS OR FUTURE ADDITIONS)
23. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
24. THE INFRASTRUCTURE SITE PLAN (ISP) AND CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE APPROVED PRIOR TO THE ISSUANCE OF BUILDING PERMITS. CONSTRUCTION SHOWN ON THE CIVIL PLANS FOR THE ISP FOR ASSOCIATED INFRASTRUCTURE MUST BE INITIALLY ACCEPTED BY THE CITY PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPANCY (TCO) OR CERTIFICATE OF OCCUPANCY (CO) PER THE APPROVED PUBLIC IMPROVEMENT PLAN.



VICINITY MAP

1" = ONE-HALF MILE

CITY OF AURORA SITE PLAN NOTES (CONTINUED)

1. ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING INFLUENCE UNDER WORSE-CASE NOISE CONDITIONS.

CITY CONTACT

CITY MANAGER'S OFFICE:
OFFICE OF DEVELOPMENT ASSISTANCE
BRIT VIGIL
(303) 739-7323

PLANNING:
ZONING AND PLAN REVIEW
LIZ FUSELIER
(303) 739-7450

LANDSCAPE DESIGN
KELLY BISH
(303) 739-7189

PARKS, RECREATION, AND OPEN SPACE:
FORESTRY
JACQUE CHOMIAK
(303) 739-7189

AURORA WATER:
IMAN GHAZALI

PUBLIC WORKS
TRAFFIC DIVISION
STEVE GOMEZ
(303) 739-7336

ROADWAY & PUBLIC IMPROVEMENTS ENGINEERING DIVISION
JULIE BINGHAM
(303) 739-7403

LIFE SAFETY AND BUILDING DIVISION
WILLIAM POLK
(303) 739-7371

REAL PROPERTY DIVISION
MAURICE BROOKS
(303) 739-7294

OIL AND GAS DIVISION
JEFFREY MOORE
(303) 739-7676

DEVELOPMENT TEAM

OWNER/DEVELOPER:
NICKS INVESTMENTS, LLC
19245 E. 56TH AVE
DENVER, CO 80249
(720) 231-8479
MANRAJ SINGH

ARCHITECT:
DEPENBUSH ARCHITETURE
6898 SOUTH UNIVERSITY BLVD
SUITE 200
CENTENNIAL, COLORADO 80122
(303) 981-8790
LAWRENCE DEPENBUSH

CIVIL ENGINEER:
EPS GROUP
301 N. HOWES STREET
SUITE 100
FORT COLLINS, COLORADO 80521
(970) 488-3901
BLAINE MATHISEN, PE

LANDSCAPE ARCHITECT:
VIGNETTE STUDIOS, LLC
PO BOX 271789
FORT COLLINS, COLORADO 80920
(970) 231-6749
TERENCE HOAGLUND, RLA

SURVEYOR:
ENGINEERING SERVICE COMPANY
14190 E. EVANS AVENUE
AURORA, COLORADO 80014
(303) 337-1393
JUSTIN CONNER, PLS

PROJECT BASIS OF BEARING

BEARINGS ARE BASED ON THE WEST LINE OF THE NW1/4 OF SECTION 16 AND SW1/4 OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN HAVING A NAD83/2011 STATE PLANE COLORADO CENTRAL ZONE GRID BEARING OF N00°23'56"W AND BOUNDED AS SHOWN.

CITY OF AURORA TRAFFIC NOTES

1. NICKS INVESTMENTS, LLC , 19245 E. 56TH AVE DENVER, CO 80249,(720) 231-8479 SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF ALAMEDA AVENUE AND POWHATON ROAD, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 126-38 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT / OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT

DATA BLOCK

LAND AREA WITHIN PROPERTY LINES	871,194 SF	20.0 AC
LOT 1 LAND AREA	64,581 SF	1.48 AC
NUMBER OF BUILDINGS	1	
BUILDING (CANOPY HEIGHT)	24'-11" (19-5")	
TOTAL BUILDING COVERAGE	9,747 SF	15.1 %
GROSS FLOOR AREA	9,747 SF	15.1%
HARD SURFACE AREA	32,394 SF	50.1%
LANDSCAPE AREA	16,265 SF	25.2%
SIDEWALKS AND PATIOS	6,175 SF	9.6%
PRESENT ZONING CLASSIFICATION	MUC SUBAREA C	
SPRINKLERED	YES	
2021 IBC CONSTRUCTION TYPE	VB	
OCCUPANCY TYPE	M	
MAXIUM PERMITTED/ ALLOWABLE SIGN AREA	235.5 SF	
PROPOSED TOTAL SIGN AREA	228 SF	
PROPOSED NUMBER OF SIGNS	5	
PARKING SPACES REQUIRED	30	
PARKING SPACES PROVIDED	32	
ACCESSIBLE SPACES REQUIRED	2	
ACCESSIBLE SPACES PROVIDED	2	
VAN ACCESSIBLE SPACES PROVIDED	1	
LOADING SPACES REQUIRED	N/A	
LOADING SPACES PROVIDED	0	
BIKE PARKING REQUIRED	2	
BIKE PARKING PROVIDED	5	

PROPOSED SIGNS	
MONUMENT SIGN (1) (BOTH SIDES)	92 SF
BUILDING FRONT SIGN AREA (1)	44 SF
BUILDING FRONT TENANT SIGN (2)	48 SF
BUILDING BACK SIGN AREA (1)	44 SF
CANOPY SIGN AREA (0)	

SIGNATURE BLOCK

THIS FRAMEWORK DEVELOPMENT PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF _____ HAS CAUSED THESE
(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENT TO BE EXECUTED THIS ____ DAY OF _____ AD, _____

BY: _____ CORPORATE SEAL
(PRINCIPALS OR OWNERS)

STATE OF COLORADO)

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ AD, _____

BY: _____
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

_____ NOTARY SEAL
(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____
NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATION

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____

COLORADO AT _____ O'CLOCK M, THIS _____ DAY OF _____ AD, _____

CLERK AND RECORDER: _____ DEPUTY: _____

SHEET INDEX

1 COVER SHEET
2 SITE PLAN NORTH
3 SITE PLAN SOUTH
4 SITE PLAN LOT 1
5 STREET SECTIONS & PEDESTRIAN PLAN
6 SITE PLAN DETAILS
7 TRELLIS DETAILS
8 GRADING SCHEMATIC
9 GRADING SCHEMATIC
10 UTILITY SCHEMATIC
11 UTILITY SCHEMATIC
12 LANDSCAPE PLAN COVER SHEET
13 LANDSCAPE PLAN LOT 1
14 LANDSCAPE PLAN DETENTION
15 LANDSCAPE PLAN DETAILS
16 BUILDING ELEVATIONS
17 PHOTOMETRIC PLAN
18 PHOTOMETRIC CUT SHEETS
19 PHOTOMETRIC CUT SHEETS

AMENDMENT BLOCK

VIGNETTE studios
Planning • Landscape Architecture • Graphics

CLIENT
NICKS INVESTMENTS, LLC

Harmony Marketplace

Site Plan
AURORA, COLORADO

JOB NO: 55016
ACAD FILE: 55016PDP3
DRAWN: TCH
CHECKED: TCH
ISSUE DATE: July 16, 2025

REVISIONS	DATE
CITY COMMENTS	9/30/25
CITY COMMENTS	11/24/25

SHEET TITLE:
COVER SHEET

SHEET NO:
1

EXHIBIT C

TRACT B,
HARMONY SUBDIVISION FILING NO. 1
(REC. NO. D7146217)
ZONING R-2

EAST ALAMEDA AVENUE
114' PUBLIC ROW
rec no B7066149
EDN REV222107

Δ=89°52'26"
R=25.00'
L=39.21'

RIGHT IN/RIGHT OUT ACCESS

MODIFY MEDIAN FOR FULL MOVEMENT

FULL MOVEMENT ACCESS

EXISTING STREET LIGHT (TYP)

SIDEWALK EASEMENT

N89°26'08"E 720.83'

10' UTILITY EASEMENT (TYP)

8' WALK PER HARMONY FILING 14

CURB AND GUTTER PER HARMONY FILING 14

NEW RAMP

10' UTILITY EASEMENT

CORNER SITE TRIANGLE (TYP)

8' WALK

6' WALK

12' ACCESS

20' UTILITY EASEMENT

TEMPORARY CONSTRUCTION EASEMENT
(REC. NO. B9004231)

SITE TRIANGLE

LOT 1 BLOCK 1
REF SHEET 4

LOT 2 BLOCK 1
FUTURE
DEVELOPMENT

S. POWHATON ROAD
144' PUBLIC ROW
rec no B7066149
EDN REV222107

STOP SIGN

6' WALK, TYP.

6' WALK

TRACT A
PRIVATE DRIVE

RIGHT IN - RIGHT OUT ACCESS
(CORNER SITE TRIANGLE (TYP)

10' UTILITY EASEMENT

20' UTILITY EASEMENT

PROPOSED FIRE HYDRANT BY THIS DEVELOPMENT

INTERIM RIPRAP

INTERIM TRICKLE PAN TO CONVEY
DRAINAGE TO DETENTION POND

FUTURE PRIVATE DRIVE

FUTURE 8' WALKS

TRACT D
FUTURE
DEVELOPMENT

WALK TO BE CONSTRUCTED

FUTURE WATER AND SEWER

TRACT C
FUTURE
DEVELOPMENT

FUTURE RIGHT IN - RIGHT OUT
ACCESS, RAMPS, AND WALKS TO BE
CONSTRUCTED IN THE FUTURE
WHEN THE PRIVATE DRIVE IS
CONSTRUCTED

FUTURE PRIVATE DRIVE

FUTURE 6' WALKS

CHASE

PUBLIC SERVICE COMPANY
OF COLORADO
ZONING MU-C

TRACT N,
HARMONY SUBDIVISION
FILING NO. 14
ZONING R-2
(REC. NO. E2110371)

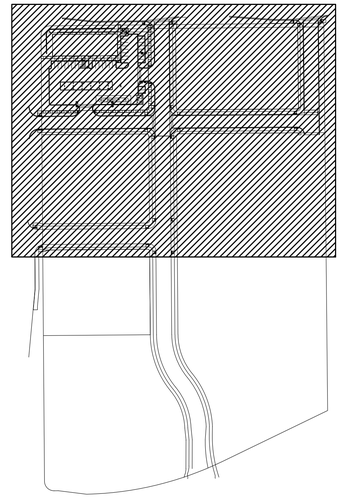
N00°26'18"W 1176.29'

S00°33'52"E 1021.82'

MATCHLINE SHEET S03

FUTURE STORM

SHEET KEY



LIGHT NOTE

1. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL SUBMITTAL.
2. PRIVATE STREET LIGHTS WILL REMAIN PRIVATELY OWNED AND MAINTAINED IN PERPETUITY.

FIRE HYDRANT NOTE

1. FIRE HYDRANTS ALONG PPOWHATON WILL BE CONSTRUCTED BY HARMONY FILING 14.

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- LOT LINE
- UTILITY EASEMENT
- MATCHLINE
- CONCRETE WALK
- PAINTED CROSSWALK
- ACCESSIBLE ROUTE
- B BIKE RACK
- STREET SIGN
- LIGHT
- MONUMENT SIGN

NORTH

SCALE 1"=40'
0 20 40 80

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SITE PLAN
AURORA, COLORADO

JOB NO:	55016
ACAD FILE:	55016PDP3
DRAWN:	TCH
CHECKED:	TCH
ISSUE DATE:	July 16, 2025

REVISIONS	DATE
CITY COMMENTS	9/30/25
CITY COMMENTS	11/24/25

SHEET TITLE:
SITE PLAN NORTH

SHEET NO:
2

EXHIBIT C

MATCHLINE SHEET S02

TRACT B
DETENTION POND

TRACT C
FUTURE
DEVELOPMENT

TRACT E
FUTURE
DEVELOPMENT

FUTURE STORM
FUTURE PRIVATE DRIVE
FUTURE FIRE HYDRANT
FUTURE 8' WALKS
POTENTIAL PLUGGED AND ABANDONED WELL LOCATION
INTERIM 100-YR WSEL
ULTIMATE 100-YR WSEL
FUTURE RELOCATED WALK
FUTURE TURN LANE
FUTURE WATER AND SEWER

40.00'
16.50'
16.50'

N00°26'18"W 1176.29'

S00°33'52"E 1021.82'

S64°10'15"W 307.97'

PUBLIC SERVICE COMPANY OF COLORADO

S. POWHATON ROAD
144' PUBLIC ROW

TRACT A,
HARMONY SUBDIVISION FILING NO. 14
AMENDMENT NO 1
ZONING R-2
(REC. NO. E3077993)

Δ=90°07'34"
R=25.00'
L=39.32'
S89°26'08"W 10.94'
N83°01'28"W 75.63'

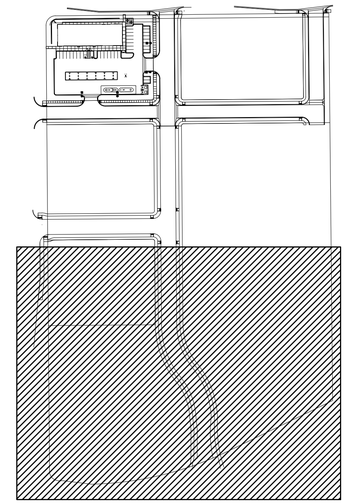
Δ=24°30'27"
R=868.00'
L=371.27'

TRACT W
HARMONY SUBDIVISION
FILING NO. 14
ZONING R-2
(REC. NO. E2110371)

S. RIVERWOOD STREET
PUBLIC ROW VARIES

HARMONY SUBDIVISION
FILING NO. 14
ZONING R-2
(REC. NO. E2110371)

SHEET KEY



LIGHT NOTE

1. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL SUBMITTAL.
2. PRIVATE STREET LIGHTS WILL REMAIN PRIVATELY OWNED AND MAINTAINED IN PERPETUITY.

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- LOT LINE
- UTILITY EASEMENT
- MATCHLINE
- CONCRETE WALK
- PAINTED CROSSWALK
- ACCESSIBLE ROUTE
- B BIKE RACK
- STREET SIGN
- LIGHT
- MONUMENT SIGN

NORTH

0 20 40 80
SCALE 1"=40'

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SITE PLAN
AURORA, COLORADO

JOB NO:	55016
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CITY COMMENTS	11/24/25

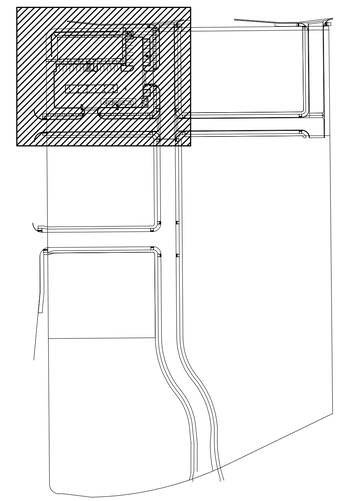
SHEET TITLE:
SITE PLAN SOUTH

SHEET NO:
3

EXHIBIT C

INTERIM EASTBOUND LANE
EAST ALAMEDA AVENUE
114' PUBLIC ROW
INTERIM EASTBOUND TURN LANE
12'' SS
SITE TRIANGLE
RIGHT IN/RIGHT OUT ACCESS
NEW TURN LANE
8' WALK
EXISTING FIRE HYDRANT TO BE RELOCATED BY HARMONY 14
10' UTILITY EASEMENT
CORNER SITE TRIANGLE (TYP)
TRANSFORMER
STOP SIGN
EXISTING STREET LIGHT
SIGNAL EASEMENT
GROUND MONUMENT SIGN
20' BUFFER
RISER ROOM
WATER SERVICE
FDC
4" FIRE LINE DIP (PRIVATE)
WATER METER
SEWER SERVICE
SEWER SERVICE AND GREASE TRAP
HANDICAP SIGNS
LIQUOR STORE
C-STORE
CAFE
OUTDOOR PATIO SPACE W/ TRELLIS
8' WALK
10' WATER EASEMENT
10' WALK PER HARMONY FILING 14
RELOCATED FIRE HYDRANT
TEMPORARY CONSTRUCTION EASEMENT (REC. NO. B9004231)
BOLLARDS 4.5' O.C.
STORM DRAIN LINES (TYP)
24" SQUARE PLANTERS (TYP)
EMERGENCY SHUT OFF
KNOX BOX
PROPOSED FIRE HYDRANT BY THIS DEVELOPMENT
TABLE & CHAIRS (TYP)
TRASH
3' ORN. IRON FENCE
DIESEL FUEL STATION
TRACT A
STREET 'A'
PRIVATE DRIVE
RIGHT IN ONLY
"DO NO ENTER" SIGN
ENCLOSED TRASH DUMPSTER
FUEL CANOPY
FUEL TANKS
S. POWHATON ROAD
144' PUBLIC ROW
STOP SIGN
NO PARKING
RIGHT IN/ RIGHT OUT ACCESS
6' WALK
TRACT A
STREET 'B'
PRIVATE DRIVE
PROPOSED FIRE HYDRANT BY THIS DEVELOPMENT

SHEET KEY



LIGHT NOTE

1. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL SUBMITTAL.
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SITE PLAN LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- LOT LINE
- UTILITY EASEMENT
- MATCHLINE
- CONCRETE WALK
- PAINTED CROSSWALK
- ACCESSIBLE ROUTE
- B BIKE RACK
- STREET SIGN
- LIGHT
- MONUMENT SIGN

NORTH

SCALE 1"=20' (0, 10, 20, 40)

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SITE PLAN
AURORA, COLORADO

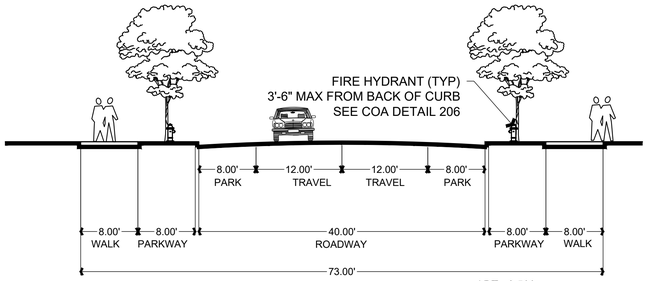
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ISSUE DATE:	July 16, 2025

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CITY COMMENTS	11/12/15

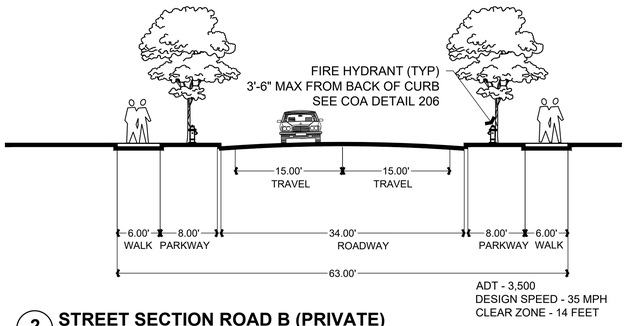
SHEET TITLE:
LOT 1
SITE PLAN

SHEET NO:
4

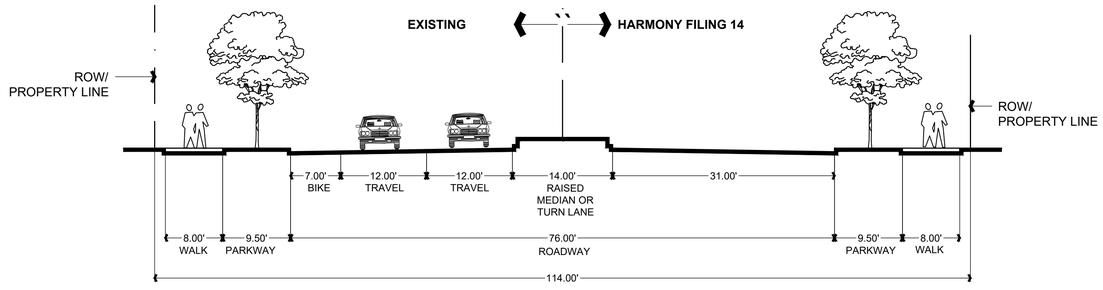
EXHIBIT C



1 STREET SECTION ROAD A (PRIVATE)
SCALE 1" = 10'

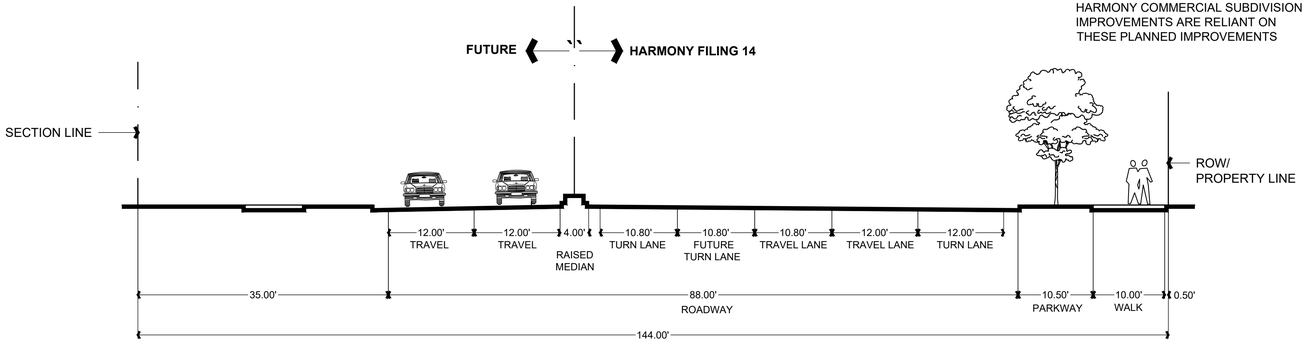


2 STREET SECTION ROAD B (PRIVATE)
SCALE 1" = 10'

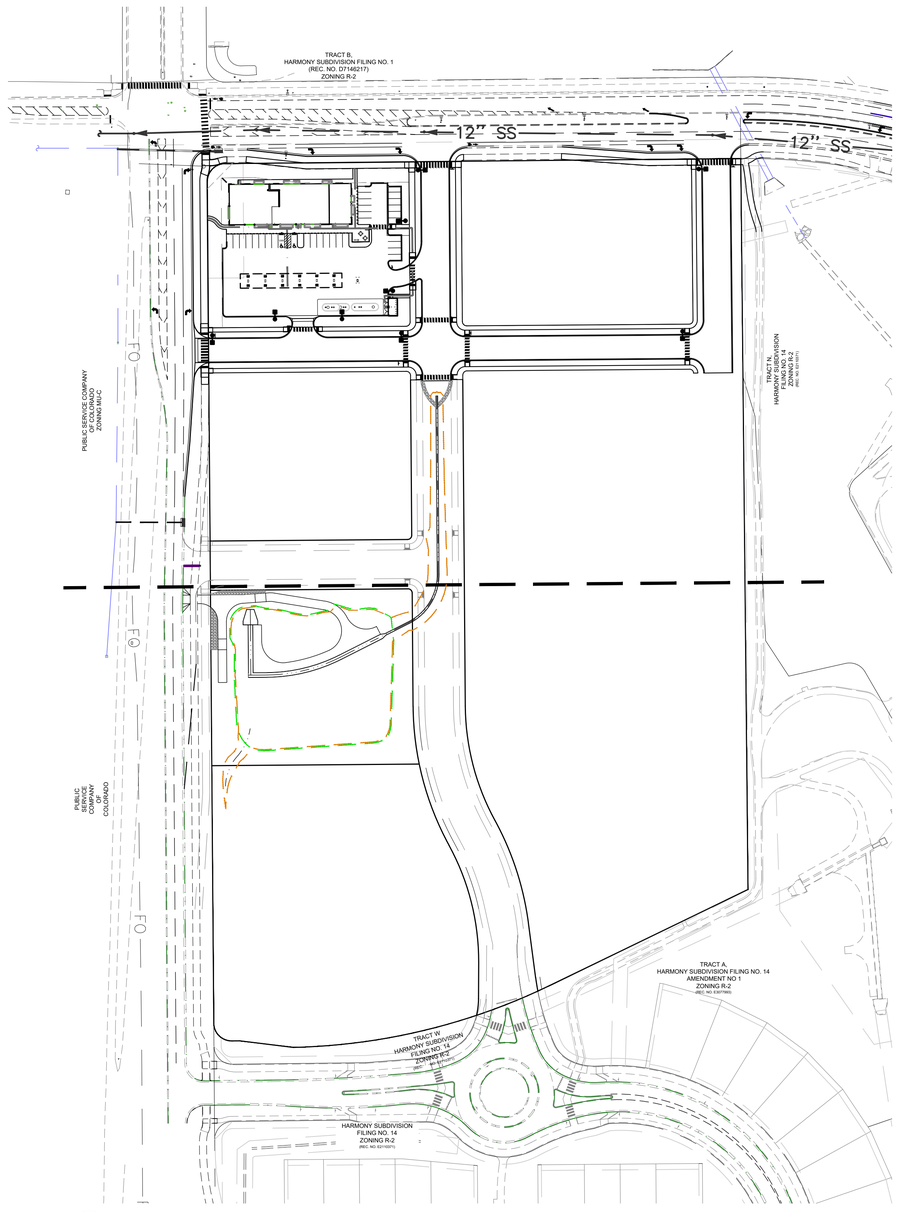


3 STREET SECTION ALAMEDA AVENUE
SCALE 1" = 10' FOUR LANE ARTERIAL W/ RAISED MEDIAN LOOKING EAST

* IMPROVEMENTS ARE A PART OF THE HARMONY SUBDIVISION FILING 14 CONSTRUCTION PLANS TO BE CONSTRUCTED BY MELCOR/TC AURORA, LLC. PLANS APPROVED AUGUST 29, 2023, EDN REV222107. HARMONY COMMERCIAL SUBDIVISION IMPROVEMENTS ARE RELIANT ON THESE PLANNED IMPROVEMENTS



4 STREET SECTION POWHATON
SCALE 1" = 10' MODIFIED FOUR LANE ARTERIAL W/ RAISED MEDIAN LOOKING NORTH



5 PEDESTRIAN ACCESSIBILITY
SCALE 1" = 10'

NORTH

0 10 20 40
SCALE 1"=20'

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SITE PLAN
AURORA, COLORADO

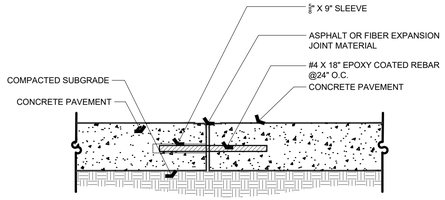
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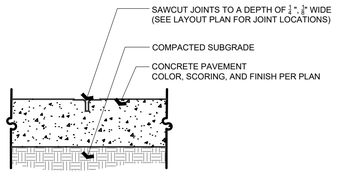
SHEET TITLE:
STREET SECTIONS & PEDESTRIAN PLAN

SHEET NO:
5

EXHIBIT C



CONCRETE PAVEMENT - EXPANSION JOINT

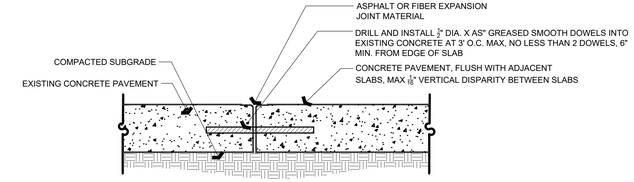


CONCRETE PAVEMENT - SAW CUT JOINT

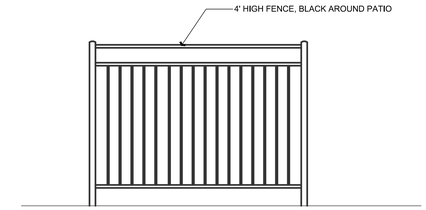
CONCRETE NOTES:

1. APPLY BROOM FINISH PERPINDICULAR TO DIRECTION OF WALKS.
2. PROVIDE ¼" RADIUS EDGE AT EDGES.
3. SAW CUT JOINTS SHALL TYPICALLY BE PLACED AT INTERVALS EQUAL TO THE WIDTH OF THE SLAB NOT TO EXCEED 10'.
4. EXPANSION JOINTS SHALL BE PLACED AS SHOWN ON DRAWINGS AND IF NOT CONFLICTING WITH THE DRAWINGS AT INTERVALS OF AT LEAST EVERY 100 L.F.
5. ALL JOINTS SHALL BE PERPENDICULAR TO THE EDGE. THE
6. JOINTS SHALL ALSO NOT VARY FROM THE TRUE LINE MORE THAN ¼".

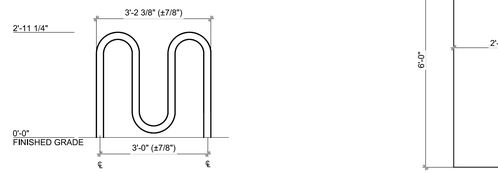
1 CONCRETE AND JOINT DETAILS (PRIVATE)
SCALE 1" = 1'-0"



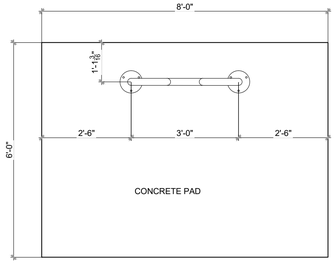
2 CONCRETE JOINT AT EXISTING CONCRETE (PRIVATE)
SCALE 1" = 1'-0"



3 3' FENCE DETAIL
SCALE 1/2" = 1'-0"



COLUMBIA CASCADE CYCLOOPS, 5 SPACE RACK, OR EQUAL



4 BIKE RACK DETAIL
SCALE 1/2" = 1'-0"



MANOR SERIES FLAT TOP LI,TTER CONTAINER FROM COLUMBIA CASCADE, OR EQUAL. MODEL 2831-FT, BLACK COLOR

5 LITTER CONTAINER DETAIL
NOT TO SCALE



PUREPOTS FIBERGLASS PLANTER
24" X 24" X 24"
COLOR: BLACK

6 PLANTER DETAIL
NOT TO SCALE



RENAISSANCE SERIES TABLE AND CHARS FROM COLUMBIA CASCADE, OR EQUAL.
TABLE MODEL 2912-4444-P BLACK COLOR, PEDESTAL MOUNTED
CHAIRS MODEL 2910-20 BLACK COLOR, PEDESTAL MOUNTED

7 TABLE AND CHAIR DETAIL
NOT TO SCALE



12" X 18"



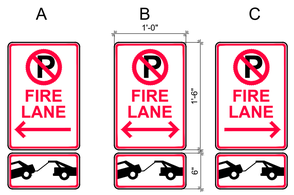
Knox Box



12" X 18"

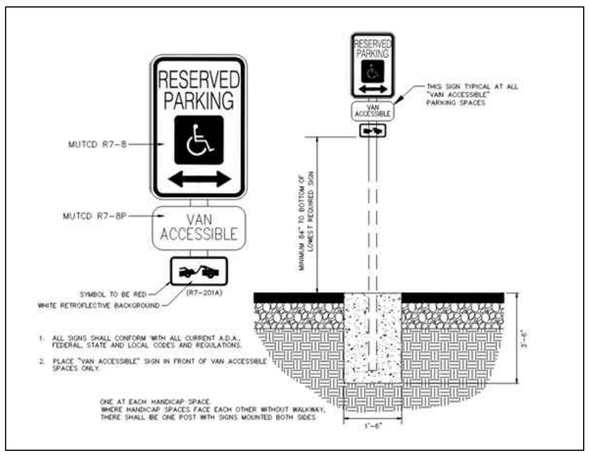
1. KNOX BOXES MUST BE INSTALLED WITHIN SIX (6) FEET OF EITHER SIDE OF THE ENTRANCE DOOR/GATE. KNOX BOXES MUST BE VISIBLE AND ACCESSIBLE.
2. KNOX BOXES CANNOT BE LOWER THAN FOUR (4) FEET OR HIGHER THAN SIX (6) FEET ABOVE THE GROUND
3. KNOX HARDWARE INFORMATION CAN BE FOUND AT OUR CITY WEBSITE AT AURORAGOV.ORG BY TYPING IN "KNOX RAPID ENTRY SYSTEMS' IN THE SEARCH TOOL.

8 FIRE SIGN DETAIL
SCALE 1" = 1'-0"



1. SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
2. TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT (50' ON CENTER ALTERNATING SIDES). WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
3. THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREE AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
4. FIRE LANE SIGNS SHOULD BE INSTALL 2' BEHIND CURB OR SIDEWLAK.
5. THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NO OTHER SIGNS ATTACHED TO THE SIGH OR THE SIGN POST.
6. PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCROACH INTO THE 20' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT. OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCROACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.

9 NO PARKIN SIGN DETAIL
SCALE 1" = 1'-0"



9 HANDICAP PARKING SIGN DETAIL
NOT TO SCALE

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[redacted]

CLIENT
NICKS INVESTMENTS, LLC

[redacted]

Harmony Marketplace

SITE PLAN
AURORA, COLORADO

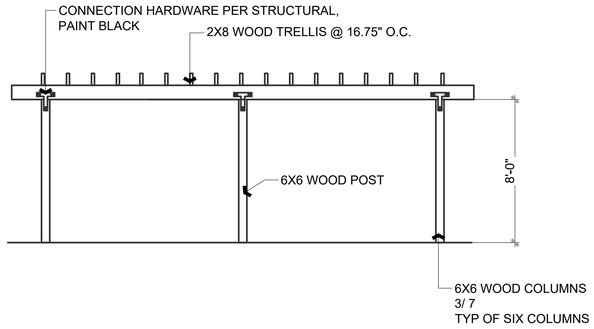
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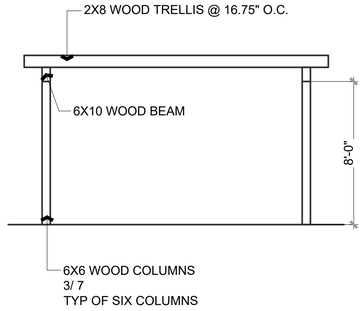
SHEET TITLE:
LOT 1
SITE DETAILS

SHEET NO:
6

EXHIBIT C

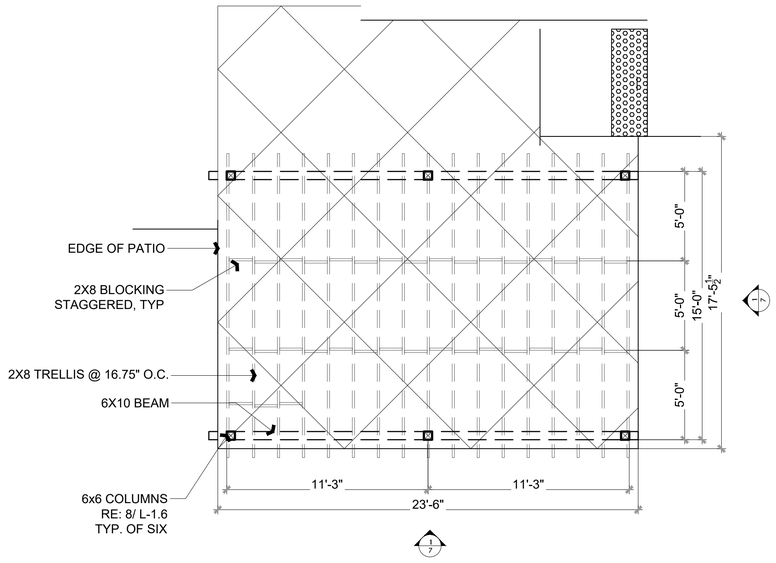


SOUTH AND NORTH



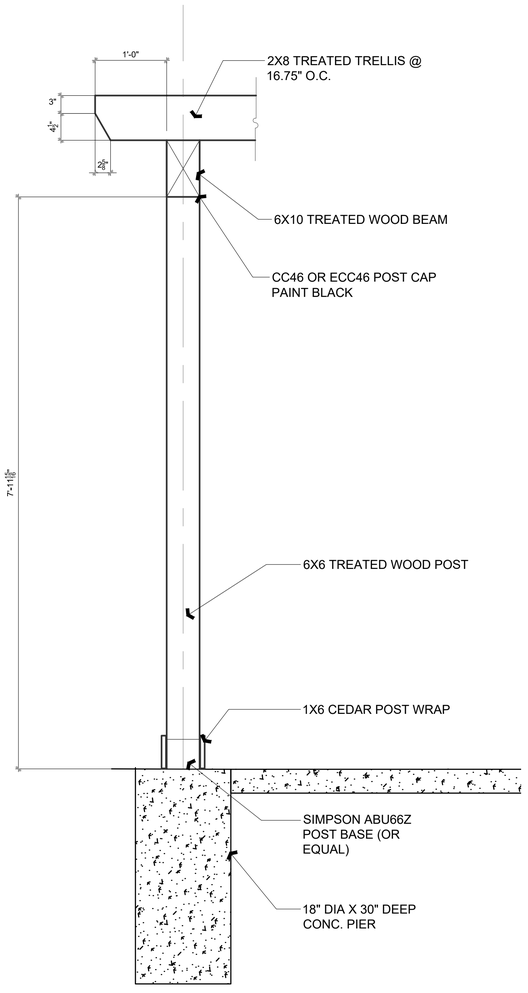
EAST AND WEST

1 TRELLIS ELEVATIONS
SCALE 1/2" = 1'-0"



ALL WOOD TO BE DOUGLAS FIR
STAIN FINISH, COLOR PER OWNER

2 TRELLIS PLAN
SCALE 1/2" = 1'-0"



3 TRELLIS POST DETAIL
SCALE 1" = 1'-0"

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Harmony Marketplace

SITE PLAN
AURORA, COLORADO

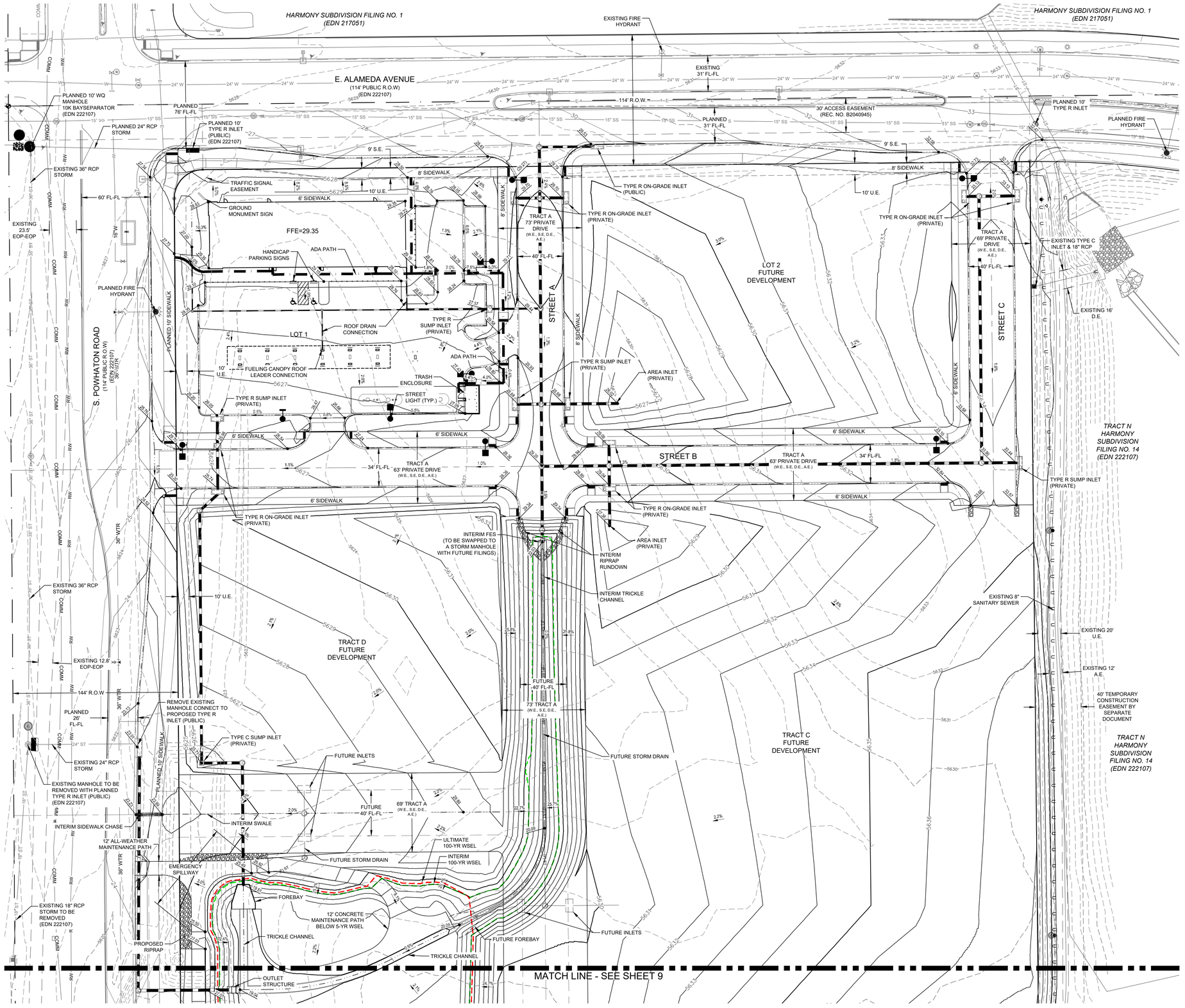
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ISSUE DATE: July 16, 2025

REVISIONS	DATE
CITY COMMENTS	9/30/25
CITY COMMENTS	11/24/25

SHEET TITLE:
LOT 1
TRELLIS DETAILS

SHEET NO:
7

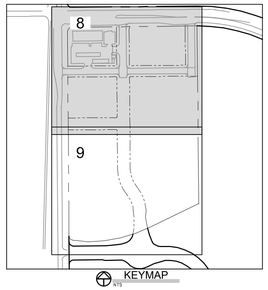
EXHIBIT C



NORTH

40 0 40 80 120 Feet

(IN FEET)
1 inch = 40 ft.



LEGEND:

PLANNED STORM SEWER	(P) ST
PROPOSED STORM SEWER	
EXISTING STORM SEWER	ST
PROPOSED STORM INLET	
PROPOSED CONTOUR	5013
PLANNED CONTOUR (ALAMEDA AVE & POWHATON RD.)	95
EXISTING CONTOUR	5013
PROPOSED SWALE	
PROPOSED GRADE BREAK	
PROPOSED CURB & GUTTER	
PROPERTY BOUNDARY	
EXISTING LOT LINE	
EXISTING RIGHT OF WAY	
PROPOSED LOT LINE	
PROPOSED RIGHT OF WAY	
PROPOSED ADA PATH	
PROPOSED SLOPES	2.0%
PROPOSED SPOT ELEVATION	33.43
EXISTING SPOT ELEVATION	(AT A5)
PROPOSED CONCRETE CROSS PAN (TYP.)	

NOTES:

1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
2. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
4. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOP OF TEN PERCENT.
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HARMONY MARKETPLACE

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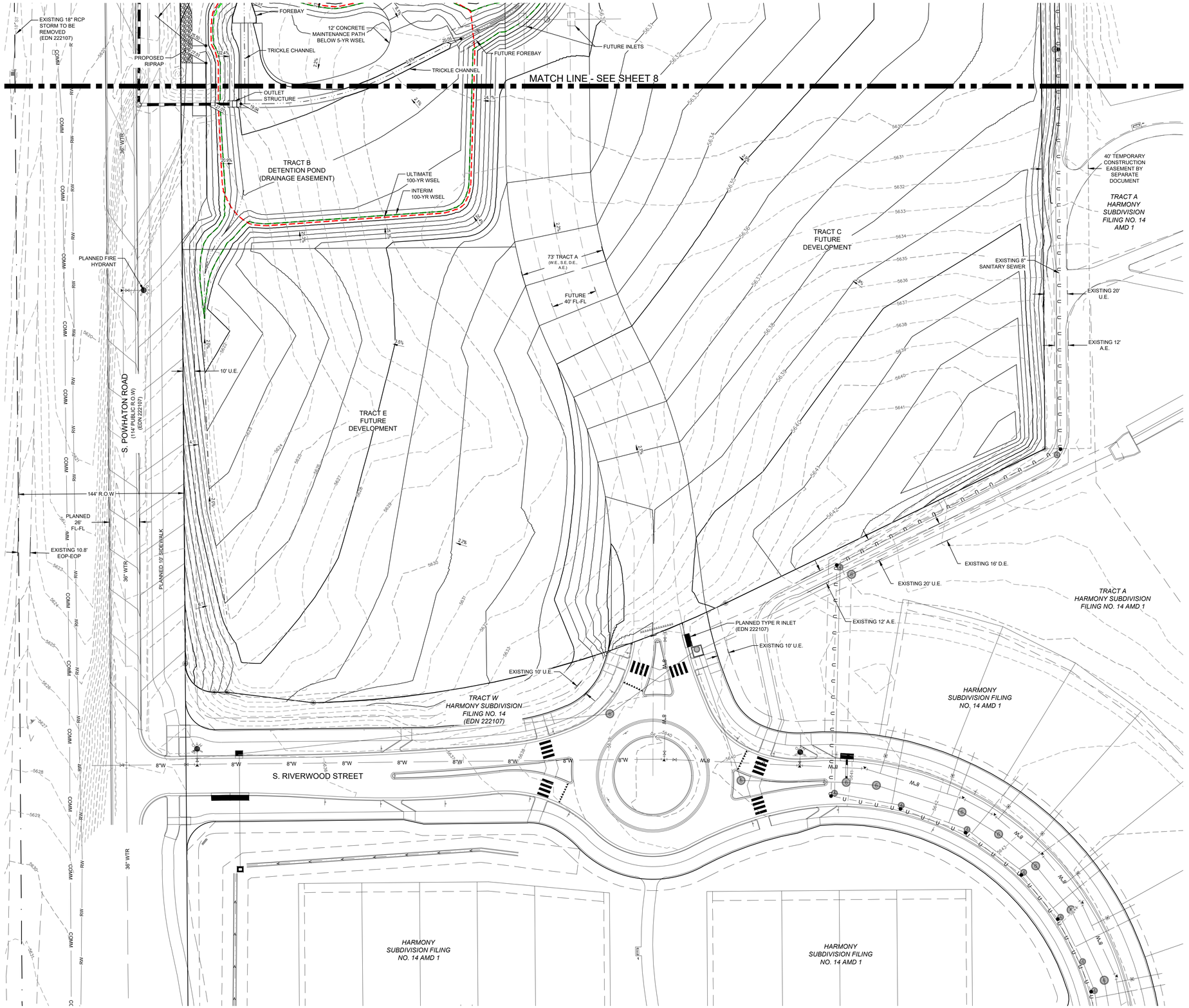
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REVISIONS	DATE

SHEET TITLE:
GRADING SCHEMATIC

SHEET NO:
8

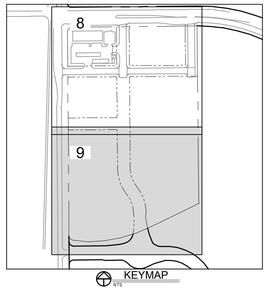
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NORTH

40 0 40 80 120 Feet

(IN FEET)
1 inch = 40 ft.



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HARMONY MARKETPLACE

Site Plan
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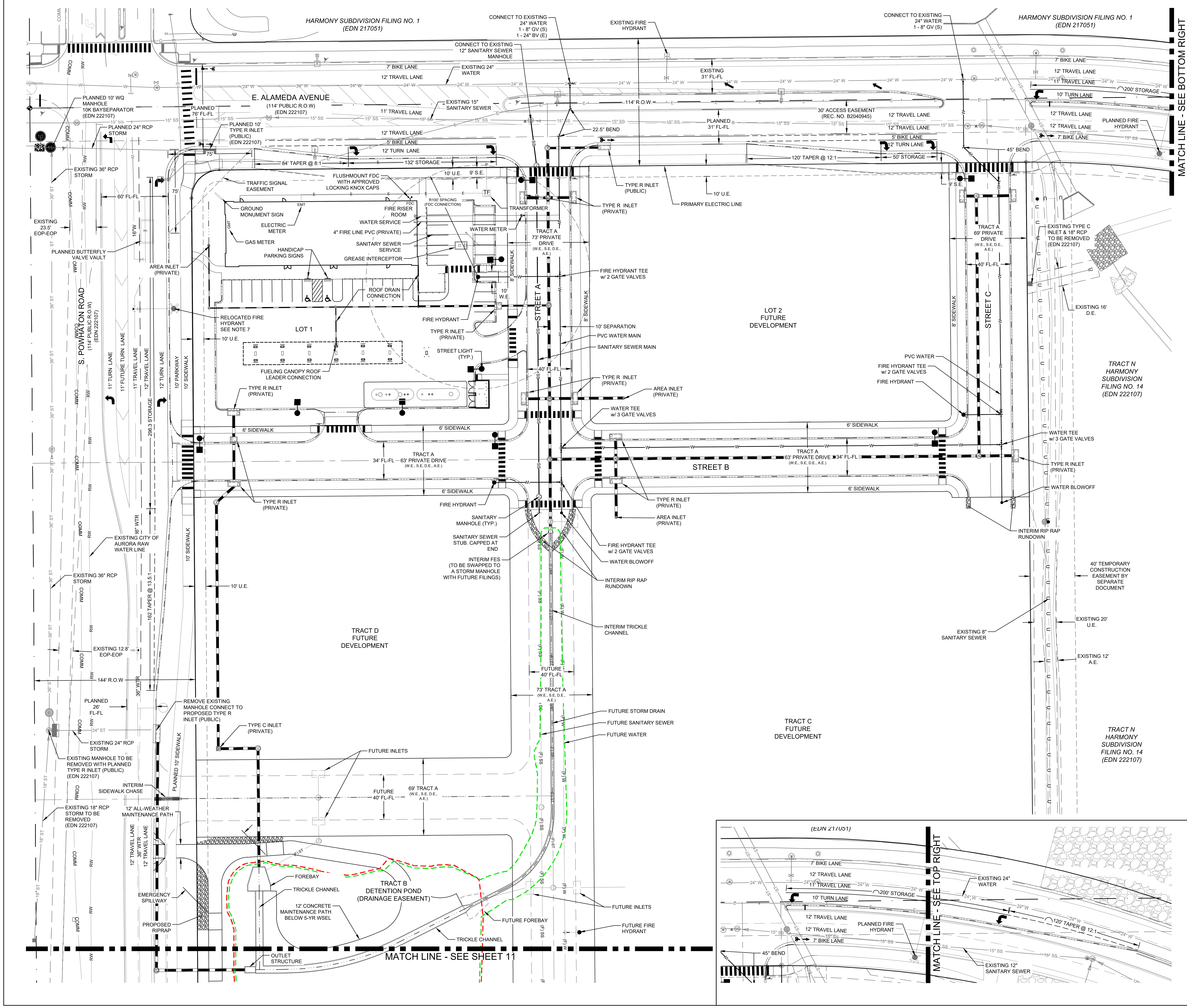
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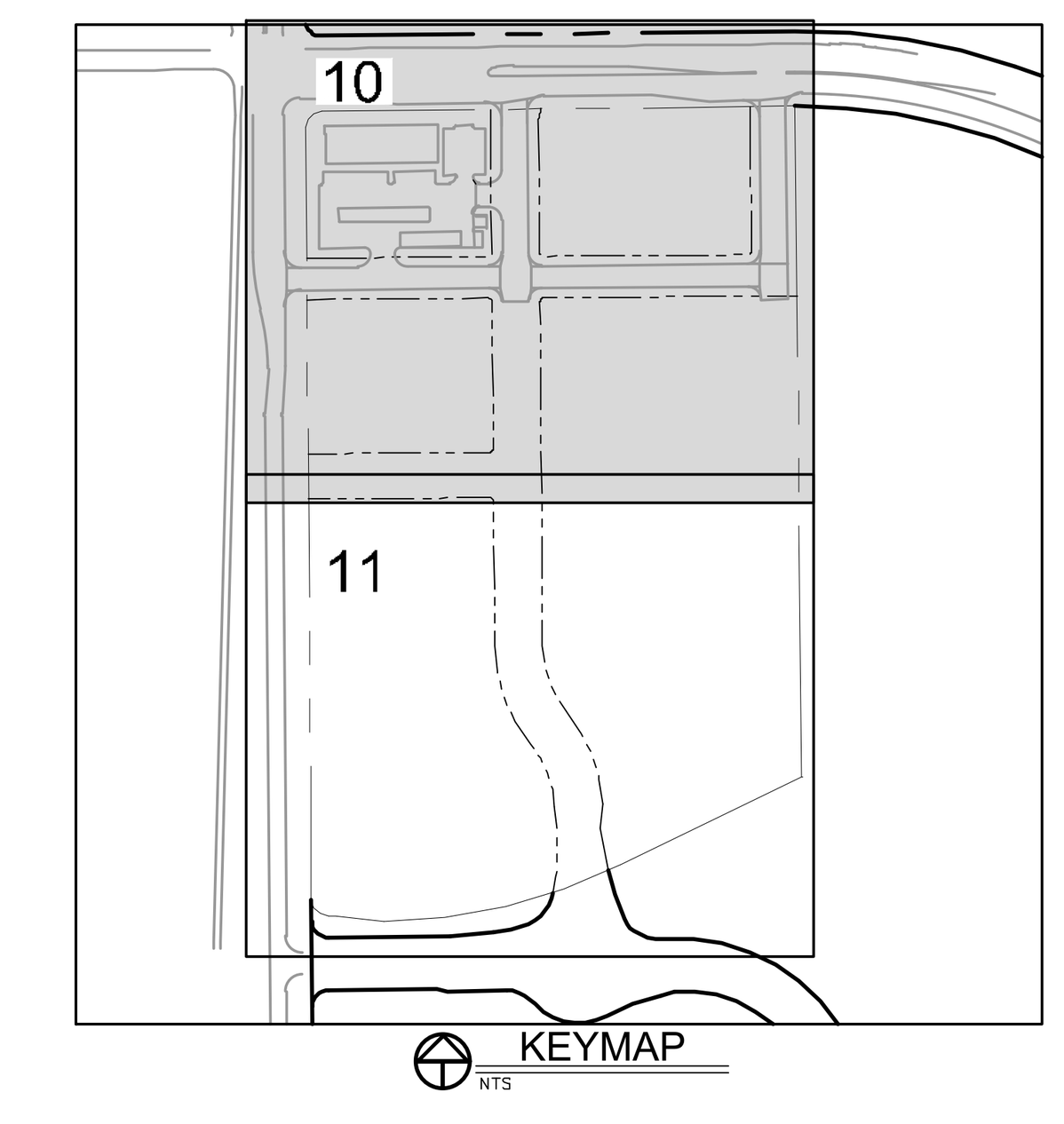
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GRADING SCHEMATIC

SHEET NO:
9

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[redacted]

LEGEND:

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PLANNED FIRE HYDRANT
- PROPOSED STORM SEWER
- PLANNED STORM SEWER
- EXISTING STORM SEWER
- EXISTING TELEPHONE
- EXISTING GAS
- EXISTING ELECTRIC
- EXISTING CABLE
- FUTURE WATER MAIN
- FUTURE SANITARY SEWER
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- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED ROW
- EXISTING ROW
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HARMONY MARKETPLACE

Site Plan
AURORA, COLORADO

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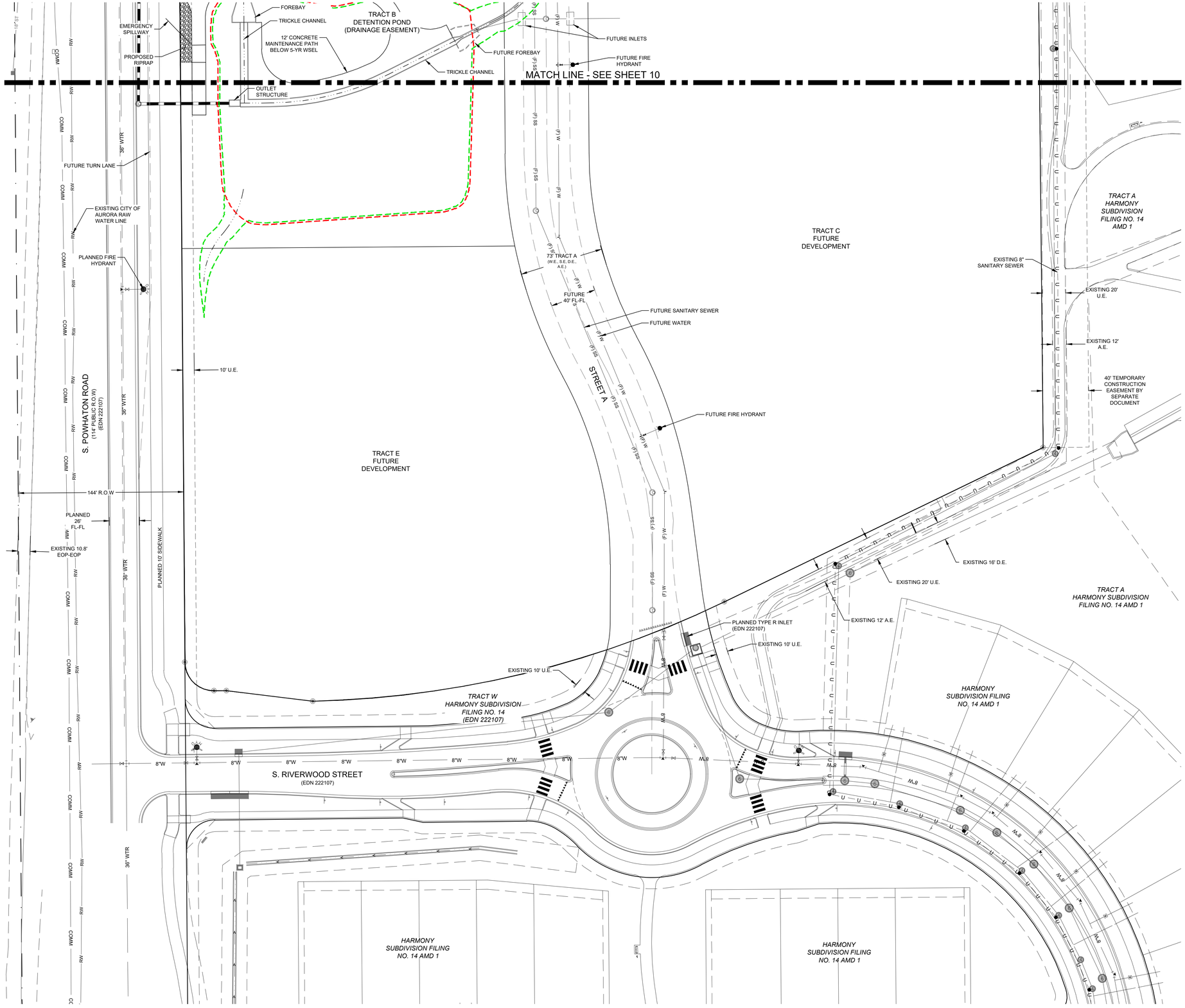
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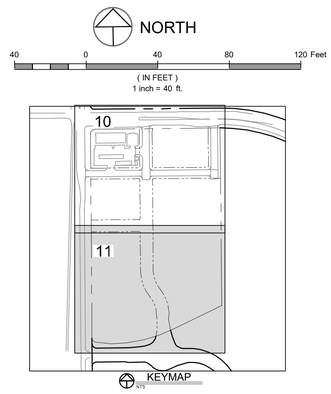
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UTILITY SCHEMATIC

SHEET NO:
10

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EXHIBIT C





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STANDARD LANDSCAPE NOTES

1. SOIL PREPARATION: MINIMUM SOIL PREPARATION FOR PLANTING SHALL BE 5 CUBIC YARDS OF ORGANIC SOIL AMENDMENT TILLED TO A DEPTH OF 6-INCHES FOR EVERY 1,000SF OF LANDSCAPE AREA.
2. FREESTANDING LIGHTS: THERE ARE NO FREE STANDING LIGHTS ASSOCIATED WITH THIS DEVELOPMENT, OTHER THAN PARKING LOT LIGHTING AS SHOWN ON THE LIGHTING PLAN.
3. SURFACE MATERIALS
   WALKWAYS SHALL BE MIN. 4" DEPTH CONCRETE
   VEHICULAR DRIVES SHALL BE ASPHALT OR CONCRETE PER THE UTILITY PLANS
   PARKING LOT/ FUELING AREA MAY BE CONCRETE OR ASPHALT PER THE UTILITY PLANS
4. MAINTENANCE: THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIAUS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY
5. IRRIGATION: ALL LANDSCAPED AREAS AND PLANT MATERIAU, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.

SITE TRIANGLE NOTES

1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 8.B.1.

FIRE DEPARTMENT NOTES

1. THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE, AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH FIRE LIVE SAFETY (TYPICALLY 5 FEET AND NO MATERIAU GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAU CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT(S) WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLAN BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAUS AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
2. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
3. LANDSCAPING MATERIAU SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

WATER USE

ALL LANDSCAPE AREAS ARE WATER CONSERVING AS NOTED BELOW:

NON-WATER CONSERVING	0	SF	0%
WATER CONSERVING	27,523	SF	100%
NON-WATER (Z) ZONE AREAS	0	SF	0%
TOTAL	27,523	SF	

SITE DATA TABLE, LOT 1

SITE DATA	AREA IN SF	%
TOTAL SITE AREA: (1.48 AC)	64,581	100
BUILDING COVERAGE:	9,747	15.1
HARD SURFACE AREA:	32,394	50.1
LANDSCAPE AREA:	16,265	25.2
MAXIMUM % OF COOL SEASON GRASSES ALLOWED	5,367	33.0
% OF COOL SEASON GRASSES PROVIDED:	0	0.0

CURBSIDE LANDSCAPING, LOT 1

STREET TYPE	LENGTH	TREES REQ. (1/40')	TREES PROVIDED	TREE EQUIVALENTS	AREA SF	SHRUBS REQUIRED 1 / 40 SF	SHRUBS PROVIDED	% GRASSES PROVIDED (NOT TO EXCEED 40%
ALAMEDA AVENUE (SOUTH)	260 LF	6.5	7	NA	2,583	65	66	0.0
POWHATON (EAST)	240 LF	6	6	NA	3,770	94	94	12.7
STREET A (WEST)	170	4.25	4	NA	1,425	35	37	0.0
STREET B (NORTH)	225 LF	5.6	5	NA	1,729	43	46	0.0

STREET FRONTAGE BUFFER TABLE, LOT 1

STREET TYPE	WIDTH REQUIRED .(LF)	WIDTH PROVIDED .(LF)	TREES REQUIRED 1 /40 LF	TREE PROVIDED	SHRUBS REQUIRED 10/ 40 LF	SHRUBS PROVIDED	TREE EQUIVALENTS
POWHATON (215 LF)	20	20	5	5	54	61	
STREET A (170 LF)	10	11	4.25	4	43	59	
STREET B (225 LF)	10	15	5.6	6	56	57	

BUILDING PERIMETER LANDSCAPE, LOT 1

ELEVATION (DIRECTION FACING)	ELEVATION LENGTH	TREE EQUIVALENT REQUIRED (1 TREE PER 40 LF)	TREES PROVIDED	SHRUBS PROVIDED (10 SHRUBS PER TREE EQUIVALENT)
NORTH - ROW	171 FT.	4.3	4	55 (43)
WEST - ROW	57 FT.	1.4	2	17 (14)
SOUTH - DRIVE	171 FT.	4.3	4	25 (43)
EAST - DRIVE	57 FT.	1.4	2	X (14)

PLANT LIST LOT 1

PLANTING SCHEDULE LOT 1

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	PLANTING SIZE	WATER USAGE
DECIDUOUS TREES						
	ACGR	3	Big Tooth Maple	Acer Grandidentatum	2" cal	XXX
	CASP	3	Western Catalpa	Catalpa speciosa	2" cal	X
	CEOC	5	Western Hackberry	Celtis occidentalis	2.5" cal	XX
	GYDI	1	Espresso Kentucky Coffeetree	Gymnocladus dioicia 'Espresso'	2.5" cal	XX
	QUMA	5	Burr Oak	Quercus macrocarpa	2.5" cal	XXX
	QUCS	9	Crimspn Spire Oak	Quercus Crimson Spire	2" cal	XX
	ULMO	5	Accolade Elm	Ulmus x 'Morton'	2" cal	X
ORNAMENTAL TREES						
	SYRE	11	Japanese Tree Lilac	Syringa reticulata	2" cal	XX
EVERGREEN TREES						
	PIHA	3	Picea pungens 'Hoopsii'	Hoopsii Spruce	6' B&B	XX
DECIDUOUS SHRUBS						
⊙	ARCO	22	Arcostophylos x col. 'Chieftain'	Chieftain Manzanita	5 gal	XXX
⊙	CAAR	7	Siberian Peashrub	Caragana arborescens	5 gal	XXX
⊙	CACL	116	First Choice Blue Mist Spirea	Caryopteris x clan. 'First Choice'	5 gal	XXX
⊙	CODI	46	Spreading Cotoneaster	Cotoneaster divaricates	5 gal	XX
⊙	ERNA	40	Tall Blue Rabbitbrush	Ericameria nau. ssp. nau.	5 gal	XXX
⊙	PHMO	49	Mountain Ninebark	Physocarpus monogynus	5 gal	XX
⊙	PHOD	9	Diablo Ninebark	Physocarpus opul. 'Diablo'	5 gal	XX
⊙	PRBE	53	Pawnee Buttes Sandcherry	Prunus pum. bes. "Pawnee Bettes"	5 gal	XXX
⊙	RHTR	4	Three Leaf Sumac	Rhus trilobata	5 gal	XXX
⊙	RIAU	36	Green Mound Alpine Currant	Ribes Alpinum 'Green Mound'	5 gal	XXX
EVERGREEN SHRUBS						
	JUCA	41	Armstrong Juniper	Juniperus chinensis 'Armstrongii'	5 gal	XX
	JUCH	36	Holbert Juniper	Juniperus chinensis 'Holbert'	5 gal	XX
	JUHH	38	Hughes Juniper	Juniperus horizontalis 'Hughes'	5 gal	XX
	JUSG	10	Sea Green Juniper	Juniperus x media 'Sea Green'	5 gal	XX
ORNAMENTAL GRASSES						
✳	BOBA	38	Blonde Ambition Grass	Bouteloua grac. 'Blonde Ambition'	1 gal	XXX
✳	CAAK	8	Feather Reed Grass	Calamagrostis avu. 'Karl Foerster'	1 gal	X
✳	PAVP	12	Prairie Sky Switchgrass	Panicum vir. 'Prairie Sky'	1 gal	XXX
PERENNIALS						
○	ACMO	9	Moonshine Yarrow	Achillea 'Moonshine'	1 gal	XX'

MULCH MIXES

WOOD MULCH: SHREDDED CEDAR (OR EQUAL)

ROCK MULCH: ¾"LOCAL RIVER ROCK, TAN COLOR

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Harmony Marketplace

SITE PLAN
AURORA, COLORADO

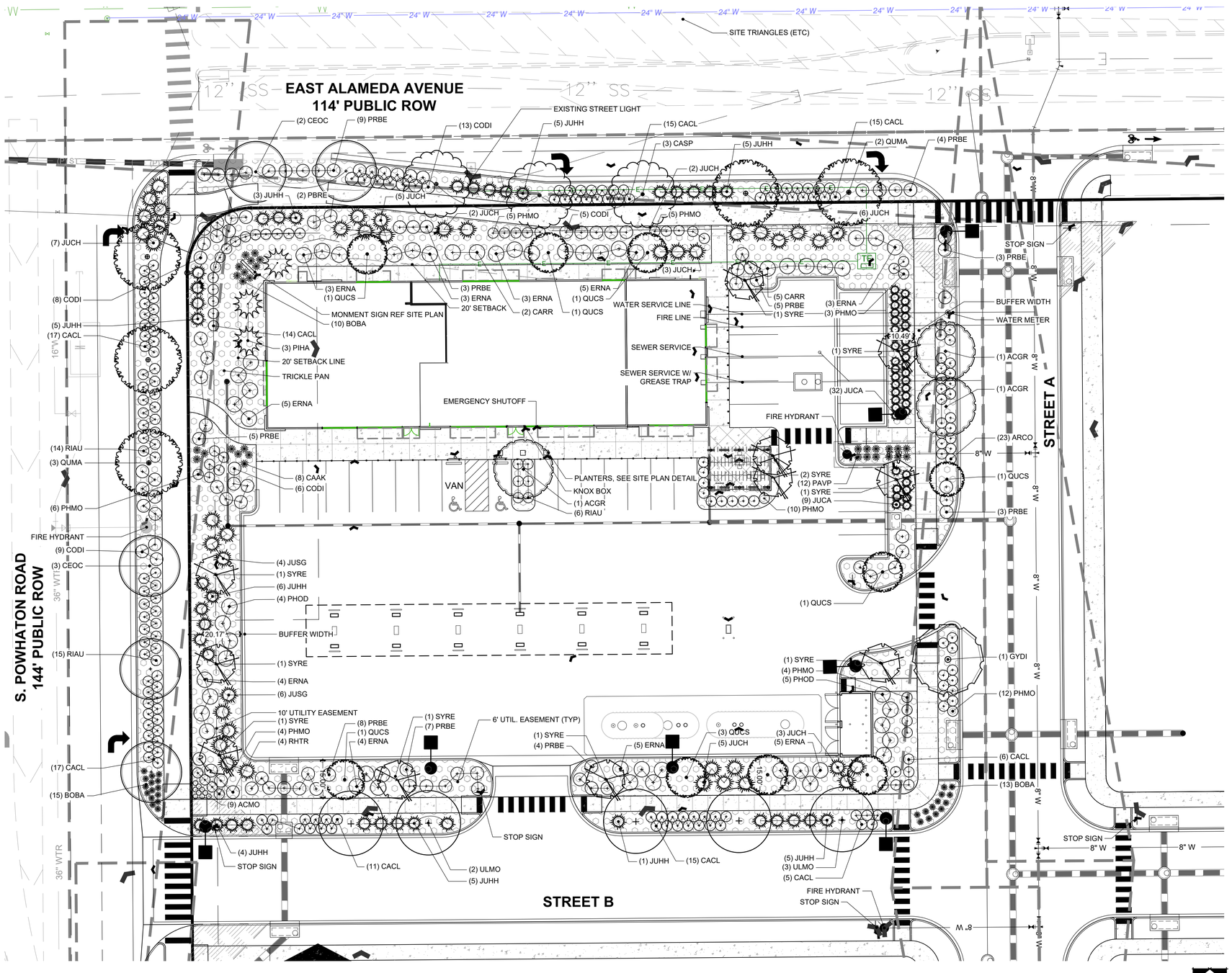
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CHECKED: TCH
ISSUE DATE: July 16, 2025

REVISIONS	DATE
City Comments	9/30/25
City Comments	11/24/25
City Comments	12/22/25

SHEET TITLE:
LANDSCAPE PLAN COVER SHEET

SHEET NO:
12

EXHIBIT C



SITE PLAN LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- LOT LINE
- UTILITY EASEMENT
- MATCHLINE
- CONCRETE WALK
- PAINTED CROSSWALK
- ACCESSIBLE ROUTE
- BIKE RACK
- STREET SIGN
- LIGHT
- MONUMENT SIGN

LANDSCAPE SYMBOLS LEGEND

- DRYLAND GRASS SEED
- DETENTION BASIN MIX
- ROCK MULCH
- EDGER
- STREET SIGN
- SHADE TREES
- ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS

LANDSCAPE PLAN
SCALE 1" = 20'

NORTH

PRELIMINARY NOT FOR CONSTRUCTION

NORTH

0 10 20 40
SCALE 1"=20'

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SITE PLAN
AURORA, COLORADO

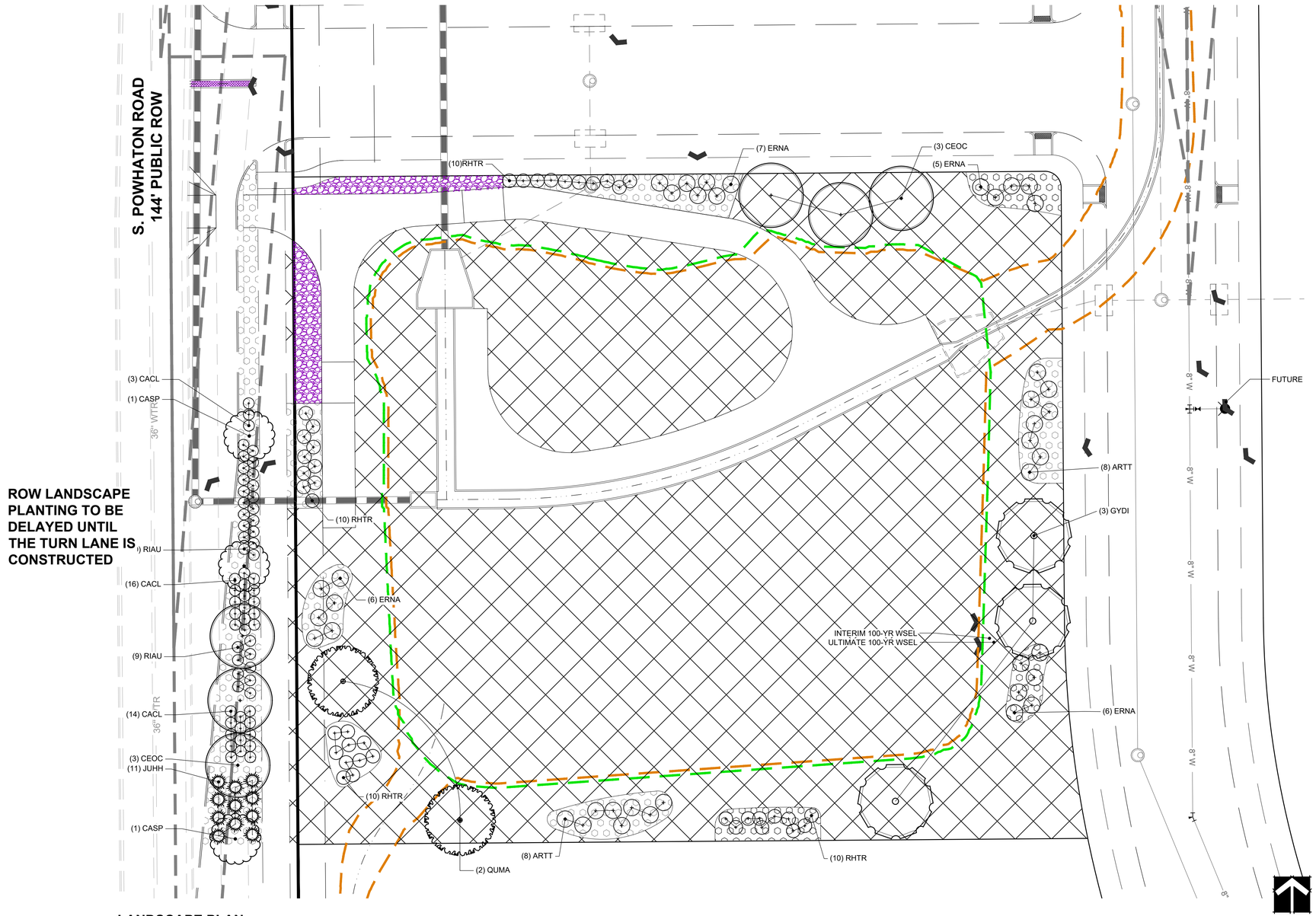
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DRAWN:	TCH
CHECKED:	TCH
ISSUE DATE:	July 16, 2025

REVISIONS	DATE
CITY COMMENTS	9/30/25
CITY COMMENTS	11/24/25
CITY COMMENTS	12/22/25

SHEET TITLE:
LANDSCAPE PLAN LOT 1

SHEET NO:
13

EXHIBIT C



LANDSCAPE PLAN

SCALE 1" = 20'

PLANTING SCHEDULE DETENTION POND

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	PLANTING SIZE	WATER USAGE
DECIDUOUS TREES						
	CASP	3	Western Catalpa	Catalpa speciosa	2" cal	X
	CEOC	6	Western Hackberry	Celtis occidentalis	2" cal	XX
	GYDI	3	Espresso Kentucky Coffeetree	Gymnocladus dioicia 'Espresso'	2" cal	XX
	QUMA	2	Burr Oak	Quercus macrocarpa	2" cal	XXX
DECIDUOUS SHRUBS						
	ARTT	16	Tall Western Sagebrush	Artemisa tridnetat tridentata	5 gal	XXX
	CACL	33	First Choice Blue Mist Spirea	Caryopteris x clan. 'First Choice'	5 gal	XXX
	ERNA	24	Tall Blue Rabbitbrush	Ericameria nau. ssp. nau.	5 gal	XXX
	RHTR	40	Three Leaf Sumac	Rhus trilobata	5 gal	XXX
	RIAU	29	Green Mound Alpine Currant	Ribes Alpinum 'Green Mound'	5 gal	XXX

SEED MIX SPECIFICATION

DETENTION BASIN MIX Scientific Name	Common Name	Percent of Mix	Seeded Rate LBS/PLS/ACRE
Achnatherum hymenoides	Indian Ricegrass	5.0%	1.13
Bouteloua curtipendula	Sideoats Grama		1.15
Bouteloua dactyloides	Buffalograss		3.27
Bouteloua gracilis 'Hachita'	Blue Grama	25.0%	0.25
Distichlis stricta	Inland Saltgrass		0.35
Elymus elymoides	Bottlebrush Squirreltail	15.0%	0.95
Elymus lanceolatus spp. lanceolatus	Streambank Wheatgrass		1.36
Koeleria macrantha	Prairie Junegrass		0.08
Pasopyrum smithii 'Arriba'	Western Wheatgrass	23.0%	1.61
Schizachyrium scoparium	Little Bluestem	9.0%	0.70
Coreopsis tinctoria	Plains Coropsis	1.0%	0.17
Dalea candida	White Prairie Clover		0.65
Dalea purpurea	Purple Prairie Clover	0.1%	0.81
Gaillardia aristata	Indian Blanketflower	0.9%	1.85
Ratibida columnifera	Mexican Hat	1.0%	0.20
	TOTAL FOR DETENTION BASIN MIX	100%	14.54 LBS/PLS/ACR

CURBSIDE LANDSCAPING, DETENTION POND

STREET TYPE	LENGTH	TREES REQ. (1/40')	TREES PROVIDED	TREE EQUIVALENTS	AREA SF	SHRUBS REQUIRED 1 / 40 SF	SHRUBS PROVIDED	% GRASSES PROVIDED (NOT TO EXCEED 40%
POWHATON (EAST)	240 LF	6	6	NA	2,926	73	73	0.0

PRELIMINARY NOT FOR CONSTRUCTION

NORTH

0 10 20 40

SCALE 1"=20'

LANDSCAPE PLAN LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- LOT LINE
- UTILITY EASEMENT
- MATCHLINE
- CONCRETE WALK
- PAINTED CROSSWALK
- ACCESSIBLE ROUTE
- BIKE RACK
- STREET SIGN
- LIGHT
- MONUMENT SIGN

LANDSCAPE SYMBOLS LEGEND

- DRYLAND GRASS SEED
- DETENTION BASIN MIX
- ROCK MULCH
- EDGER
- STREET SIGN
- SHADE TREES
- ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS

DETENTION POND TABLE

	TREES/ SHRUBS REQUIRED/PROVIDED	
SQUARE FEET	TREES	SHRUBS
31,800	8/8	80/80

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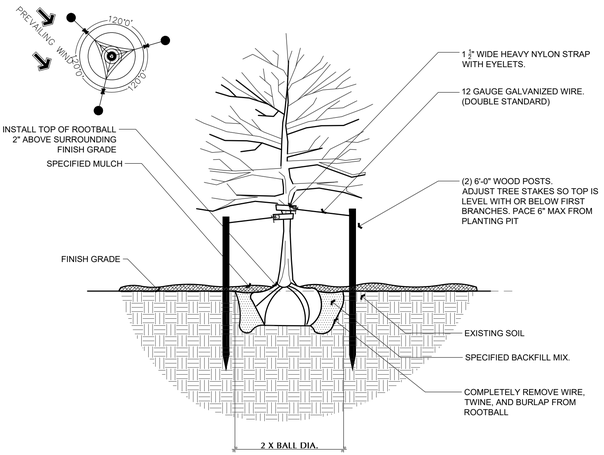
SITE PLAN
AURORA, COLORADO

JOB NO: 55016
ACAD FILE: 55016CD1
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ISSUE DATE: July 16, 2025

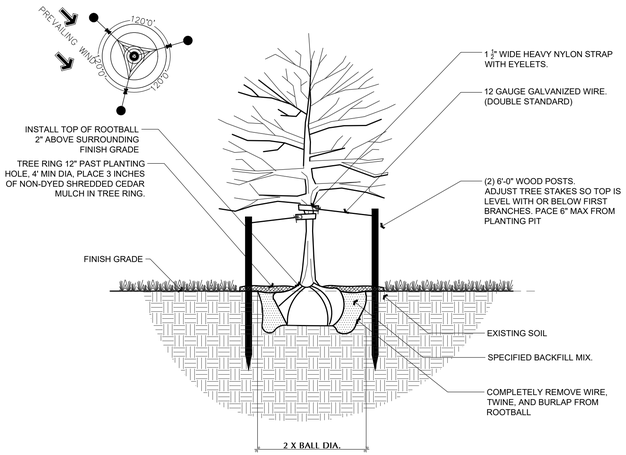
REVISIONS	DATE
CITY COMMENTS	9/30/25
CITY COMMENTS	11/24/25
CITY COMMENTS	12/22/25

SHEET TITLE:
LANDSCAPE PLAN DETENTION

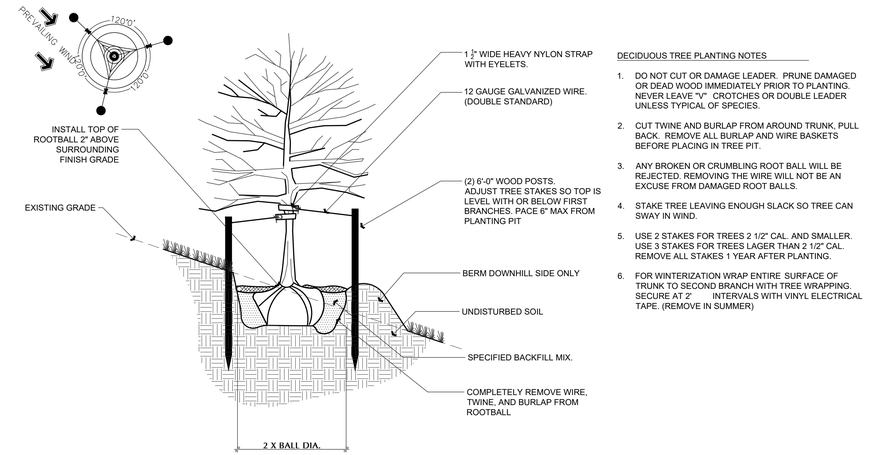
SHEET NO:
14



1 DECIDUOUS TREE PLANTING DETAIL/ SHRUB BED



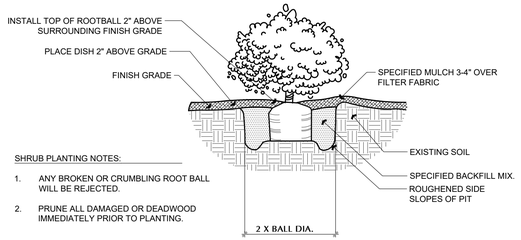
2 DECIDUOUS TREE PLANTING DETAIL/ TURF
NOT TO SCALE



DECIDUOUS TREE PLANTING NOTES

1. DO NOT CUT OR DAMAGE LEADER. PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING. NEVER LEAVE "V" CROTCHES OR DOUBLE LEADER UNLESS TYPICAL OF SPECIES.
2. CUT TWINE AND BURLAP FROM AROUND TRUNK, PULL BACK. REMOVE ALL BURLAP AND WIRE BASKETS BEFORE PLACING IN TREE PIT.
3. ANY BROKEN OR CRUMBLING ROOT BALL WILL BE REJECTED. REMOVING THE WIRE WILL NOT BE AN EXCUSE FROM DAMAGED ROOT BALLS.
4. STAKE TREE LEAVING ENOUGH SLACK SO TREE CAN SWAY IN WIND.
5. USE 2 STAKES FOR TREES 2 1/2" CAL. AND SMALLER. USE 3 STAKES FOR TREES LAGER THAN 2 1/2" CAL. REMOVE ALL STAKES 1 YEAR AFTER PLANTING.
6. FOR WINTERIZATION WRAP ENTIRE SURFACE OF TRUNK TO SECOND BRANCH WITH TREE WRAPPING. SECURE AT 2' INTERVALS WITH VINYL ELECTRICAL TAPE. (REMOVE IN SUMMER)

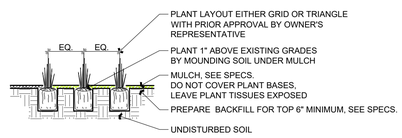
3 TREE PLANTING DETAIL/ SLOPE
NOT TO SCALE



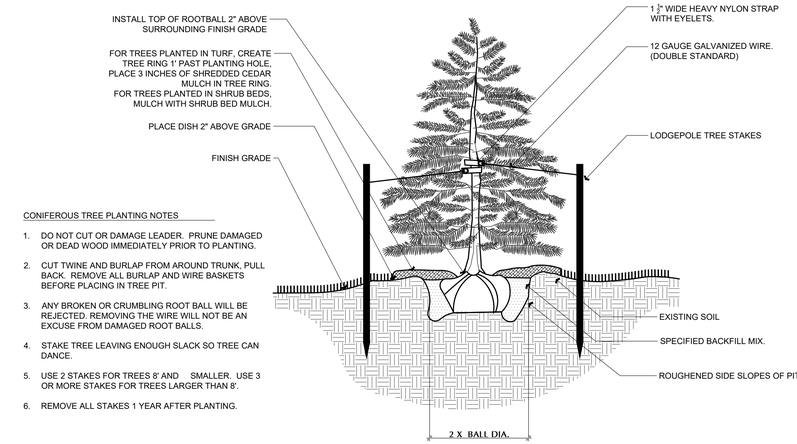
SHRUB PLANTING NOTES:

1. ANY BROKEN OR CRUMBLING ROOT BALL WILL BE REJECTED.
2. PRUNE ALL DAMAGED OR DEADWOOD IMMEDIATELY PRIOR TO PLANTING.

4 SHRUB PLANTING DETAIL



5 PERENNIAL/ ORN GRASS PLANTING DETAIL
NOT TO SCALE



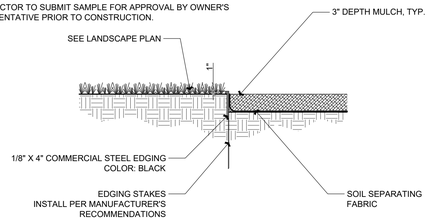
CONIFEROUS TREE PLANTING NOTES

1. DO NOT CUT OR DAMAGE LEADER. PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING.
2. CUT TWINE AND BURLAP FROM AROUND TRUNK, PULL BACK. REMOVE ALL BURLAP AND WIRE BASKETS BEFORE PLACING IN TREE PIT.
3. ANY BROKEN OR CRUMBLING ROOT BALL WILL BE REJECTED. REMOVING THE WIRE WILL NOT BE AN EXCUSE FROM DAMAGED ROOT BALLS.
4. STAKE TREE LEAVING ENOUGH SLACK SO TREE CAN DANCE.
5. USE 2 STAKES FOR TREES 8' AND SMALLER. USE 3 OR MORE STAKES FOR TREES LARGER THAN 8'.
6. REMOVE ALL STAKES 1 YEAR AFTER PLANTING.

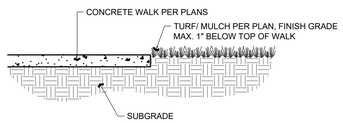
6 CONIFEROUS TREE PLANTING DETAIL
NOT TO SCALE

STEEL EDGING NOTES

1. FINISHED GRADE FOR SOD TO BE 1/2" BELOW TOP OF EDGING.
2. TAMPER MULCH AT EDGING SO THAT IT DOES NOT SPILL INTO TURF.
3. CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.



7

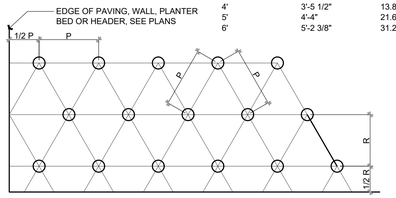


8 WALK/ PLANTING DETAIL
NOT TO SCALE

NOTE:

THIS DETAIL ILLUSTRATES TRIANGULAR SPACING FOR PERENNIALS, SHRUBS AND ORNAMENTAL GRASSES, WHERE APPLICABLE.

P TRIANGULAR	R ROW	AREA PER PLANT SQUARE FEET
6"	5 1/4"	.22
8"	7"	.385
10"	8 3/4"	.60
12"	10 3/8"	.87
18"	1'-3 5/8"	1.95
24"	1'-8 3/4"	3.46
3'	2'-7"	7.80
4'	3'-5 1/2"	13.84
5'	4'-4"	21.65
6'	5'-2 3/8"	31.20



9 SPACING PLANTING DETAIL
NOT TO SCALE

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SITE PLAN
AURORA, COLORADO

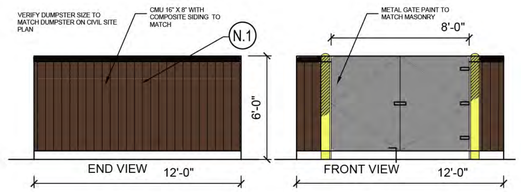
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REVISIONS	DATE
CITY COMMENTS	9/30/25
CITY COMMENTS	11/24/25
CITY COMMENTS	12/22/25

SHEET TITLE:
LANDSCAPE PLAN DETAILS

SHEET NO:
14

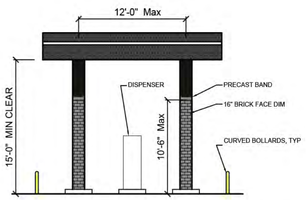
EXHIBIT C



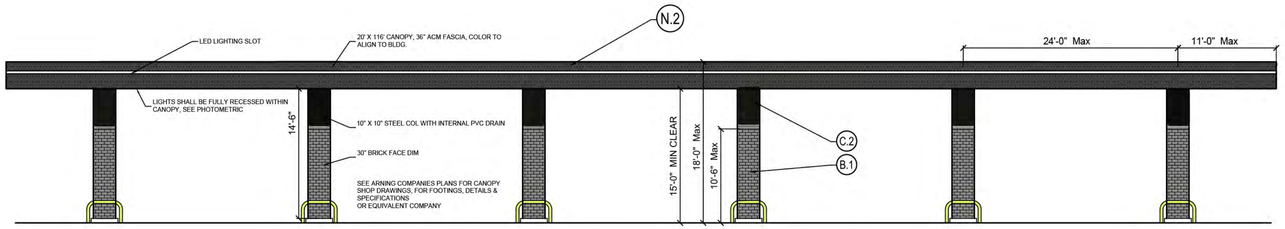
DUMPSTER

SCALE: 1" = 1'-0"

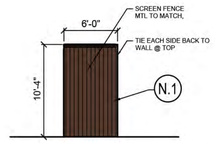
EXTERIOR MATERIAL SCHEDULE		
NOT ALL MATERIALS IN SCHEDULE ARE USED		
NO.	MATERIAL	MANUF
N-1	WOOD COMPOSITE CLADDING	NICHIHA - CEDAR
N-2	FLUSH WALL METAL PANEL CLADDING	PAC CLAD - IRON ORE
N-3	WOOD SLATS - 2X6 MTL	PRE-FAB MTL - FIN TO MATCH N-1
E-1	THREE COAT STUCCO SYSTEM	THREE COAT STUCCO SYSTEM - SW 7035 AESTHETIC WHITE
B-1	BRICK 4X8 SIZE BLACK COLOR	LAKEWOOD BRICK
S-1	ALUMINUM STOREFRONT GLAZING	METAL ACCENTS - SW 7675 'SEAL SKIN'
P-3	PREFINISHED PARAPET CAP	20 GA. PREFINISHED METAL CAP- DARK BRONZE
C-1	PREFINISHED ALUMINUM CANOPY	MAPES LUMISHADE CANOPY - ALUMINUM - BAKED ENAMEL W/ REAR GUTTER CONNECTIONS
C-2	FUELING CANOPY	20 GA. PREFINISHED METAL - DARK BRONZE



GAS CANOPY E/W



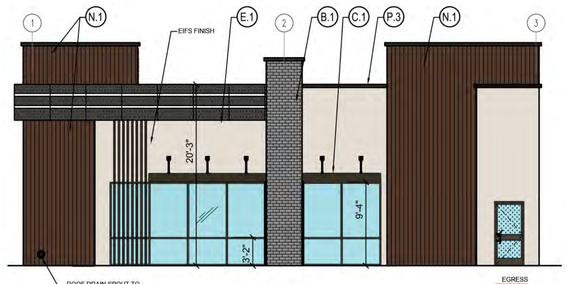
GAS CANOPY N/S



SCREEN FENCE



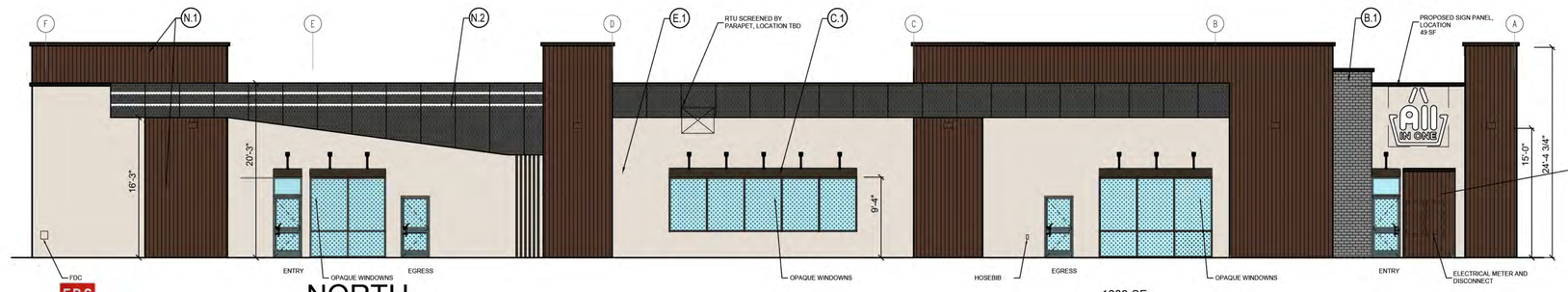
SOUTH



EAST

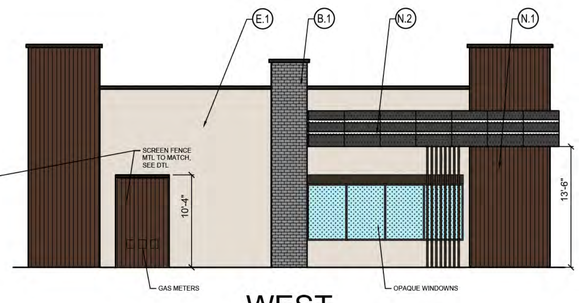
5 0 4 8 12 20

GRAPHIC SCALE



NORTH

1003 SF



WEST

ELEVATIONS.. CONCEPTUAL

SCALE: 1/8" = 1'-0"

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DEPENBUSCH Architecture, PC
Urban Planning
Facilities
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Landscape
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6898 South University Blvd, 220
Centennial, Colorado 80121

Cell: (303) 981-8790
E-Mail: lowrence@pedenver.com

Harmony Marketplace

Site Plan
AURORA, COLORADO

JOB NO: 55016
ACAD FILE: 55016EL1
DRAWN: TCH
CHECKED: TCH
ISSUE DATE: July 16, 2025

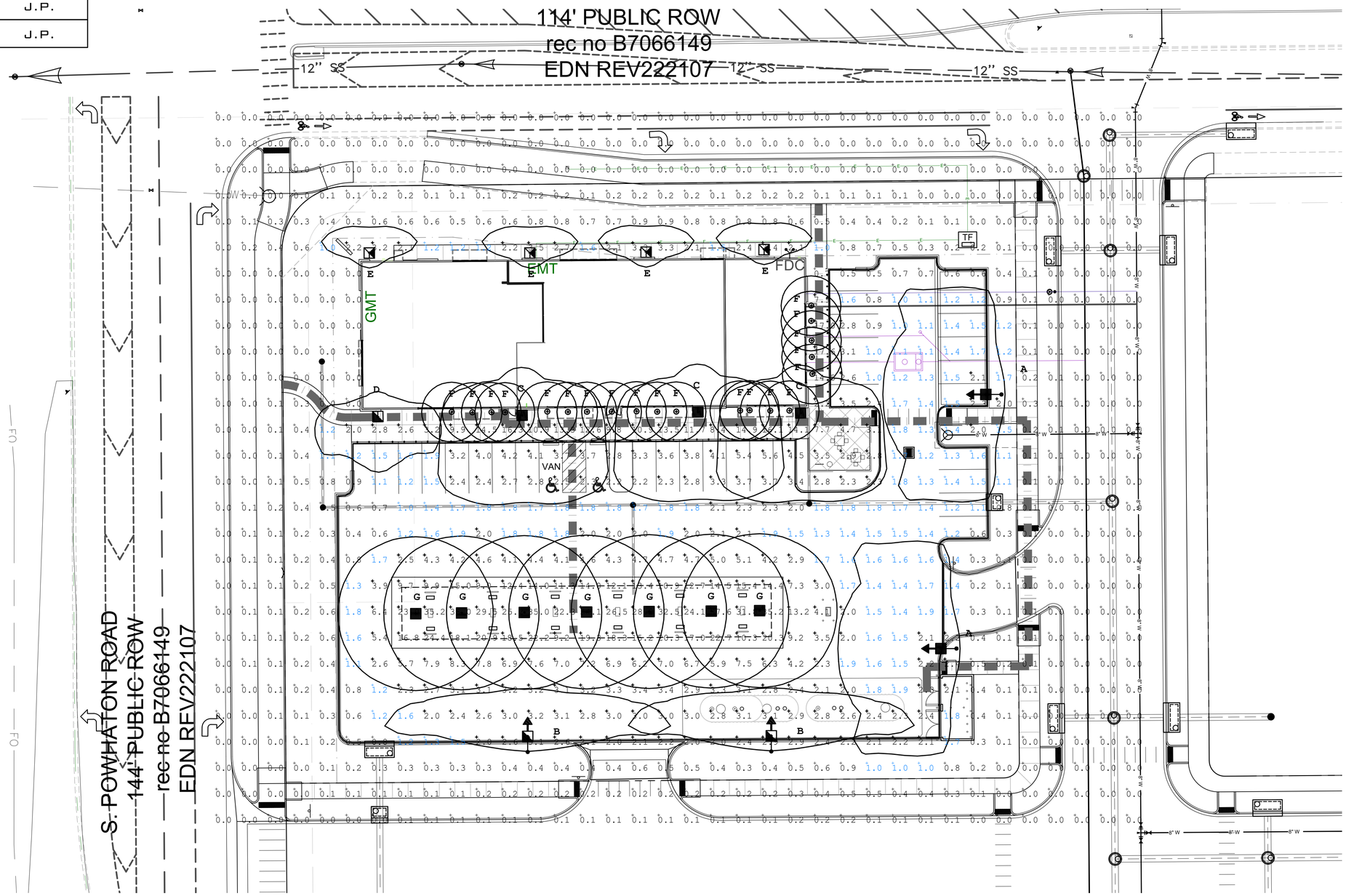
REVISIONS	DATE
CITY COMMENTS	9/30/25
CITY COMMENTS	11/24/25
CITY COMMENTS	12.22.25

SHEET TITLE:
BUILDING ELEVATIONS

SHEET NO:
16

REVISIONS	4	11/24/25	J.P.

Rev #	Date	BY:
1	6/27/25	J.P.
2	9/30/25	J.P.
3	11/13/25	J.P.



Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

Calculation Summary

Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
ENTRANCE DRIVES	Fc	0.72	2.2	0.1	7.20	22.00	10	10
FUEL CANOPY	Fc	20.41	37.6	9.0	2.27	4.18		
PARKING	Fc	2.63	13.2	0.4	6.58	33.00		

Luminaire Schedule

WLS17903 C-STORE - HARMONY COMMERCIAL LOT 1 AURORA, CO PM: HOLLY PLEASE EMAIL US FOR PRICING AT HOLLY@WLSLIGHTING.COM

Symbol	Qty	Label	Lum. Lumens	LLF	Description	Lum. Watts
	2	A	8238	0.950	WLS-NV-1-T4-32L-1-40K7-HSS-SLW 25' MOUNTING HEIGHT	106
	2	B	5669	0.950	WLS-NV-1-T2-32L-7-40K7-HSS-SLW 25' MOUNTING HEIGHT	71
	3	C	9549	0.950	WLS-RO-WM-T4-32L-85-40K7-SLW 15' MOUNTING HEIGHT	87
	1	D	3932	0.950	WLS-RO-WM-T4-16L-70-40K7-SLW 15' MOUNTING HEIGHT	37
	4	E	2026	0.950	WLS-RO-WM-T2-16L-350-40K7-SLW 16' MOUNTING HEIGHT	18
	20	F	1907	0.950	WLS-RCF-6-M-9W-CS-SLW	15.9
	7	G	20409	0.950	WLS-GSY-130-4K7-SLW	127.9

NORTH

0 10 20 40

SCALE 1"=20'

EXHIBIT C

VIGNETTE studios

Planning Landscape Architecture Gr

[redacted]

CLIENT

NICKS INVESTMENTS, LLC

[redacted]

WLS LIGHTING + ELECTRICAL

Harmony Marketplace

SITE PLAN

AURORA, COLORADO

JOB NO:	5501
ACAD FILE:	55016PDP1
DRAWN:	TCH
CHECKED:	TCH
ISSUE DATE:	July 16, 2025

REVISIONS	DATE
CITY COMMENTS	9/30/25
CITY COMMENTS	11/17/25

SHEET TITLE:

LOT 1 PHOTOMETRIC PLAN

SHEET NO:

17

REVISIONS	4	11/24/25	J.P.

Rev #	Date	BY:
1	6/27/25	J.P.
2	9/30/25	J.P.
3	11/13/25	J.P.

Submitted by WLS Lighting Systems

Job Name: 53716733 - CStore-Harmony Commercial Lot 1-Aurora, CO

Catalog Number: WLS-NV-1-T4-32L-1-40K7-***-ASA-HSS-***-SLW

Notes:

Type: A

WLS25-24856

Type:

NV SERIES LED AREA



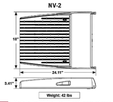
DIMENSIONS

NV-1



Weight: 24 lbs

NV-2



Weight: 42 lbs

Made in the U.S.A. of the U.S. and imported parts. Meets Buy American requirements for ARRA.

WLS LIGHTING SYSTEMS 6820 Corporation Pkwy Fort Worth, TX 76126 800.633.8711 www.wlslighting.com

SPECIFICATIONS

FORM AND FUNCTION
- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Optional Emergency Battery Backup
- Saves energy consumption and costs up to 65%
- Exceeds IES foot candle levels utilizing the least number of poles and fixtures per project
- Optical system designed for;
  - Parking Lots
  - Auto Dealerships
  - General Area Lighting

CONSTRUCTION
- Die Cast Aluminum
- External cooling fins
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP-65 seal for electronics compartment
- One-piece Optics Plate™ mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP-67 level seal around each PCB
- Grade 2 Clear Anodized Optics Plate™ standard

FINISH
- 3-5 mils electrostatic powder coat.
- WLS standard high-quality finishes prevent corrosion protects against and extreme environmental conditions

ELECTRICAL
- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver by Philips Advance
- Driver power factor at maximum load is ≥ 95, THD maximum load is 15%
- All internal wiring UL certified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in enclosed IP-65 compartment
- Lumileds Luxeon MX LED's
- CRI 70
- Color temperatures: 3000K, 4000K, 5000K

OPTICS
- Silicone optics high photo thermal stability and light output provides higher powered LEDs with minimized lumen depreciation LED life, UV and thermal stability with scratch resistance increases exterior application durability.
- IES Types T2, T3, T4, T5, TSW AND N3

WARRANTY
- Five-year limited warranty for drivers and LEDs.

LISTINGS
- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- DesignLights Consortium® (DLC)
- DesignLights Consortium Premium® (DLCP)
- IP65/ IP67 Rated
- 3G Vibration Rated per ANSI C136.31-2010
- IDA Dark Sky Approved
- IK10 Rated

Project Name:
Date:
Location:
Notes:

74 REV. 1/24
Specifications subject to change without notice.

Submitted On: Jun 27, 2025 1/2 Index Page

Submitted by WLS Lighting Systems

Job Name: 53716733 - CStore-Harmony Commercial Lot 1-Aurora, CO

Catalog Number: WLS-NV-1-T2-32L-1-40K7-***-ASA-HSS-***-SLW

Notes:

Type: B

WLS25-24856

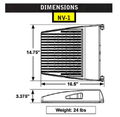
Type:

NV SERIES LED AREA



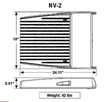
DIMENSIONS

NV-1



Weight: 24 lbs

NV-2



Weight: 42 lbs

Made in the U.S.A. of the U.S. and imported parts. Meets Buy American requirements for ARRA.

WLS LIGHTING SYSTEMS 6820 Corporation Pkwy Fort Worth, TX 76126 800.633.8711 www.wlslighting.com

SPECIFICATIONS

FORM AND FUNCTION
- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Optional Emergency Battery Backup
- Saves energy consumption and costs up to 65%
- Exceeds IES foot candle levels utilizing the least number of poles and fixtures per project
- Optical system designed for;
  - Parking Lots
  - Auto Dealerships
  - General Area Lighting

CONSTRUCTION
- Die Cast Aluminum
- External cooling fins
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP-65 seal for electronics compartment
- One-piece Optics Plate™ mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP-67 level seal around each PCB
- Grade 2 Clear Anodized Optics Plate™ standard

FINISH
- 3-5 mils electrostatic powder coat.
- WLS standard high-quality finishes prevent corrosion protects against and extreme environmental conditions

ELECTRICAL
- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver by Philips Advance
- Driver power factor at maximum load is ≥ 95, THD maximum load is 15%
- All internal wiring UL certified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in enclosed IP-65 compartment
- Lumileds Luxeon MX LED's
- CRI 70
- Color temperatures: 3000K, 4000K, 5000K

OPTICS
- Silicone optics high photo thermal stability and light output provides higher powered LEDs with minimized lumen depreciation LED life, UV and thermal stability with scratch resistance increases exterior application durability.
- IES Types T2, T3, T4, T5, TSW AND N3

WARRANTY
- Five-year limited warranty for drivers and LEDs.

LISTINGS
- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- DesignLights Consortium® (DLC)
- DesignLights Consortium Premium® (DLCP)
- IP65/ IP67 Rated
- 3G Vibration Rated per ANSI C136.31-2010
- IDA Dark Sky Approved
- IK10 Rated

Project Name:
Date:
Location:
Notes:

74 REV. 1/24
Specifications subject to change without notice.

Submitted On: Jun 27, 2025 1/2 Index Page

Submitted by WLS Lighting Systems

Job Name: 53716733 - CStore-Harmony Commercial Lot 1-Aurora, CO

Catalog Number: WLS-RO-WM-T4-32L-85-40K7-SLW

Notes:

Type: C

WLS25-24856

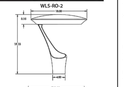
Type:

RO SERIES LED DECORATIVE

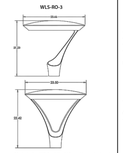


DIMENSIONS

WLS-RO-2



WLS-RO-3



Made in the U.S.A. of the U.S. and imported parts. Meets Buy American requirements for ARRA.

WLS LIGHTING SYSTEMS 6820 Corporation Pkwy Fort Worth, TX 76126 817.731.0020 www.wlslighting.com

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

SPECIFICATIONS

CONSTRUCTION
- Die Cast Aluminum
- Internal cooling fins
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP66 seal for electronics compartment

OPTICS
- Silicone optics high thermal stability and light output provide higher powered LEDs with minimized lumen depreciation, UV stability with scratch resistance increases exterior application durability. Silicone optics do not yellow, crack or brittle over time.

FINISH
- 3-5 mils electrostatic powder coat.
- WLS Lighting standard high-quality finishes prevent corrosion, and protects against extreme environmental conditions.

ELECTRICAL
- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver
- Driver power factor at maximum load is ≥ .95, THD maximum load is 15%
- Ta (Ambient Temp. Min is -40°C and Ambient Temp. Max ranges from 50°C to 55°C and, in some cases, even higher. Consult the factory for investment by providing the fixture catalog string before quoting and specifying it.
- All drivers, controls, and sensors housed in enclosed IP65 compartment
- CRI 70, 80 or 90
- Color temperatures: Amber, 2700K, 3000K, 3500K, 4000K, 5000K
- Surge Protection: 20KVA supplied as standard.

OPTIONS
- BIRD SPIKES (BS) - Offer an effective and humane deterrent for larger bird species and provide a cost-effective long-term solution to nuisance bird infestation and its unsightly commercial impact.
- MARINE GRADE FINISH (MGF) - A multi-step process creating a protective finishing coat against harsh environments. Chemically washed in a 5-stage cleaning system. Pre-baked, Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Prime. Oven Baked, Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness.
- House Side Shield (HSS) is designed for full property line cutoff
- Automotive House Side Shield (AHS)
- Tamper Proof Hardware (TPH)
- Black Hardware (BH)
- Black Optic Frame (BOF)
- Single and Double Fusing

CERTIFICATIONS
- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- IP66 Rated Fixture
- IP67 Rated Optics
- IK10 Rated

WARRANTY
- Five-year limited warranty for drivers and LEDs. Consult Factory for 7 or 10 year warranty

Project Name:
Date:
Location:
Notes:

74 REV. 7/24
Specifications subject to change without notice.

Submitted On: Jun 27, 2025 1/2 Index Page

Submitted by WLS Lighting Systems

Job Name: 53716733 - CStore-Harmony Commercial Lot 1-Aurora, CO

Catalog Number: WLS-RO-WM-T4-16L-70-40K7-SLW

Notes:

Type: D

WLS25-24856



LED WATTAGE CHART

Drive Current	16L	32L
400mA	18W (1576-2025 Lumens)	40W (3366-4051 Lumens)
530mA	28W (2386-2839 Lumens)	54W (3957-4134 Lumens)
700mA	37W (3366-3749 Lumens)	72W (6731-8102 Lumens)
850mA	55W (3827-4555 Lumens)	87W (8174-9838 Lumens)

FORM
- Elegant Die-Cast Aluminum Housing
- Corrosion Resistant Stainless Steel External Hardware
- Sleek, Low Profile Housing
- Spec Grade Performance
- Engineered For Optimum Thermal Management
- 9 Architectural Finishes Standard, RAL Colors Available

FUNCTION
- Micro Optics IES Distributions T2, T3, T4, T4FTW
- 0-10V Dimming Drivers THD @ Max Load < 15% Power factor @ Max Load < 0.95
- Amber, 2700K, 3000K, 3500K, 4000K, or 5000K
- 16L or 32L LED Configuration
- CRI 70, 80, or 90
- 5 Mills Powder Coat
- Up to 9,838 Lumens

RELIABILITY
- Silicone Micro Optics
- 5 Year Standard Warranty
- IP67 Optics
- IP66 Fixture

BUY AMERICAN
To ensure the latest BAA/TAA/BABA Standards are being met, please select BAA, TAA, or BABA in the options section. Please contact the factory before placing an order for any NLS products requesting BAA (Buy American Act), TAA (Trade Agreement Act), or BABA (Build America, Buy America).

REV. 04.17.25

1

Submitted On: Jun 27, 2025 1/5 Index Page

Submitted by WLS Lighting Systems

Job Name: 53716733 - CStore-Harmony Commercial Lot 1-Aurora, CO

Catalog Number: WLS-NV-1-T4-32L-1-40K7-***-ASA-HSS-***-SLW

Notes:

Type: A

WLS25-24856

NV SERIES LED AREA

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE.

Refer to example below.

PRODUCT	OPTIC	LED #	DRIVER	COLOR TEMPERATURE	VOLTAGE	MOUNTING	COLOR OPTIONS	OPTIONS
NV-1	T2 Type 2 T4 Type 4 T4FTW Type 4 Wide N3 Name 3 30° Narrow Beam	16 LED 32 LED 64 LED	40 400mA (16L ONLY) 53 530mA (16L ONLY) 70 700mA 85 850mA	30K 3000K 40K 4000K 50K 5000K	UNV 120-277 HV 347-480	Direct Pole DP53 3" (Single, D180, D90, DT90, D120, DT120) KM Knuckle Mount WM Wall Mount TM Trunnion Mount Trunnion Mount is not available with Motion Sensor (UNV Voltage) or 347 (HV Voltage) Heights TA Tenon Adapter ASA Architectural Sweep Arm	BRZ Bronze WHT White BLK Black GPH Graphite GRY Grey ASA Architectural Sweep Arm	RO Bird Deterrent MGF Marine Grade Finish HSS House Side Shield PE7 Nema 7-Pin Receptacle PCR Photocell + Receptacle PER Receptacle + Shorting Cap FSP-2R FSP-211 with Motion Sensor (UNV Voltage) 9'-20' Heights FSP-3R FSP-211 with Motion Sensor (UNV Voltage) 21'-40' Heights QMR Quick Mount Bracket RQMR Retrofit Mount Bracket RPA4 Round Pole Adaptor 3"-4" Pole RPA5 Round Pole Adaptor 5"-6" Pole ROL Rotated Optic Left RON Rotated Optic Right AHS Automotive House Side Shield TPH Tamper Proof Hardware 10K Surge Protector (NV-2 only) GL Glass Lens NO No Options
NV-2		80 80L 96 96L 112 112L 128 128L	7 700mA 1 1050mA 12 1200mA (128L ONLY)					
NV-3		160 160L 192 192L 256 256L	85 850mA 90 900mA (Class Lens only) 97 970mA (Class Lens only) 1 1050mA (Class Lens only) 12 1200mA 90 900mA (Class Lens only) 97 970mA (Class Lens only) 1 1050mA (Class Lens only) 80 800mA (Class Lens only) 85 850mA (Class Lens only) 90 900mA (Class Lens only) 97 970mA 1 1050mA					

ORDER:

WLS-NV								

Example: WLS-NV-2-T3W-96-1-40K-UNV-DP53-BRZ-NO

WLS LIGHTING SYSTEMS 6820 Corporation Pkwy Fort Worth, TX 76126 8006336711 www.wlslighting.com

Project Name:
Date:
Location:
Notes:

74 REV. 1/25
Specifications subject to change without notice.

Submitted On: Jun 27, 2025 2/2 Index Page

Submitted by WLS Lighting Systems

Job Name: 53716733 - CStore-Harmony Commercial Lot 1-Aurora, CO

Catalog Number: WLS-NV-1-T2-32L-1-40K7-***-ASA-HSS-***-SLW

Notes:

Type: B

WLS25-24856

NV SERIES LED AREA

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE.

Refer to example below.

PRODUCT	OPTIC	LED #	DRIVER	COLOR TEMPERATURE	VOLTAGE	MOUNTING	COLOR OPTIONS	OPTIONS
NV-1	T2 Type 2 T3 Type 3 T4 Type 4 T5 Type 5 TSW Type 5 Wide N3 Name 3 30° Narrow Beam	16 LED 32 LED 64 LED	40 400mA (16L ONLY) 53 530mA (16L ONLY) 70 700mA 85 850mA	30K 3000K 40K 4000K 50K 5000K	UNV 120-277 HV 347-480	Direct Pole DP53 3" (Single, D180, D90, DT90, D120, DT120) KM Knuckle Mount WM Wall Mount TM Trunnion Mount Trunnion Mount is not available with Motion Sensor (UNV Voltage) or 347 (HV Voltage) Heights TA Tenon Adapter ASA Architectural Sweep Arm	BRZ Bronze WHT White BLK Black GPH Graphite GRY Grey ASA Architectural Sweep Arm	RO Bird Deterrent MGF Marine Grade Finish HSS House Side Shield PE7 Nema 7-Pin Receptacle PCR Photocell + Receptacle PER Receptacle + Shorting Cap FSP-2R FSP-211 with Motion Sensor (UNV Voltage) 9'-20' Heights FSP-3R FSP-211 with Motion Sensor (UNV Voltage) 21'-40' Heights QMR Quick Mount Bracket RQMR Retrofit Mount Bracket RPA4 Round Pole Adaptor 3"-4" Pole RPA5 Round Pole Adaptor 5"-6" Pole ROL Rotated Optic Left RON Rotated Optic Right AHS Automotive House Side Shield TPH Tamper Proof Hardware 10K Surge Protector (NV-2 only) GL Glass Lens NO No Options
NV-2		80 80L 96 96L 112 112L 128 128L	7 700mA 1 1050mA 12 1200mA (128L ONLY)					
NV-3		160 160L 192 192L 256 256L	85 850mA 90 900mA (Class Lens only) 97 970mA (Class Lens only) 1 1050mA (Class Lens only) 12 1200mA 90 900mA (Class Lens only) 97 970mA (Class Lens only) 1 1050mA (Class Lens only) 80 800mA (Class Lens only) 85 850mA (Class Lens only) 90 900mA (Class Lens only) 97 970mA 1 1050mA					

ORDER:

WLS-NV								

Example: WLS-NV-2-T3W-96-1-40K-UNV-DP53-BRZ-NO

WLS LIGHTING SYSTEMS 6820 Corporation Pkwy Fort Worth, TX 76126 8006336711 www.wlslighting.com

Project Name:
Date:
Location:
Notes:

74 REV. 1/25
Specifications subject to change without notice.

Submitted On: Jun 27, 2025 2/2 Index Page

Submitted by WLS Lighting Systems

Job Name: 53716733 - CStore-Harmony Commercial Lot 1-Aurora, CO

Catalog Number: WLS-RO-WM-T4-32L-85-40K7-SLW

Notes:

Type: C

WLS25-24856

RO SERIES LED DECORATIVE

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE. Refer to example below.

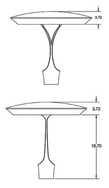
PRODUCT	DISTRIBUTION	NO OF LEDS	MILLIAMPS	COLOR TEMPERATURE	MOUNTING	COLOR	CONTROL OPTIONS	OPTIONS	LENS OPTIONS
RO-2	T2 Type 2 T3 Type 3 T4 Type 4 T5 Type 5 FR Front Row UCR Upper Corner Right [1] UCL Upper Corner Left [1] LCR Lower Corner Right [1] LCL Lower Corner Left [1]	16L 32L 64L	35 350 40 400 [2] 53 530 [2] 7 700 1A 1000 1 1050 [2] 12 1200 14 1400	AMBER Amber 585-595nm [3] (Low CCT) 30K7 3100K, 70 CRI 27K8 2700K, 80 CRI [4] 30K7 3000K, 70 CRI 30K8 3000K, 80 CRI 35K8 3500K, 80 CRI 40K7 4000K, 70 CRI 40K8 4000K, 80 CRI [4] 50K7 5000K, 70 CRI 50K8 5000K, 80 CRI [4]	SPT238 Single Arm Post Top - Slips over 2-3/8" OD Tenon SPT312 Single Arm Post Top - Slips over 3" OD to 3.5" OD Tenon SPT238 Single Arm Post Top - Slips over 2-3/8" OD Tenon SPTWM Single Arm Post Top Wall Mount DPT238 Double Arm Post Top - Slips over 2-3/8" OD Tenon DPT312 Double Arm Post Top - Slips over 3" OD to 3.5" OD Tenon DPTWM Double Arm Post Top Wall Mount	BLT Black Matte Textured BLG Black Gloss Smooth DBT Dark Bronze Matte Textured DBG Dark Bronze Gloss Smooth GTT Graphite Matte Textured GTG Graphite Gloss Smooth LGT Light Grey Matte Textured PSS Platinum Silver Smooth WHT White Matte Textured WHG White Gloss Smooth VGT Verde Green Textured CC Custom Color	PE7 Nema 7-Pin Receptacle PER Receptacle + Shorting Cap PCR Photocell + Receptacle	MGF Marine Grade Finish HSS House Side Shield [5] AHS Automotive House Side Shield [5] BH Black Hardware BOF Black Optic Frame TPH Tamper Proof Hardware BAA Buy American Act [6] TAA Trade Agreement Act [6] BABA Build America Buy American [6]	DPCL Diffused Polycarbonate Visual Comfort Lens CTG Clear Tempered Glass Lens [4,10]
RO-3	T2 Type 2 T3 Type 3 T4 Type 4 T5 Type 5 FR Front Row UCR Upper Corner Right [1] UCL Upper Corner Left [1] LCR Lower Corner Right [1] LCL Lower Corner Left [1]	80L 96L 128L 144L	35 350 53 530 7 700 1A 1000 1 1050 [2]						

ORDER:

WLS-RO-									

Example: WLS-RO-3-T5-96L-7-40K7-SPT312-DBT-PE7-CTG

FOOTNOTES:
1 Consult Factory For Lead Time. Consult Factory For 90 CRI Requests
2 Current Rating
3 Consult factory for all BAA/TAA/BABA requests
4 Not available in 64L
5 Optional Lens Not Available
6 Not available in 144L
7 Not Available With Lens Options (DPCL, CTG)
8 16L Only
9 Not Available above 1000mA
10 Consult Factory for Lead Time



WLS LIGHTING SYSTEMS 6820 Corporation Pkwy Fort Worth, TX 76126 817.731.0020 www.wlslighting.com

Project Name:
Date:
Location:
Notes:

74 REV. 7/24
Specifications subject to change without notice.

Submitted On: Jun 27, 2025 2/2 Index Page

Submitted by WLS Lighting Systems

Job Name: 53716733 - CStore-Harmony Commercial Lot 1-Aurora, CO

Catalog Number: WLS-RO-WM-T4-16L-70-40K7-SLW

Notes:

Type: D

WLS25-24856

Project Name:

Type:

ORGANIX - WALL MOUNT ORDERING GUIDE

Cat#	Light Dist.	# of LEDs	Drive Current	Kelvin	Volts
Organix Wall Mount (ON15-40D)	Type 2 (T2) Type 3 (T3) Type 4 (T4) Type 4 Forward Throw Wide (T4FTW)	16 (16L) 32 (32L)	400 mA (40) 530 mA (53) 700 mA (70) 850 mA (85)	Amber 585-600nM (AMBER) [9, 8, 9, 10] 2700K, 80 CRI (27K8) [9] 2700K, 80 CRI (30K8) [9, 8] 3000K, 70 CRI (30K7) [9] 3000K, 80 CRI (30K8) [9, 8] 3500K, 80 CRI (35K8) [9] 4000K, 70 CRI (40K7) [9] 4000K, 80 CRI (40K8) [9, 8] 5000K, 70 CRI (50K7) [9] 5000K, 80 CRI (50K8) [9, 8]	120/277 (UNV)

Mounting	Color	Controls Options	Options	Lens Options
Wall Mount (WM)	SPECIFY Bronze Textured (BRZ) White Textured (WHT) Smooth White Gloss (GWT) Silver Metallic (SVM) Black Textured (BLK) Smooth Black Gloss (GBK) Graphite Textured (GPH) Grey Textured (GRY) Green Textured (GRN) Hunter Green Textured (HGN) Custom (CU)	Button Photocell (PC) Nema 7-Pin Receptacle (PE7) FSP-211 with Motion Sensor, Photocell & and Below Heights (FSP211-8) [9, 10] 9-20 Heights (FSP211-20) [9, 10] 21-40 Heights (FSP211-40) [9, 10] Custom Controls Integration (CCI) [10] FSP Remote (FSPR) [10]	Marine Grade Finish (MGF) House Side Shield (HSS) [7] Housing Extension (HE) Emergency Battery 4W (EM4) [7] Emergency Battery 8W (EM8) [7] Buy American Act (BAA) [3] Trade Agreement Act (TAA) [3] Build America Buy American (BABA) [3]	Diffused Polycarbonate Visual Comfort Lens (DPCL) [10] Clear Tempered Glass Lens (CTG) [10] HAL Lens (HAL) [10, 14, 15]

NOTES:
1. Consult Factory for Lead Time. Consult Factory For 90 CRI Requests.
2. Universal Voltage 120-277
3. Please contact Factory for Custom Control Integration requests (nLight, NX, WaveLinx, Crestron, DMX/RDM, Synapse, Casambi, Dali II, AirOn, or other control systems)
4. Turtle Safe
5. Consult Factory for all BAA/TAA/BABA requests
6. Optional Lens Not Available
7. Consult Factory for Lead Time
8. 3000K or lower, with fixed mounting options only, must be selected to meet International Dark-Sky Association certification.
9. Not Available with Lens Options (VCA, VCS, DPCL, CTG)
10. FSP-211, 120V/277V, 230-240VAC (single phase), 50/60Hz
11. Projects with sensors require Qty. 1 FSR per project
12. Not Available above 530mA
13. Not Available with Motion Sensor
14. HAL Lens: Yellow Polycarbonate Lens - less than 2% Blue Light Content
15. Contact Factory

2

Submitted On: Jun 27, 2025 2/5 Index Page

EXHIBIT C
VIGNETTE
studios
Planning Landscape Architecture
[redacted]9
[redacted]

CLIENT
NICKS INVESTMENTS, LLC
[redacted]

Harmony Marketplace

WLS LIGHTING + ELECTRICAL

SITE PLAN - [illegible]

JOB NO: 55
ACAD FILE: 55016PI
DRAWN: T
CHECKED: T
ISSUE DATE: July 16, 2

REVISIONS	DATE
CITY COMMENTS	9/30/25
CITY COMMENTS	11/24/25

SHEET TITLE:
LOT 1
PHOTOMETRIC PLAI

SHEET NO:
18

646

REVISIONS	4	11/24/25	J.P.

REV #	DATE	BY:
1	6/27/25	J.P.
2	9/30/25	J.P.
3	11/13/25	J.P.

Submitted by WLS Lighting Systems | Job Name: 53716733 - CStore-Harmony Commercial Lot 1-Aurora, CO | Catalog Number: WLS-RO-WM-T2-16L-53-40K7-SLW | Notes: | Type: E | WLS25-24856

ARCHITECTURAL WALL MOUNT



LED WATTAGE CHART

Drive Current	16L	32L
400mA	18W (1576-2025 Lumens)	43W (3366-4051 Lumens)
530mA	22W (2286-2829 Lumens)	54W (5097-6134 Lumens)
700mA	37W (3266-3748 Lumens)	72W (5731-6102 Lumens)
850mA	55W (3827-4553 Lumens)	87W (8174-9838 Lumens)

FORM
- Elegant Die-Cast Aluminum Housing
- Corrosion Resistant Stainless Steel External Hardware
- Sleek, Low Profile Housing
- Spec Grade Performance
- Engineered For Optimum Thermal Management
- 9 Architectural Finishes Standard, RAL Colors Available

FUNCTION
- Micro Optics IES Distributions T2, T3, T4, T4FTW
- 0-10V Dimming Drivers THD @ Max Load < 15%. Power factor @ Max Load < 0.95
- Amber, 2700K, 3000K, 3500K, 4000K, or 5000K
- 16L or 32L LED Configuration
- CRI 70, 80, or 90
- 5 Mils Powder Coat
- Up to 9,838 Lumens

RELIABILITY
- Silicone Micro Optics
- 5 Year Standard Warranty
- IP67 Optics
- IP66 Fixture

BUY AMERICAN
To ensure the latest BAA/TAA/BABA Standards are being met, please select BAA, TAA, or BABA in the options section. Please contact the factory before placing an order for any NLS products requesting BAA (Buy American Act), TAA (Trade Agreement Act), or BABA (Build America, Buy America).

REV 04.17.25 | 1

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Submitted by WLS Lighting Systems | Job Name: 53716733 - CStore-Harmony Commercial Lot 1-Aurora, CO | Catalog Number: WLS-RCF-6-M-9W-CS-SLW | Notes: | Type: F | WLS25-24856

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MaxLite | CMax

PROJECT NAME: | CAT #
NOTES: | FIXTURE SCHEDULE:

Multi-Mode Commercial Downlight Series

Wattage & CCT Selectable





Product Description
The RCF Multi-mode Universal Commercial downlight combines 5 CCTs and 3 Wattages in one product, and features multiple dimming modes (0-10V, TRIAC and ELV), with 12V output making it c-Max controls compatible. Easy to install in new construction, remodel and retrofit projects, with a slim body that fits into shallow ceilings, this Energy Star 1.0 qualified product is an all-in-one solution for adding recessed downlighting to hospitality, retail, office and other commercial lighting applications.

Features:
- 2700/3000K/3500K/4000K/5000K CCT Selectable
- Qualified as a fixture and a retrofit
- Mounts directly into ceiling, no housing required
- Extra wide flange to cover oversize openings
- Input Voltage: 120-277V
- Dimming: TRIAC/ELV with 12V & 0-10V
- Beam angle: 100°
- CRI: >90
- IC rated
- Field Installable Emergency Battery back up kit available (includes a test switch and the charge indicator kit, no cover)
- 12V Aux output to work with c-Max network controls

Ordering Information

FAMILY	SIZE	TECHNOLOGY	WATTAGE SELECTABLE	CCT SELECTABLE
RCF	**6in** 6"	**Mn** TRIAC & 0-10V Dimming	**09Wx** 10W/17W/21W	**CSx** Color Selectable 2700K/3000K/3500K/4000K/5000K
	8in 8"		**16Wx** 16W/24W/30W	

All products need set on 4000K and lowest wattage

Accessories:

ORDER CODE	MODEL NUMBER	DESCRIPTION	IMAGE
109999	CDFK-4-10NSPK	COMMERCIAL DOWNLIGHT FRAME KIT. NEW CONSTRUCTION, 4", 6",8" & 10" SIZE - 2 PACK	
108566	EBUJP1701SN20B	EMERGENCY INVERTER, 15W, 120-347VAC. CEC COMPLIANT. FIELD INSTALLABLE	
108663	RCF-XTRIM8	GOOF RING, DOWNLIGHT, 8" TO 10" COVERAGE	
105172	RCF-XTRIM10	GOOF RING, DOWNLIGHT, 9.5" TO 12" COVERAGE	

Stock TAA Items:

ORDER CODE	MODEL NUMBER	ES ID NUMBER
111696	RCF6M9WCS	3550188
111689	RCF8M16WCS	3550191

5 YEARS 5-year standard warranty (further details available at www.maxlite.com/warranties)

Phone: 1-800-555-5629 | Fax: 972-244-7733 | Web: www.maxlite.com | E-mail: info@maxlite.com | PLM# 765 | Rev: 05/08/2025

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Submitted by WLS Lighting Systems | Job Name: 53716733 - CStore-Harmony Commercial Lot 1-Aurora, CO | Catalog Number: WLS-GSY-130-4K7-SLW | Notes: | Type: G | WLS25-24856

DATE: | LOCATION:
TYPE: | PROJECT:
CATALOG #:

Galasy II

PETROLEUM GAS CANOPY



FEATURES
- Value focused, budget-friendly canopy lighting solution
- Available in 4 wattages-30, 65, 100 and 120 Watts
- Low glare, even illumination and no pixelation for outstanding illumination
- High efficacy up to 155 LPW for maximum energy savings
- Universal retrofit solution for HID replacements for various sizes
- Driver accessible and field serviceable under canopy
- Pendent or surface mount options with ¾" conduit
- IP66 rating to keep water and insects out

IP66 | DLC | DLC PREMIUM

SPECIFICATIONS

CONSTRUCTION
- Die-cast aluminum, low profile housing
- New construction or retrofit solution
- Targets a large range of applications
- Easy installation
- White powder coat finish
- Heat sink design to disperse heat away from fixture
- Suitable for wet locations

OPTICS
- Textured glass drop lens
- Type V distribution
- Low glare

INSTALLATION
- Surface or pendent mounted
- Easy installation and serviceable below the deck

ELECTRICAL
- Universal 120-277 input voltage
- Power Factor > 0.9 at full load
- Total Harmonic Distortion < 20% at full load
- 6 kV Surge Protection
- 0-10 Volt Dimmable Driver
- Operating temperature: -40°C to +40°C

CERTIFICATIONS
- UL Listed
- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Wet Location Listed
- IP66 Rated

WARRANTY
- 5 year warranty

ORDERING GUIDE

Example: GSY-100-4K7

CATALOG # _____

GSY	–	Wattage	–	Color Temp
Series		30 30W		4K7 4000K (CRI 70)
GSY Galasy II		65 65W		5K7 5000K (CRI 70)
		100 100W		
		130 130W		

KEY DATA	
Lumen Range	4,757 – 19,880
Wattage Range	30 – 127.9 Watts
Efficacy Range (LPW)	149 – 157
Reported Life (Hours)	≥ 60,000

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Submitted by WLS Lighting Systems | Job Name: 53716733 - CStore-Harmony Commercial Lot 1-Aurora, CO | Catalog Number: WLS-RO-WM-T2-16L-53-40K7-SLW | Notes: | Type: E | WLS25-24856

Project Name: | Type:

ORGANIX - WALL MOUNT ORDERING GUIDE

Cat#: Organix - Wall Mount (**WLS-RO**)

Light Dist.: T2 (**T2**); T3 (**T3**); Type 4 (**T4**); Type 4 Forward Throw Wide (**T4FTW**)

# of LEDs: 16L (**16L**); 32L (**32L**)

Drive Current: 400 mA (**40**); 530 mA (**53**); 700 mA (**7**); 850 mA (**85**)

Kelvin: Amber 585-600nM (**AMBER**) ¹ ² ³ ⁴; 2700K, 70 CRI (**27K7**) ⁴; 2700K, 80 CRI (**27K8**) ¹ ⁴; 3000K, 70 CRI (**30K7**) ⁴; 3000K, 80 CRI (**30K8**) ¹ ⁴; 3500K, 80 CRI (**35K8**); 4000K, 70 CRI (**40K7**); 4000K, 80 CRI (**40K8**); 5000K, 70 CRI (**50K7**); 5000K, 80 CRI (**50K8**) ¹

Volts: 120/277 (**UNV**)

Mounting: Round Mount (**WM**)

Color: SPECIFY
- Bronze Textured (**BRZ**)
- White Textured (**WHT**)
- Smooth White Gloss (**SWT**)
- Silver Metallic (**SVR**)
- Black Textured (**BLK**)
- Smooth Black Gloss (**SBK**)
- Graphite Textured Gloss (**GPH**)
- Grey Textured (**GRY**)
- Green Textured (**GRN**)
- Hunter Green Textured (**HGN**)
- Custom (**CS**)

Controls Options: Button Photocell (**PC**); Nema 7 Pin Receptacle (**PE7**); FSP-211 with Motion Sensor/Photocell - 8' and Below Heights (**FSP211-8**) ¹ ⁵ ⁶; 9'-20' Heights (**FSP211-20**) ¹ ⁵ ⁶; 21'-40' Heights (**FSP211-40**) ¹ ⁵ ⁶; Custom Controls Integration (**CCI**) ⁷; FSP Remote (**FSRE**) ⁵ ⁶

Options: Marine Grade Finish (**MGF**); House Side Shield (**HSS**) ⁸; Housing Extension (**HE**); Emergency Battery 4W (**EM4**) ⁹; Emergency Battery 8W (**EM8**) ⁹; Buy American Act (**BAA**) ¹⁰; Trade Agreement Act (**TAA**) ¹⁰; Build America Buy American (**BABA**) ¹⁰

Lens Options: Diffused Polycarbonate Visual Comfort Lens (**DPCL**) ¹¹ ¹²; Clear Tempered Glass Lens (**CTG**) ¹¹; HAL Lens (**HAL**) ¹³ ¹⁴ ¹⁵

NOTES:
1. Consult Factory for Lead Time. Consult Factory For 90 CRI Requests.
2. Universal Voltage 120-277
3. Please contact Factory for Custom Control Integration requests (nLight, NX, WaveLinx, Crestron, DMX/RDM, Synapse, Casambi, Dali 1, Ari-On, or other control systems)
4. Turtle Safe
5. Consult factory for all BAA/TAA/BABA requests
6. Optional Lens Not Available
7. Consult Factory for Lead Time
8. 3000K or lower, with fixed mounting options only, must be selected to meet International Dark-Sky Association certification
9. Not Available with Lens Options (VCA, VCS, DPCL, CTG)
10. FSP-211, 120V/277V, 230-240VAC (single phase), 50-50Hz
11. Projects with sensors require Qty. 1 FSR per project
12. Not Available above 530mA
13. Not Available with Motion Sensor
14. HAL Lens: Yellow Polycarbonate Lens - less than 2% Blue Light Content
15. Contact Factory

2

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MaxLite | CMax

Multi-Mode Commercial Downlight Series

Wattage & CCT Selectable

Dimmer List:

MANUFACTURER	MODEL NUMBER	TYPE
COOPER	DF10PC1	0-10V
LEVITON	IPT10-LFZ	0-10V
LEVITON	DVSTV-WH	0-10V
LUTRON	DVTV	0-10V
LEGRAND	RHCL453PTC	TRIAC
LEGRAND	DCL453PTCCCV6	TRIAC
LEGRAND	HCL453PTCCCV6	TRIAC

MANUFACTURER	MODEL NUMBER	TYPE
LEVITON	CAT.NO.6674	TRIAC
LEVITON	IPRO-PLUS-10M	TRIAC
LUTRON	MACL-153M	TRIAC
LUTRON	SCL-153P	TRIAC
LUTRON	DVCL-153P	TRIAC
LUTRON	CTCL-153PDH-WH	TRIAC
LUTRON	DVWCL-153PH-WH	TRIAC

c-Max Controls Micro-sites and Compatibility Guide

CMax NC NETWORKLIGHTING CONTROLS — Microsite | CMax NP NETWORKPARTNERS — Microsite

Product Compatibility Guide

Compatible Controls (SOLD SEPARATELY)*

The table below shows a small subset of control nodes from each tier that directly plug in with the fixture.
Refer to individual microsites above for more accessories that could be added based on application requirements.

ORDER CODE	MODEL NUMBER & LINK TO DATA SHEET	DESCRIPTION	QR CODE TO DATA SHEET	IMAGE
c-Max Network				
105895	NN-MGT	NETWORK NODE MAGNET, TRANSLUCENT		
109111	WNS3-W	3 BUTTON WALL NETWORK SWITCH (BLUETOOTH) WHITE		
108392	WNS5-W	5 BUTTON WALL NETWORK SWITCH (BLUETOOTH) WHITE		
111401	WNS8-W	NETWORK CONTROLS (BLUETOOTH) 8 BUTTON WALL SWITCH WHITE		
107791	CNSL-PSW	C-MAX NETWORK SENSOR 12V, BLUETOOTH PIR MOTION SENSOR / DAYLIGHT HARVEST, WHITE		
110750	PPA-06A	12V POWER PACK, 6A, 120-277V		
c-Max Network Partners - Silvair				
112395	NN-MGT-SL	SILVAIR NETWORK NODE MAGNET, TRANSLUCENT		
c-Max Network Partners - Casambi				
112634	NN-MGT-CA	CASAMBI NETWORK NODE MAGNET, TRANSLUCENT		

* Note - This controls ready fixture is compatible with the c-Max platform supporting multiple tiers of controls. The table above shows a small subset of control nodes from each tier that directly plug in with the fixture. Refer to individual microsite above for more accessories that could be added based on application requirements

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Submitted by WLS Lighting Systems | Job Name: 53716733 - CStore-Harmony Commercial Lot 1-Aurora, CO | Catalog Number: WLS-RCF-6-M-9W-CS-SLW | Notes: | Type: F | WLS25-24856

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MaxLite | CMax

Multi-Mode Commercial Downlight Series

Wattage & CCT Selectable

Specifications:

	RCF6M9WCS	RCF8M16WCS
Power Consumption (W)	10W/17W/21W	16W/24W/30W
Lumens Delivered (lm) 2700K	1000/1800/2300	1600/2700/3400
Lumens Delivered (lm) 3000K		
Lumens Delivered (lm) 3500K		
Lumens Delivered (lm) 4000K		
Lumens Delivered (lm) 5000K		
BBU Delivered Lumens EBUJP1701SN20B	10W - 600 lm 17W - 1,100 lm 21W - 1,400 lm	16W - 1,100 lm 24W - 1,600 lm 30W - 1,600 lm
Efficacy (lm/W)	≥100	
CRI	≥90	
Color Temperature (CCT)	Color Selectable – 2700/3000K/3500K/4000K/5000K (4000K Default)	
L70 Lifetime (hours)	50,000 Hrs	
Color Consistency	Proprietary binning for uniform color	
Power Factor	≥0.9	
Input Voltage	120-277V	
Compatible Dimmers	See Compatible Dimmers List	
Mounting	Direct to ceiling	
Housing	Aluminum	
Operating Temperature	-4°F -104°F (-20°C - 40°C)	
Certification	ETL, FCC	
Material Usage	RoHS compliant; no mercury	
Environment	Wet Locations, IC rated	
Warranty	5 years	

All products are set at 4000K and to the lowest wattage

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Submitted by WLS Lighting Systems | Job Name: 53716733 - CStore-Harmony Commercial Lot 1-Aurora, CO | Catalog Number: WLS-GSY-130-4K7-SLW | Notes: | Type: G | WLS25-24856

Galasy II

PETROLEUM GAS CANOPY

PERFORMANCE DATA

IES File name	Color Temperature	CRI	Delivered Lumens	Lm/W	Distribution Type
GSY-30-4K7.ies	4000	70	4757	157	Type V
GSY-30-5K7.ies	5000	70	4825	157	Type V
GSY-65-4K7.ies	4000	70	9768	149	Type V
GSY-65-5K7.ies	5000	70	9877	151	Type V
GSY-100-4K7.ies	4000	70	15395	153	Type V
GSY-100-5K7.ies	5000	70	15566	155	Type V
GSY-130-4K7.ies	4000	70	19662	154	Type V
GSY-130-5K7.ies	5000	70	19880	155	Type V

STOCK ORDERING INFORMATION

Product	Lumens	B	U	G	LPW	CRI	CCT
GSY-30-4K7	4757	2	2	1	157	70	4000
GSY-30-5K7	4825	2	2	1	157	70	5000
GSY-65-4K7	9768	3	2	1	149	70	4000
GSY-65-5K7	9877	3	2	1	151	70	5000
GSY-100-4K7	15395	3	2	2	153	70	4000
GSY-100-5K7	15566	3	2	2	155	70	5000
GSY-130-4K7	19662	4	3	2	154	70	4000
GSY-130-5K7	19880	4	3	2	155	70	5000

*Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment application and inherent performance tolerances of the electrical components.

ELECTRICAL DATA

Product	Nominal Wattage	Input Voltage (Volts)	Operating Current (Amps)	System Power (Watts)
GSY	30	120	0.252	30.29
		208	0.145	
		240	0.126	
		277	0.109	
	65	120	0.545	65.4
		208	0.314	
		240	0.273	
		277	0.236	
	100	120	0.838	100.5
		208	0.483	
		240	0.419	
		277	0.363	
	130	120	1.066	127.9
		208	0.615	
		240	0.532	
		277	0.462	

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EXHIBIT C
VIGNETTE studios
Planning Landscape Architecture

CLIENT
NICKS INVESTMENTS, LLC

Harmony Marketplace

WLS LIGHTING + ELECTRICAL

SITE PLAN

JOB NO: 55
ACAD FILE: 55016PI
DRAWN: J
CHECKED: J
ISSUE DATE: July 16, 2

REVISIONS	DATE
CITY COMMENTS	9/30/25
CITY COMMENTS	11/24/25

SHEET TITLE:
LOT 1
PHOTOMETRIC PLAI

SHEET NO:
19

Planning & Business Development
City of Aurora
Planning Division
15151 E. Alameda Parkway, Suite 2300
Aurora, Colorado 80012
phone 303.739.7217
AuroraGov.org

Exhibit D - Public Comments

The following are public comments received during development review for DA-1925-19, All in One Harmony Commercial – Conditional Use, Site Plan and Plat. Comments without an email were shared from the petition.

1. Jose Santiago | [redacted]

As a resident of Aurora, I strongly urge the Planning Department to reconsider the approval of the proposed 24- hour convenience and liquor store near East Alameda Avenue and South Powhaton Road. This development poses serious risks to the safety, character, and livability of our neighborhood. Numerous studies and city data show that increased density of convenience and liquor stores—especially those operating late at night—correlates with higher rates of violent crime, loitering, and impaired driving. The proposed location is within close proximity to residential homes, which raises concerns about late-night noise, traffic congestion, and a decline in property values. Aurora's own Unified Development Ordinance requires conditional use approval for such establishments within 300 feet of residential zones, precisely because of these risks. I ask that the city prioritize community well-being and neighborhood compatibility when evaluating this proposal. Thank you for considering the voices of local residents.

2. Crystal Lara-Rodriguez | [redacted]

Please establish a grocery store, restaurants East of Gun Club Road. It's extremely difficult to care for a family when the nearest grocery store is a 45 minute round trip, not including time to be in the store and purchase necessities.

3. Rhiannon Athey | [redacted]

As a resident of the Harmony neighborhood, I am excited to see movement on more commercial in the area. Where I do have an issue is the idea of having a 24/7 gas station/liquor store. We already have issues with unwanted people scouting cars in the middle of the night and having a 24/7 gas station will draw more of this unwanted activity to the neighborhood. We already have a 7-eleven and QT that were recently built off gun club and do not need yet another gas station especially when homes more or less back up to the purposed site. We do not have the proper officer resources to even have patrols out here at night. As a resident I welcome a sit down restaurant, a coffee shop or other amenities that do not offer 24/7 services.

4. Mackenzy Travis | Email: [redacted]

While it is understood that growth in this area is imminent, I ask that the city consider the dangerous impacts that this plan may have on the citizens of Aurora, not just those who live in Harmony. We bought our home in 2020 and while crime happens everywhere, we have noticed a significant increase in break ins, specifically with the opening of the 7/11 off of 470 and 6th pkwy. That isn't in our backyard and we saw the effects. Having a business that operates 24/7 will not only draw in crime but it will disrupt the lives and peace of those whose backyard faces east alameda. It also does not make sense to place a gas station this far east when there is not a main road that is traveled by others than the trucks for construction or fracking and the residents of the surrounding neighborhoods. It already doesn't make sense what happened at 6th and 470 with two gas stations across from each other, bringing a gas station out here would just add to the incompetence of the city in regards to lack of ability in providing businesses of practical usage for its citizens. Another huge factor is the intersection of Alameda and Powhatan. I personally have witnessed two very bad accidents at this intersection. Before anything is built I strongly suggest the city consider putting in a traffic signal at this intersection. There have been roll overs, T-bones and head on collisions here and the more traffic drawn in the more accidents that will occur. Again, it is known that change and growth is imminent, but it is asked and strongly encouraged that the city consider the repercussions that will occur from the choices of business they allow to vacate this lot. Please reconsider allowing another gas station and a 24/7 convenience store on the southeast corner of Powhatan and alameda.

5. Jose Vila | [redacted]

Decline proposal of convenient gas station and liquor store. This type of business will bring to the residence area crime, drug dealers and others. Please take this business proposal to another area.

6. Erika Clamage | [redacted]

Our community does not approve of nor want a 24-hour convenience and liquor store (Project #1908359 next to Harmony) for the following reasons:

- Two convenience stores/fuel stations already exist nearby on 6th and Gun Club (7-Eleven and QuikTrip).
- We're a family-oriented community and want to keep our neighborhood safe and quiet after hours.
- We'd prefer to attract businesses that will add value to our community like a sit-down restaurant, coffee shop, dry cleaner, barber, nail salon, etc.
- A 24-hour liquor store is going to diminish the value of our community.

Please consider using this space for a local business that will add value to the community.

7. Isabel Valverde | [redacted]

There is absolutely no need for a 24 hour liquor store or a 24 hour gas station. This is a community full of children attending the elementary school and harmony and the high school walking distance to this future location. The stores added here should promote a healthy lifestyle. The homes in the area are 600k+ we do not need depression of the value on our homes to go down and thus hindering the economy. This an area full of neighborhoods amd schools what benefits the community adding a 24 hour liquor store and gas stations? Children in these neighborhoods need healthy options to grow a long lasting childhoods. They do not need to be influenced by truckers, homeless, drug addicts, and criminal mischief- which is exactly what this proposal poses.

8. Krahors Khim | [redacted]

I opppose to having a gas station due to our community of school.

9. Austin Macosky | [redacted]

I cannot feed my family gasoline, liquor, and snacks. There has been a massive influx of Kroger delivery orders in the neighborhood because it is highly inconvenient to drive 20-30 minutes each way to a grocery store for small trips. This directly detracts from resident's health and quality of life by forcing them to overpay for delivery services and buy groceries in bulk, causing fresh produce to run out quickly with long periods between replenishment. We need a King Soopers. The demand and customer base is more than present in this area.

10. Tealla Bonneau | [redacted]

I'm a resident of the neighborhood adjacent to where this project would be and would love more commercial opportunities in our areas, I wouldn't even mind another convenience store, but a 24 hour convenience and liquor store this close to our neighborhood brings unwanted traffic at the wrong times. Because of our location being so rural we already deal with crime late at night and I feel this addition would welcome more unwanted traffic and attention to our area late at night making our neighborhood less safe, which is not what we want.

11. Gary Bohman | [redacted]

Please do not allow this project to go forward as listed. This community has no need for a liquor store as it is a family-oriented neighborhood. In addition, they just built both a 7-Eleven and a Quick Trip on the corner of 6th avenue and Gun club road so we do not need additional gas stations. Please only allow businesses that are useful for families such as grocery stores or restaurants. Thank you for your cooperation.

12. Sarah Cook | [redacted]

I would like to express my concerns with the plans to build yet another gas station/convenience store and liquor store in the area. There are already 3 gas stations within 3 miles, it seems absolutely unnecessary to add another gas station to the area. Not to mention the fact that a liquor store would be within close proximity to several schools and promotes a certain lifestyle that should not be encouraged to young kids. Especially when there is a greater need for other services to be nearby, such as a grocery store. As a parent of young children, I do not welcome anything to the area that is open 24 hours. I don't want the traffic, potential crime or additional people driving through the neighborhood at all hours of the night. Our neighborhood is already struggling with people casing cars late at night, I do not want to invite more traffic to the area 24 hours a day. I would much rather see the land, zoned for commercial use, to be used in a way that

supports community or fosters connection with people. A coffee shop, a library, a barbershop, a restaurant, a grocery store…all of which would add significantly to the community.

13. Nichole Falbo | [redacted]
I reside in Harmony Aurora and do not wish for a 24 hour convenience or liquor store to be built. It will bring extra unwanted traffic and crime to this area. This area is better fit shops: nail salon, restaurants (sushi, Mexican, Italian), gyms, pet groomer, or hospitals or libraries.

14. Hank and Isabell Miranda | [redacted]
We reside at [redacted], Aurora, Colorado 80018 and DO NOT want or need a 24 hour convenience store or liquor store. Crime is high in our area and this will draw more people to our neighborhood that we do not want. We have three convenience/fuel stores on Gun Club which is more than enough. We want a coffee shop, library and restaurant.

15. Mark Saxelby | [redacted]
I reside in the Harmony neighborhood and am a member of our Homeowners Association representing our Neighborhood Advisory Committee. The filing for project 1908359 has come to our attention for which there is not wanted, desired or needed. We have too many people not from our community entering to use the city park vandalizing and committing crimes. It's gotten so bad we are in the process of installing the Flock system. There are already three convenience/fuel stores on Gun Club and 6th and Zante for which our community does not need another. A convenience store and liquor will draw more people to our community that do not reside in our community 24/7 increasing crime, light pollution. The desired conveniences needed are a library, restaurant, nail salon, cleaners, barber/salon NOT a 24 hour convenience store, liquor store or cannabis/vape store. Our crime is bad and increasing now that DR Horton added 50 new rentals in the middle of our community.

16. Fiona Wood | [redacted]
There is insufficient information at this time, much more is needed. What type of food service/restaurant is going to be in the 1,500 sq ft space? That seems very small for anything other than some kind of fast-food service. Any convenience store out here needs to include fresh produce and healthy choices at the same prices found in supermarkets such as King Soopers and Safeway. Fast food and snack foods only is not what is needed here. In the fueling plan there needs to be stations for charging electric vehicles. What is proposed for developing Powhatan Road, widening it south from E Alameda and the same for the junction with Jewell and onward to Iliff? There are large trucks associated with the fracking sites and with the construction traffic, which will be further exacerbated by the developments proposed West of Powhatan and the road is inadequate for current usage. When will public comments be shared and when will there be hearings about the project? How will the hearing dates be communicated and where will they be held.

17. Aditi Desai | [redacted] | [redacted]
Our community does not approve of nor want a 24-hour convenience and liquor store (Project #1908359 next to Harmony) for the following reasons:

- Two convenience stores/fuel stations already exist nearby on 6th and Gun Club (7-Eleven and QuikTrip).
- We're a family-oriented community and want to keep our neighborhood safe and quiet after hours.
- We'd prefer to attract businesses that will add value to our community like a sit-down restaurant/fast casual restaurant, coffee shop, dry cleaner, grocery store, etc.
- A 24-hour liquor store is going to diminish the value of our community. • What are our options to provide input and who can we contact in advance before this goes through? We would like to partner with you as community residents to build a bright future for our neighborhood and local businesses

18. Steve Kisley | [redacted]
I hope all our voices are heard and we can support a better alternative for the needs of the community. I speak for Mike Bickett and myself that we do not support the gas/liquor store on Powhattan and Alameda. We fear it will harm property value and increase crime and potentially generate more congestion to a heavily used and unfinished intersection. The proposed location can impose additional risk and accidents to drivers, pedestrians and pets, since it is still a country road. Additionally, the light and noise pollution the business emits once opened, will be disruptive to adjacent homes. This current proposal does not add value to us as homeowners in the community and we wish to see a practical alternative such as a grocery store, dry cleaning, or non-fast food restaurant, or any other discount retailer to negatively impact property value. Hope this helps and let us know if you have any questions or additional information.

19. Mia Barrett | [redacted]
I am a resident of the Harmony neighborhood, and I am writing to express my concern regarding the proposal to include a 24-hour convenience store &liquor store as part of the development plan at the corner of Powhaton and Alameda. While I support thoughtful development that benefits our community, I do not believe a 24-hour liquor store is the right fit for this area. My concerns center on safety and security:

- Extended hours of operation may attract late-night activity that could increase disturbances and noise in a primarily residential neighborhood.
- There is a heightened risk of crime and loitering, which could negatively impact the sense of safety for families and residents in the area.
- The presence of a liquor store operating around the clock is not consistent with the character of our community and may deter other types of businesses that would better serve residents.

I respectfully urge the commission to reconsider this aspect of the proposal and explore alternatives that would promote a safer, family-friendly environment while still supporting local economic growth. Thank you for your time and for considering the concerns of residents as you make your decision.

20. Adam Crane | [redacted]
The surrounding community (Harmony, Adonea, Traditions) is comprised of families. There are schools and many young children. Restaurants and grocery stores are needed—it's roughly a 20-minute drive to either. There are already 3 gas stations with convenience stores within 10 minutes of the project location and adding another is redundant. A 24-hour convenience and 4000-foot liquor store is not beneficial to the families living here and will invite increased late-night activity, which is when serious crimes are most likely to occur. This project makes alcohol rapidly accessible and caters to those who have been drinking by offering quick access food at every waking hour. If completed in its current form, there will be no surprise if this project leads to an increase in late-night intoxicated driving. Please build to improve the community instead of serving alcoholics and oil interests.

21. Kelly Crane | [redacted]
The surrounding community (Harmony, Adonea, Traditions) is comprised of families. There are schools and many young children. Restaurants and grocery stores are needed—it's roughly a 20-minute drive to either. There are already 3 gas stations with convenience stores within 10 minutes of the project location and adding another is redundant. A 24-hour convenience and 4000-foot liquor store is not beneficial to the families living here and will invite increased late-night activity, which is when serious crimes are most likely to occur. This project makes alcohol rapidly accessible and caters to those who have been drinking by offering quick access food at every waking hour. If completed in its current form, there will be no surprise if this project leads to an increase in late-night intoxicated driving. Please build to improve the community instead of serving alcoholics and oil interests.

22. Christy Nicolls | [redacted]
I strongly oppose the plan to build a gas station and 24-hour convenience store right next to our neighborhood. Having a gas station so close is not only unnecessary — since there are already multiple options nearby — but also raises serious safety concerns. A 24-hour store could draw additional late-night traffic and loitering, which would only add to the car thefts and break-ins we are already experiencing in this area. This project does not benefit the community and instead puts residents at greater risk. I urge the city to reconsider this plan and protect the safety and quality of life in our neighborhood. Thank you.

23. Christine Lile | [redacted]
Please, no. We already have 3 gas stations, another one is really unnecessary. Yes to shops, grocery, beauty, just about anything but not ANOTHER gas station.

24. Andre Vuagniaux | [redacted]
I would like to oppose development of this project to place a convenience store and liquor store at this location. This is not needed and this is to close to residential development. Please use this area for a grocery store. That is the major need in these eastern most, Aurora developments.

25. Katherine Denney | [redacted]
As a resident of Harmony neighborhood and mother to children who attend Harmony ridge I can tell you with certainty that this development is not what this community needs nor wants. We do not need a 24/7 store on this corner and absolutely do not need a convenience store. This development should ADD to the community we have built here not detract from it and this will detract from this community. We moved to this neighborhood and area of Aurora specifically because strip malls and 24/7 liquor convenience stores weren't on every corner, and alameda and powhattan already cannot handle the amount of traffic there is, so absolutely cannot add more traffic with an overall lack of infrastructure. The city needs to listen to the constituents they serve and move away from this development and seek alternative businesses that can add value and build this community.

26. Destiny Bailey | [redacted]
Seriously. We already have three gas stations less than 5 miles away. This is a horrible idea. What we need is a grocery store but no the city keeps letting gas stations go in everywhere. We DO NOT need a gas station and liquor store right next to our neighborhood! We have a liquor store 4 miles down the road! If you want to build something right there then put in a restaurant or bring our damn taco truck back. We would much rather have them than a 4th gas station!

27. Jaclyn W | [redacted]
This is not the type of business we want (or need) in the area. We moved here because it was a quiet neighborhood and we'd like for it to stay quiet. There are already enough gas stations close to our area, not sure why we need another one. And a 24 hour liquor store is definitely not what this neighborhood wants/needs. We need things like small businesses, coffee shops or restaurants. Businesses that close at normal hours and won't lead to crime in the neighborhood. Please rethink this project - this is the wrong business to be built on this corner.

28. Addiel Chaudhry | [redacted]
I am a homeowner in the Harmony neighborhood, which will be heavily impacted by this decision. This area DOES NOT need another gas station/liquor store. On that note, this parcel of land would be better utilized as shops that fulfill other needs like food, coffee, dry cleaning, or groceries, just to name a few. The added traffic congestion on a one-lane road would only hinder residents' access to their neighborhood and homes. Allowing this store to remain open 24/7 will only increase traffic congestion, noise and introduce new issues into an otherwise quite area.

29. Nicolls Legal | [redacted]
I understand the intent to encourage development, but I strongly hope the City will prioritize community safety and thoughtful planning. This site is located very close to several residential neighborhoods and schools, which raises concerns about increased traffic, noise, and potential safety risks for students and families. In addition, there is already a 7-Eleven nearby. It's unclear why another large convenience store and gas station are necessary within such a short distance. If the project proceeds, please ensure strict safety, lighting, and traffic control measures, and reconsider the scope of the fueling center. I also encourage including EV charging facilities rather than limiting it to traditional gasoline pumps—this would better serve long-term sustainability and community needs.

30. Jose Santiago [redacted]
Hello Commissioners, My name is Jose Santiago, and I am a resident of the Harmony neighborhood. I am here to express strong opposition to the proposed 24-hour convenience and liquor store at Alameda Avenue and South Powhaton Road.

<u>Crime and Safety Concerns</u>

(1) Research and local data consistently show that convenience and liquor stores—especially those operating overnight—are associated with elevated crime rates. A peer-reviewed study in BMC Public Health found that each additional convenience store in a metro area correlates with a 0.27 increase in violent crimes per 10,000 residents annually (Yang et al.). The National Institute of Justice further reports that 28% of convenience store robberies result in injury, with late-night operations being particularly vulnerable.

Aurora's own Police Transparency Portal shows that commercial corridors with late-night retail already experience higher rates of robbery, assault, and property crime. In Murphy Creek, crime reports increased after the addition of 24-hour retail at 6th and Gun Club Road, with more calls for theft, DUI, and loitering. Similarly, in Green Valley Ranch, Denver's crime database shows persistent clustering of robberies and burglaries around Tower Road retail nodes, even as overall violent crime trends improved.

Strain on Police Resources

(2) The Aurora Police Department employs roughly 748 officers to serve a rapidly growing population. Adding a high-risk retail site in a developing corridor will increase demand for overnight patrols and emergency response. This diverts resources from proactive policing strategies that have contributed to recent crime reductions citywide. In short, approving this store would stretch already limited public safety resources.

Neighborhood Compatibility

(3) The proposed site is within 300 feet of residential homes, triggering conditional use review under Aurora's Unified Development Ordinance. This safeguard exists to prevent incompatible land uses that undermine neighborhood stability. Residents in Harmony, Murphy Creek, and surrounding communities have voiced concerns about loitering, impaired driving, and noise—all of which degrade quality of life and suppress property values.

Impact on Property Values

(4) In addition to crime and public safety concerns, the proposed 24-hour convenience and liquor store poses a significant risk to nearby property values.

National Research: A study in Urban Studies found that homes located within 500 feet of liquor stores sold for 4–6% less than comparable homes farther away (Livingston, 2008).

Local Market Data: According to Zillow, the average Aurora home value is $463,247, but values have already declined 4.3% in the past year due to market pressures (Zillow). Introducing a high-risk retail use could accelerate depreciation in adjacent neighborhoods.

Perception of Disorder: Research from the Journal of Real Estate Finance and Economics shows that proximity to "nuisance businesses" such as liquor stores can reduce home sale prices by up to 10%, primarily due to perceived safety risks and increased nuisance calls (Pope & Pope, 2012).

Aurora's Comprehensive Plan: The city's own Aurora Places plan emphasizes that land use decisions should "protect neighborhood stability and property values" by avoiding incompatible development near residential zones (City of Aurora, Comprehensive Plan).

For Harmony, Adonea, Murphy Creek, and surrounding neighborhoods, this means that approving a 24-hour liquor and convenience store could directly undermine the equity of homeowners who have invested in Aurora's growth. Even a 5% decline in value would represent a loss of $23,000 per household based on current averages. Aurora is growing rapidly, and we welcome thoughtful development that enhances livability. But a 24-hour convenience and liquor store at this location would increase crime risk, strain police resources, and erode neighborhood safety. I respectfully urge the Commission to deny this proposal in the interest of protecting our community. Thank you for your time and consideration.

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30. Kushan Patel
I do not support a 27/7 convenience store or liquor store. This is a family neighborhood, we want businesses that promote safe family activities. We should not be promoting alcohol to our growing youths. Try a restaurant or service business instead.

31. Rochelle White
This idea in a neighborhood by schools is crazy. Safety is a priority and a 24 hour liquor store (when there isn’t any other one near) will bring an unwanted crowd , traffic , drama. The priorities are wrong - we need grocery stores.

32. Nichole Falbo
Our community as a collective does not approve of this plan. It’s a greedy investors dream. Please allow beneficial businesses to join our community, ie grocery store, gym, coffee shop, nails, dry-cleaner, groomers, library, etc.

33. Courtney Gansmann
While I'm ready for retail growth, a 24/7 gas and liquor store with terrible fast food is not exactly what anyone on this community had in mind. We've already got 2 new gas stations down the road. We need beneficial growth, not this.

34. Melanie Hart
I oppose this project as it will degrade the community. Let's bring family friendly business and businessrs that want to be contributors to the well being of the 80018. The Harmony community and surrounding areas needs libraries, rec centers, activities for youth, and quality grocers and retail establishments. Please, Aurora, do not degrade the 80018. Invest wisely in the 80018 and the return will pay out for generations to come!

35. Edglett Moreno
We moved here because of safety for our family. With more houses we really need a nearby store for groceries. We find no use to a liquor store.

36. Christopher Pichon
This is not needed. We already have Quick Trip and 7-11 that also offers liquor by 470. Concentrate on high value neighborhood establishments like coffee shop and or donut shop that will attract the residents of the newly constructed community and upcoming Parklands Village.

37. Liz Reighter
I am signing this petition to oppose the construction of a 24-hour liquor and gas station adjacent to our neighborhood. While I understand the need for local businesses, this type of establishment operating around the clock could negatively impact our community’s safety, noise levels, and property values. Increased traffic, potential for loitering, and safety concerns for residents, especially families with children, are significant issues. I urge local authorities to consider alternative locations or business types that better align with the residential character of our neighborhood and prioritize the well-being of its residents.

38. Lisa Perrett
Allowing alcohol sales to take priority over community wellbeing would be a failure of leadership and responsibility. Please prioritize responsible development that positively influences the children, young people,

and adults who are shaping (and being shaped by) this neighborhood. Approving this liquor store would send a clear message that profit from addiction takes priority over community health and safety. Our city shouldn't approve the neighborhood's first businesses to be ones built on destructive habits. We deserve responsible development that truly benefits the people who live here.

39. Christina Nevinski
This community needs other amenities and businesses besides another gas station and a liquor store. We are in need of a grocery store first and foremost! We have other needs to also be met as there is already an increase in traffic and in particular, unsafe driving and speeding. Additionally, there are already many issues with car thefts. To add a 24 hour gas station and liquor store will only add to these issues and change this neighborhood negatively.

40.Muhammad Kolila
This is not acceptable in our neighborhood.

41. Seth Youtsey
Another gas station!?! As if the last two recently added weren't enough, let's tack on a liquor store (because the gas stations don't already sell liquor). Aurora city council is asleep at the wheel. Who is making the decisions on city development? Obviously just the developers. Zero city planning is happening. Bonus prize to our neighborhoods next to this gas station, dangerous two lane roads. Surely you can't get the developers to build roads (or expand) next to this gas station/liquor store and the coming 18,000 housing units. Thanks, Aurora.

42. Domonic Hart
Grocery store like Sprouts would be best so we can make sure families are getting local pricing and best quality food.

43.Brianna Duncombe
As a resident and parent in this community, I am signing because our neighborhood is meant to be a safe, family-focused place—not a hotspot for late-night traffic, loitering, and unsafe behavior. We welcome growth and responsible development, but a 24-hour gas station and liquor store do not align with the peaceful, community-centered environment we have built here. A business operating around the clock—especially one selling alcohol—will bring increased traffic, noise, and the potential for irresponsible or impaired individuals near our homes, parks, and walking paths where our children play. This is not the type of activity we want near our families. We would love to see businesses that contribute positively to our neighborhood—coffee shops, small grocery stores, local dining spots, or services that add value to our daily lives. But we should not have to sacrifice safety, peace, and property value for establishments that historically increase disturbances and crime in residential areas. Our community deserves thoughtful development that protects families, not invites risk. I strongly oppose this proposal and urge decision-makers to prioritize the safety and character of our neighborhood.

44. Pamela Bamberg
Small businesses are ok. not 24 hour or liquor store. There is a liquor store off Gun club at the Shell station not that far away. This is a quiet family neighborhood with children.

45. Brianna Sanders
There is a liquor store within a couple of miles of Harmony already, along with three gas stations. Its residents have been wanting a small grocery store for quite a while instead of more convenience stores. As a homeowner, I worry the type of traffic this could attract in the middle of the night and the amount of noise/potential increase in crime.

46.Mark Saxelby
The applicant opened a gas station in Murphy Creek and Green Valley Ranch. Neither location added value to the community or to the property values. Both locations have caused a Both locations have caused an increase in crime. The city of Aurora desires income from taxes generated by the gas station and liquor store, which does not benefit the value of our homes if anything it decreases the value.

47.Jennifer Haines
I prefer to see a grocery store instead of a liquor store.

48. Stephanie Crookston
They already race up and down both streets. Adding a liquor store seems silly and will contribute to that negative occurrence.

49. Chayla Goyette
How about instead we put in a grocery store.

50.Christian Romero
There's already three gas stations around the area that sell liquor… we don't need another more. Keep it out, there's descent people around here. Let's keep it that way.

51. Cristal Albino
I oppose the construction of a 24 hour gas station and liquor store. Our community is tranquil, serene, and family friendly. We cannot risk the increase of drunk drivers when there are a lot of kids, pets, and wildlife around. We have schools nearby. We also already have 3 gas stations in the surrounding area. I would strongly advise to provide more community friendly facilities. A small grocery store, a family owned café, a small library. Something that would benefit the community.

52. Ivan Mijangos
No liquor or gas stations!!!!

53.Mary Hoang
None of us want a 24 hour market and liquor store in our neighborhood because historically they bring a bad element into our community.

54. Aditi Desai
Our community wants businesses that are family-oriented and needed. We want coffee shops, salons, sit-down restaurants, grocery stores, and other businesses that are needed and wanted. We currently have three gas stations/liquor stores in a few mile radius. We have an elementary school in the neighborhood, are close to a high school, and have lots children. Also, the site faces multiple houses and the noise, light pollution, traffic, and unruly people are unwanted by over 450 neighbors.

55. Aditi Desai | [redacted]
We continue to not want this in our community based on what we've already shared. Thank you!

56. Mohamed Ayoub
I oppose this development, it does not bring anything beneficial to our community other than increasing crime rate.

57. Virginia Gaitho
I echo other residents voice and concerns. A liquor store in the neighborhood is of no benefits to residents of Harmony. Focus should be geared towards a grocery store and other amenities that will help promote residential living.

Start a petition



Prevent construction of gas station and 24-hour liquor store

Sign petition

508

Verified signatures

Let's get to 1000 signatures!

Petitions with 1,000+ supporters are 5x more likely to win!

Decision Makers: Curtis Gardner +10

25 Supporter Voices

1 Update

The Issue

Our neighborhood is a family-oriented community that has managed to maintain its charm and warmth over the years. As a resident, I can personally attest to the peace and safety that make this place feel like home. Every morning, I enjoy seeing children playing in the park and families enjoying evening walks with their dogs. This picturesque setting is at risk of being disrupted if a proposed 24-hour gas station and liquor store are allowed to open in our midst (corner of Alameda and Powhaton).

While we are not opposed to development and welcome new businesses that enhance our community, such as coffee shops, sit-down restaurants, veterinarians, grocery stores, or small convenience stores, a gas station and liquor store are not in line with the values and atmosphere we all cherish here. The introduction of these establishments would inevitably lead to increased traffic congestion and noise, negatively impacting the quality of life and property values that we have worked so hard to cultivate and maintain.

Safety and security are paramount here. With increased traffic and potentially disoriented individuals visiting the liquor store at all hours, our streets could become hazardous. The peace that this neighborhood currently enjoys would be replaced by the constant drone of vehicles and disturbances at odd hours.

Moreover, studies have shown that proximity to a liquor store can lead to an increase in crime rates and public disturbances, which could compromise the safety and integrity of our neighborhood. For instance, a study published in the Journal of Urban Health found that

Support now

Sign petition

We are urging our local council to consider our community's unique needs and the potential negative impacts before approving any permits for a gas station and 24-hour liquor store. Instead, we encourage the pursuit of development projects that align with the community's values and enhance its livability and family-friendly atmosphere.

Please help us preserve the tranquility and safety of our neighborhood by signing this petition to show your support against the proposed gas station and liquor store development. Together, we can ensure our neighborhood remains a peaceful and nurturing environment for current and future generations.

Report a policy violation



Aditi Desai
Petition Starter

Media inquiries

The Decision Makers

Aurora City Council
10 Members



Curtis Gardner
Aurora City Council - At Large

Dustin Zvonek
Aurora City Council - At Large

Support now

+ 7 members



Mike Coffman
Aurora City Mayor
Awaiting response

Supporter Voices

Featured Comments

Brianna, Denver
2 months ago

"As a resident and parent in this community, I am signing because our neighborhood is meant to be a safe, family-focused place—not a hotspot for late-night traffic, loitering, and unsafe behavior. We welcome growth and responsible development, but a 24-hour gas station and liquor store do not align with the peaceful, community-centered environment w..."

Show full text

♡ 3 Likes Report

Lisa, Parker
2 months ago

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neighborhood. Approving this liquor store would send a clear message that profit ...”

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♡ 8 Likes ⚐ Report

Melanie, Aurora
2 months ago

“I oppose this project as it will degrade the community. Let's bring family friendly business and businessrs that want to be contributors to the well being of the 80018. The Harmony community and surrounding areas needs libraries, rec centers, activities for youth, and quality grocers and retail establishments. Please, Aurora, do not degrade the 80...”

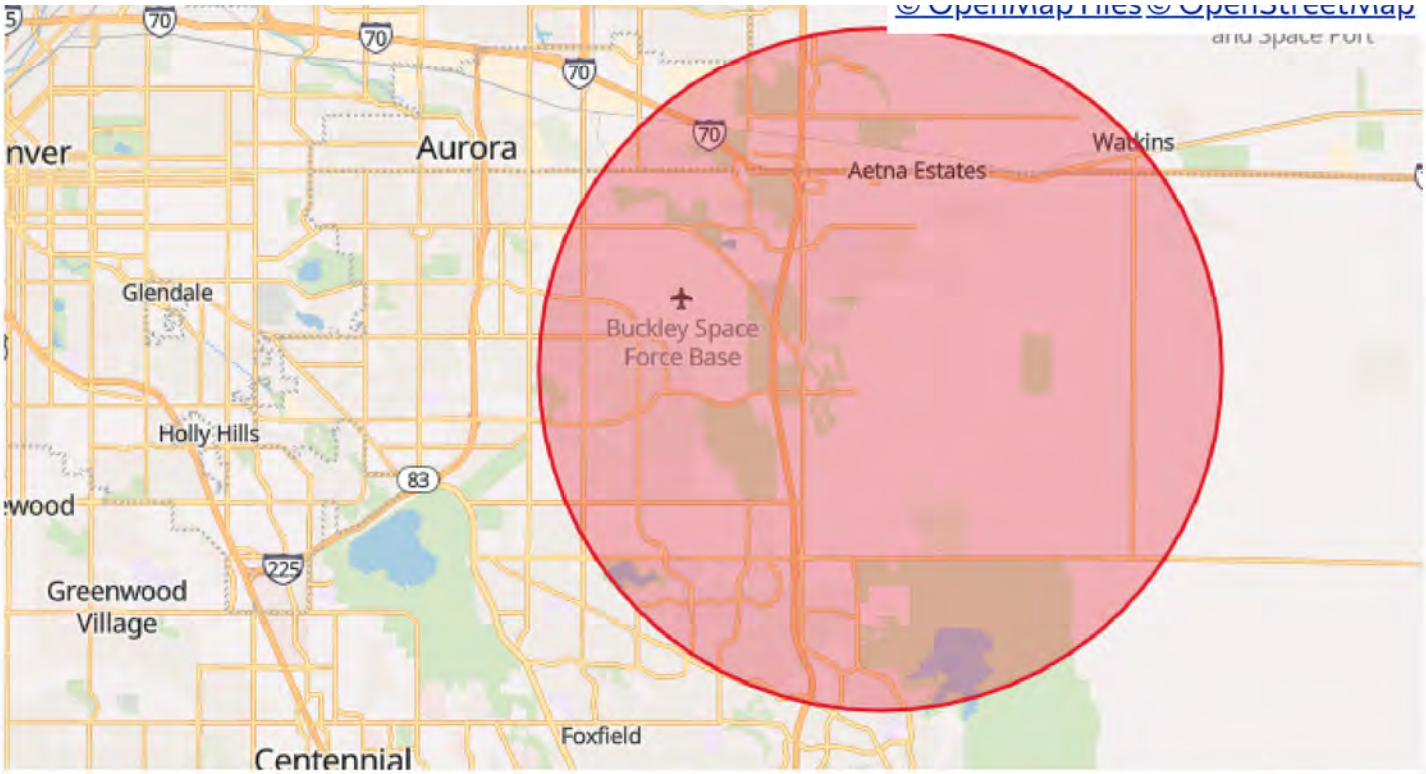
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♡ 7 Likes ⚐ Report

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$21	**Other**	

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S

Third Round of Comments New

2 weeks ago • Aditi Desai, Petition Starter

Hi Folks, we've heard from Aurora, and they are now in a third round of reviews for the gas station/liquor store. Their portal really stinks. You're welcome to leave comments...

Read full update

250 supporters!

2 months ago

Aditi Desai started this petition!

3 months ago

Share this petition



Share this petition in person or use the QR code for your own material.

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Reach out to Media
Engage Your Decision Maker

English (United States)

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Support now

Back to petition

Prevent construction of gas station and 24-hour liquor store

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Virginia

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Mohamed

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Ivan

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Read full comment

Cristal

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Christian

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Stephanie

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Read full comment

Mark

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Read full comment

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Read full comment

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Read full comment

Seth

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This is not acceptable in our neighborhood

Muhammad

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Read full comment

Christina

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Read full comment

Lisa

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Read full comment

Liz

“

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Christopher

“

We moved here because of safety for our family. With more houses we really need a nearby store for groceries. We find no use to a liquor store.

Edglett

Company
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Careers
Team

Community
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Press
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X
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English (United States)

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Planning & Business Development
City of Aurora
Planning Division
15151 E. Alameda Parkway, Suite 2300
Aurora, Colorado 80012
phone 303.739.7217
AuroraGov.org

Exhibit F

Neighborhood Meeting Summary

A neighborhood meeting for All in One Harmony Commercial was hosted online on September 23, 2025, for residents to share their feedback with the Applicant and his team on the project. Twenty-eight (28) people attended the meeting. Out of the twenty-eight (28) people, the applicant team and City staff made up seven (7) of the attendees with seventeen (17) individuals from the public who shared their feedback on the project.

City staff did an overview of the development application process followed by a presentation by the project applicant. The applicant's presentation included an updated plan, maps and renderings of the project, and noted the reduced operating hours based on community feedback.

Overall, residents expressed opposition to the project due to the hours of operation, types of commercial businesses proposed, concerns around security, safety and crime, increased traffic and general negative impact to their neighborhood when it relates to the lighting and noise impacts. The following are details related to resident's major concerns:

- **Hours of Operation**: The applicant originally proposed 24-hour operation for the Convenience Store and Motor Vehicle Fuel Dispensing Station. After hearing resident's feedback from the Neighborhood Meeting, the applicant changed the hours of operation from 24 -hours to 4:00 AM – 12:00 AM (20 hours of operation). However, the public opposed updated hours of operation as the public requested that the businesses be closed closer to 10:00 PM, which conforms to Harmony's HOA quiet hours.

- **Proposed Land Uses**: Residents were opposed to the proposed gas station and convenience store, liquor store, and restaurant for a variety of reasons. Residents noted that they would prefer other businesses that are more family friendly including a grocery store, barber shop, or sit down restaurant.

- **Safety**: There were significant public concerns related the proposed businesses and the potential negative impacts on the safety of the area. Comments indicated concerns of the proposed uses increasing crime in the area.

- **Noise and Light Impact**: Residents were concerned with the potential noise and light impact to their properties in relation to the new proposed development and potential increased traffic.

ALL IN ONE AT HARMONY COMMERCIAL

Neighborhood Meeting

September 23, 2025



VICINITY MAP



HARMONY COMMERCIAL SITE APPROVED SPRING 2024



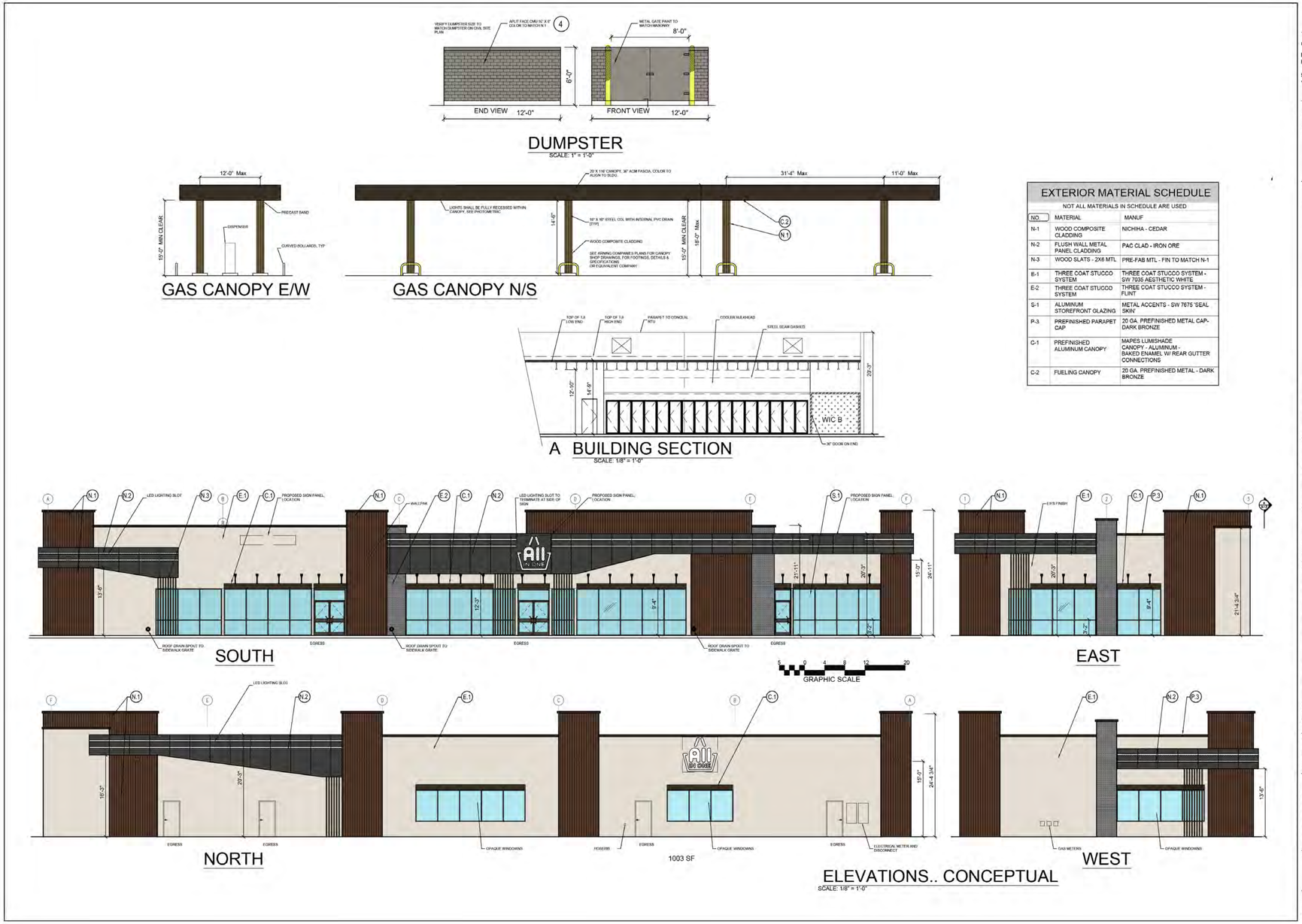
Building Size 9,747 sf

Convenience Store 4,000 sf
4 am to midnight

Liqour Store 4,000 sf
9 am to midnight

Restaurant 1,747 sf
To be determined

ALL IN ONE SITE PLAN



EXTERIOR MATERIAL SCHEDULE		
NOT ALL MATERIALS IN SCHEDULE ARE USED		
NO.	MATERIAL	MANUF
N-1	WOOD COMPOSITE CLADDING	NICHIHA - CEDAR
N-2	FLUSH WALL METAL PANEL CLADDING	PAC CLAD - IRON ORE
N-3	WOOD SLATS - 2X6 MTL	PRE-FAB MTL - FIN TO MATCH N-1
E-1	THREE COAT STUCCO SYSTEM	THREE COAT STUCCO SYSTEM - SW 7036 AESTHETIC WHITE
E-2	THREE COAT STUCCO SYSTEM	THREE COAT STUCCO SYSTEM - FLINT
S-1	ALUMINUM STOREFRONT GLAZING	METAL ACCENTS - SW 7675 'SEAL SKIN'
P-3	PREFINISHED PARAPET CAP	20 GA. PREFINISHED METAL CAP- DARK BRONZE
C-1	PREFINISHED ALUMINUM CANOPY	MAPES LUMISHADE CANOPY - ALUMINUM - BAKED ENAMEL W/ REAR GUTTER CONNECTIONS
C-2	FUELING CANOPY	20 GA. PREFINISHED METAL - DARK BRONZE

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OPENBUSCH Architecture, PC
Urban Planning
Facilities
Architecture
Landscape
Forensics
6898 South University Blvd. 220
Centennial, Colorado 80121
Cell: (303) 981-9790
E-Mail: lawrence@openbusch.com

Harmony Marketplace

Site Plan
AURORA, COLORADO

JOB NO: 55016
ACAD FILE: 55016EL1
DRAWN: TCH
CHECKED: TCH
ISSUE DATE: July 16, 2025
REVISIONS DATE:

SHEET TITLE:
BUILDING ELEVATIONS

SHEET NO:
A01

ALL IN ONE BUILDING ELEVATIONS

DA-1925-19 | All in One Harmony Commercial

2nd Neighborhood Meeting

Staff Meeting Summary

2/19/2026

A Neighborhood meeting was held February 19, 2026 on Zoom. In total, 38 people attended the meeting, two (2) City Staff, Kerri Drum the neighborhood meeting facilitator, and the Applicant Team, Terence Hoaglund and Manraj Singh.

The Applicant presented their changes to their project based on public feedback and concerns. The applicant's presentation for this meeting is available for review. The following are the changes that the applicant shared with residents attending the meeting:

1. **Reduction of Hours**
   - Gas Station & Convenience Store: 4:00 AM to 11:00 PM from 4:00 AM to 12:00 AM
   - Liquor Store: 8:00 AM to 11:00 PM from 8:00 AM to 12:00 AM
   - Restaurant: 6:00 AM to 10:00 PM

2. **Security**
   - Overnight Employee in the Off Hours: An employee would be present in the off hours, to stock/clean the store but to also keep watch to make sure no loitering is taking place.

   The following were security elements that the Applicant highlighted to address resident's concerns related to security, but were not necessarily changes:
   - 24/7 high definition cameras
   - License Plate Readers
   - Strict no loitering policy
   - On site panic buttons

3. **My Little Library Stand**
   Applicant included the addition of a little library in an effort to address comments shared by residents that the proposed land uses were not neighborhood friendly.

4. **Good Neighbor Agreement**
   The applicant offered to create a Good Neighbor Agreement which they discussed the following elements that would be included in the agreement:
   a. A community liaison contact where the neighbors can contact with issues that arise so the business could respond to them quickly.
   b. Annual Review Meetings of Our Operations and Impacts on Neighbors

c. Graffiti Removal within 24 Hours (when reasonable)
d. Trash Patrols Beyond Site Boundaries (within reason)

In addition, the following were elements of the project that the Applicant discussed during the meeting:

Environmental Protections

The applicant discussed the required environmental protections related to the proposed gas station.

- Underground Tanks are Regulated
- Double Walled Tanks
- State and EPA oversight
- Quarterly Testing
- Continuous Leak Detection
- Automatic Shutoff Systems

Light Pollution

The applicant reviewed the proposed lighting, their compliance with code, and the actions taken place to minimize their impact on the surrounding area.

- Lighting is downcast
- Brightest lights are concentrated at the fuel tank and design of lighting plan allows for minimal spill over

Lastly, the applicant team noted the impacts of gas stations on property values and discussed the tax revenue derived from having a gas station that would benefit the community overall.

Public Feedback:

The following is a summary of general comments made in response to the applicant's presentation by the public**.**

- Participants raised concerns about environmental and health impacts, including air pollution and proximity to homes, as well as increased traffic, noise, safety, and crime. Several questioned the demand for an additional gas station or liquor store given existing nearby options and asked how the market studies were conducted. They questioned the relevance of some 3rd party studies shared in the presentation. Community members expressed a preference for alternative neighborhood-serving uses such as a grocery store, pharmacy, coffee shop, or other retail that better aligns with community needs. The applicant reiterated that those options could take place, but that an anchor such as a gas station typically needs to be in place first. Supporters of the project emphasized convenience, economic growth, infrastructure improvements, design quality, security measures, and the broader need for commercial development in the area.
- Residents were not satisfied and still had strong concerns with the updated hours of operation, as the updated hours did not meet the Communities quiet hours of 10:00 PM - 7:00 AM.
- Residents still had strong concerns about the liquor store and its presence in the community and its impact on safety and the children in the area. The public inquired if there was a possibility on having the liquor store component removed from the project. The applicant responded that the liquor store is part of his business model and for that reason cannot remove the liquor store.

- Residents expressed concerns of the applicant not committed to investing in the community, concerns of constructing the gas station and selling to another operator.
- Residents had questions and doubts about the studies shared about impacts of property values as well as the Applicant's claims of going above and beyond in terms of gas station maintenance and environmental protections.
- Residents expressed desires for other uses. The Applicant noted that he would be willing to put a coffee shop and also work with anyone that is interested in starting a business in that "restaurant" space. The applicant expressed that they would like to support a local business in that proposed tenant space.

There were several from the public that were in attendance of the meeting that were in support of the project. Some residents were more amendable to the project upon seeing the proposed renderings of the project. However, overall residence attending the meeting were not satisfied with the applicant's proposed changes especially related to the hours of operation and the liquor store due to concerns of safety and impact on the children in the neighborhood.

EXHIBIT I

ALL IN ONE HARMONY COMMERCIAL

Neighborhood Meeting

February 19,2026

Terence Hoaglund, Principal of Vignette Studios

Land Planning and Landscape Architecture

Manraj Singh, All In One Colorado, Sandu Investment Group

Developer

Blaine Mathisen, Project Manager, EPS Group

Civil Engineering

Lawrence Depenbusch, Depenbusch Architecture

Architect

We have called another neighborhood Meeting to talk about your concerns.

We also want to review with you our operations and some changes we are making

We are part of this community and want to be good neighbors

Key Changes

Will reduce the operation hours of close at 11 pm

C-store and fuel pumps will be open from 4 am to 11 pm

Wine and Spirits store will be open from 8 am to 11 pm

Restaurant/Café will be open from 6 am to 10 pm

We will also install a "My Little Library Stand"

This will encourage neighborhood book sharing and reading

Overnight Employee

Employee will stock/clean around the store and keep watch outside to make sure no loitering is taking place to ensure a safe environment

Safety and Security

- We will have 24/7 high-definition cameras that we will share with Aurora Police Department upon request
- We will have license plate readers - at our other stores we help the police stop theft.
- Strict no loitering policy
- On-site panic buttons
- New, well-lit commercial uses often reduce opportunistic crime
- Crime correlates with vacancy, not active uses

Fuel stations support:

- Emergency vehicles
- Snow removal operations
- Utility workers
- Local residents during outages or emergencies

"An occupied, well-managed site with 24/7 lighting, cameras, and staff is statistically safer than a dark or underutilized parcel"

Pollution & Environmental Concerns

EXHIBIT I

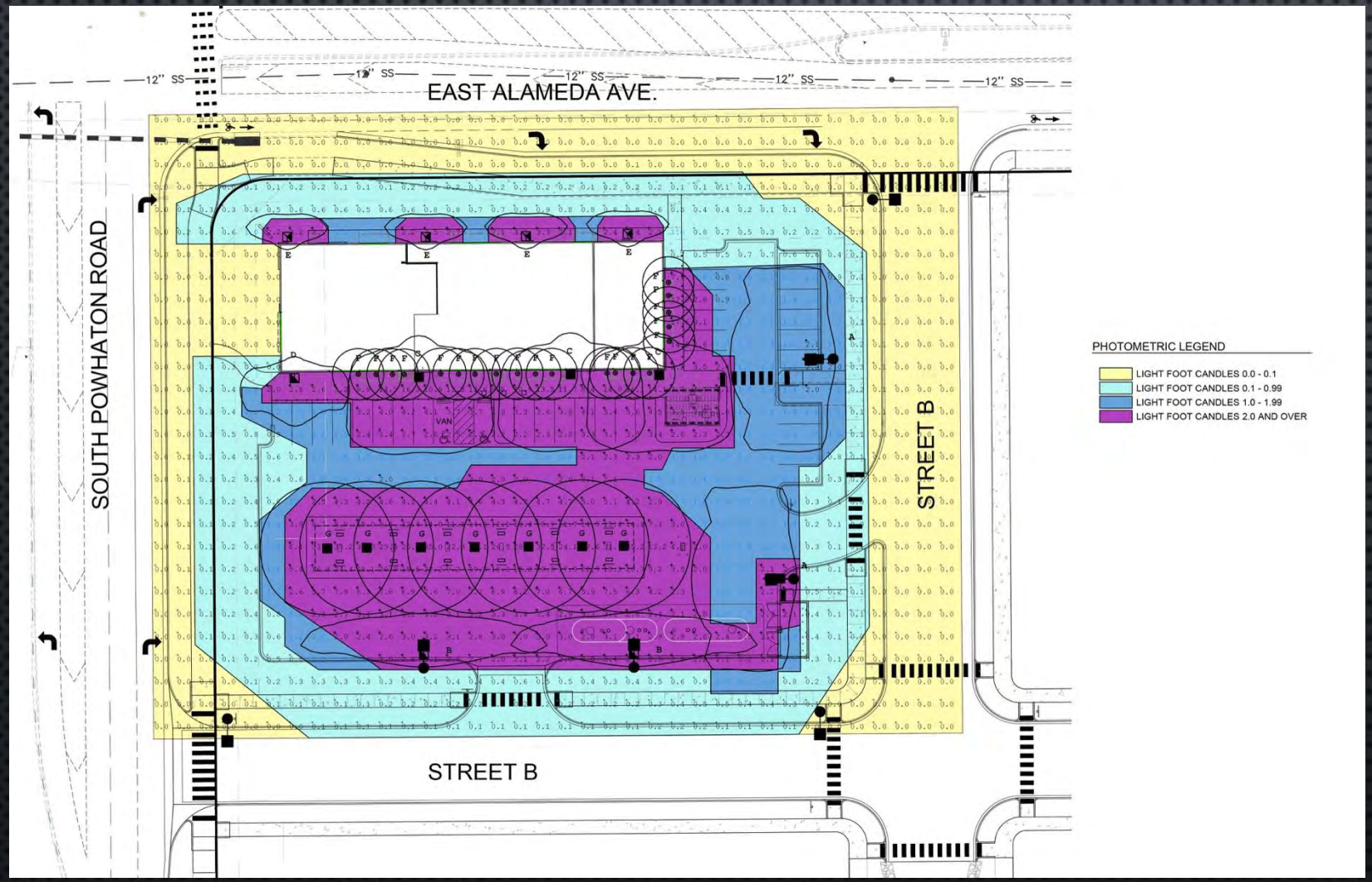
- Underground Tanks are Extremely Regulated
- We Utilize Double-walled tanks
- There is continuous leak detection
- We will have automatic shutoff systems
- We have State & EPA oversight
- The state requires annual testing of the tanks and fuel delivery system.
- **All in one does quarterly testing, exceeding state requirements.**

"This is one of the most environmentally regulated land uses in the state"

LIGHT POLLUTION

EXHIBIT I

ALL OUR LIGHTING IS DOWN DIRECTIONAL, WITH LED LIGHTING THAT MEETS OR EXCEEDS CODE



- This graphic shows our light levels measured in foot candles.
- The darkest color is the highest light levels which is the front of the store and the fuel pumps.
- The lightest color are the areas with 0 - 0.1 foot candles. This shows there is virtually no light spillage off the property.

Property Valuations

EXHIBIT I

Study from NYCdatascience.com

"The general trend indicates that the closer a grocery store is to a house, the higher the predicted housing values. Furthermore, an increased number of grocery stores in proximity to the house may also lead to higher predicted values. It would seem that supermarkets and convenience stores have a tendency to be a stronger predictive factor than the other features."

"Therefore, an ideal housing location that would maximize price would be one situated in what is commonly referred to as a "convenient" area—one that is close to supermarkets and convenience stores, with a variety of these establishments nearby."

Property Valuations

EXHIBIT I

We have done our own informal survey of home sales in Cross Creek, within a 1/2 mile of the 7-11 and QT store.

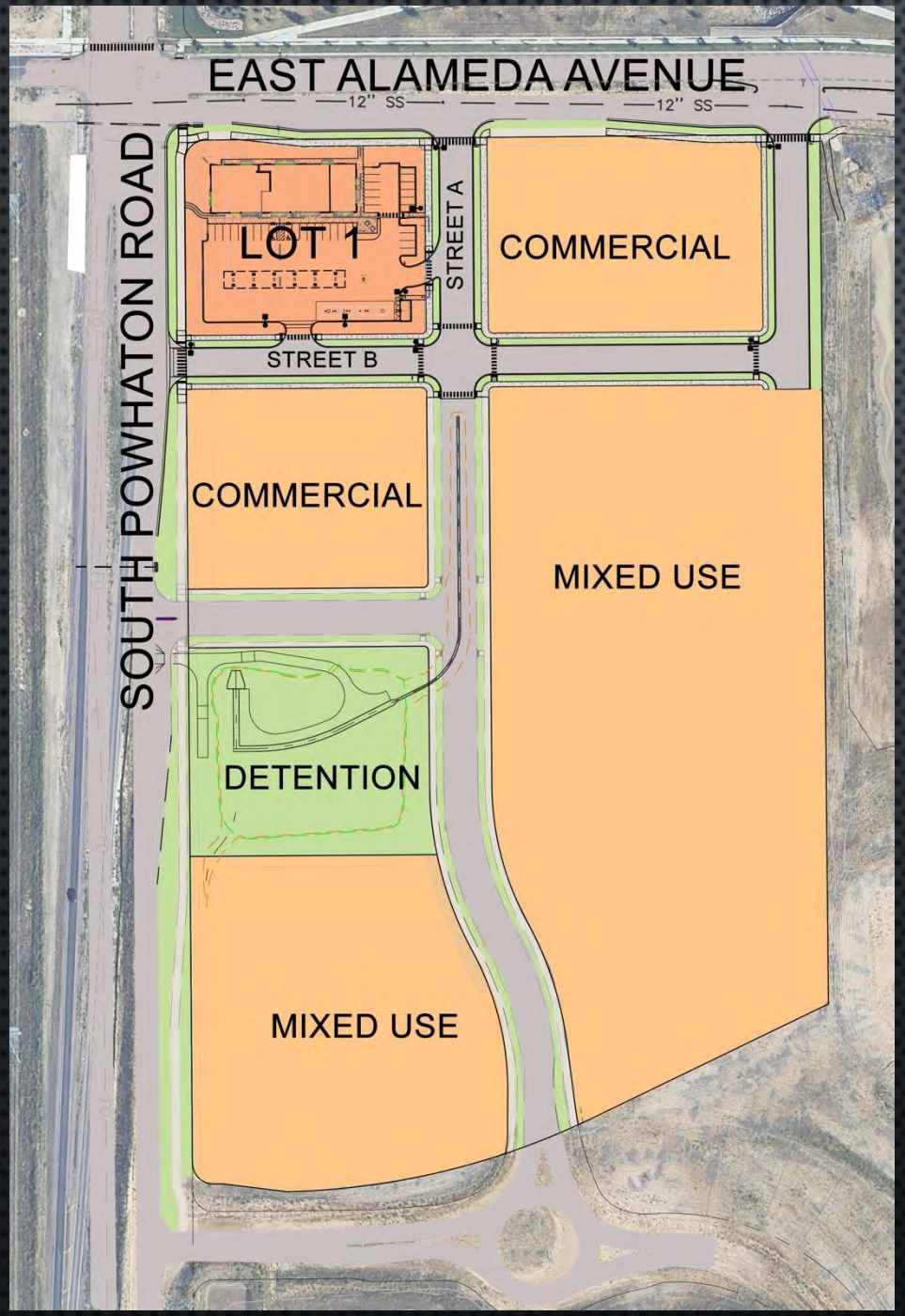
We Focused on resale only, not new construction

- In 2024 there were 3 sales with an average price of $561,000…all sold slightly below asking price.
- In 2025 there were 5 sales with an average price of $595,000…all sold for asking or above.
- There was one other home that sold in 2025 (just outside of Cross Creek) for $1,100,000 which was asking price

Tax Revenue

EXHIBIT I

- Convenience Store will generate $15,000 per month in tax revenue
- Wine, Beer, & Spirits will generate $16,000 per month in tax revenue
- Fuel sales will generate $72,000 in tax revenue
- Total combined tax revenue annually: $1,236,000
- Supports Departments such as:
  - police, fire stations, emergency medical response, 911 dispatch
  - schools
  - park maintenance, recreation centers, libraries
  - road maintenance, snow removal, traffic signals improvements, sidewalks, etc



Land Uses

EXHIBIT I

- The All in One is the first use for the Harmony Commercial Area.
- The are other commercial lots that could accommodate other uses including, but not limited to sit down restaurants, personal service shops, coffee shops etc.
- In order for this to happen, roads need to be improved, lots platted, and the detention area constructed, which All In One will do
- We are in contact with potential users Like Aldi, Dentist Office, Ace Hardware, and Veterinarian hospital but users don't want to commit until they see movement on the site.
- Fuel Station = more future growth
- This corridor is zoned for future commercial and Powhaton will be a major arterial road for Aurora.
- Liquor Stores and Convenience stores are allowed uses in this zone district. Only the fuel sales is causing this to be a conditional use.

ALL IN ONE

- This is not another corporate store, but is a locally owned and operated business
- This is a local company, with the intent to keep the store long term
- Yes we have bought and sold some stores before, but we are on a different focus from those stores.
- We are Investing in high end design and materials
- Our Intention is to attract good clientele
- We are spending extra money on patio and interior design to build a nice higher end store



We want to offer a "Good Neighbor Agreement"

EXHIBIT I

- We want to have a community liaison contact where we can react to issues that arise and respond to them quickly.
- We will offer Annual review meetings of our operations and impacts on neighbors.
- We will commit to graffiti removal within 24 hours when reasonable.
- We will conduct trash patrols beyond our site boundaries within reason.
- Our Maintenance standards are above code.

"We are accountable, not absentee owners."

Thank you!

EXHIBIT I



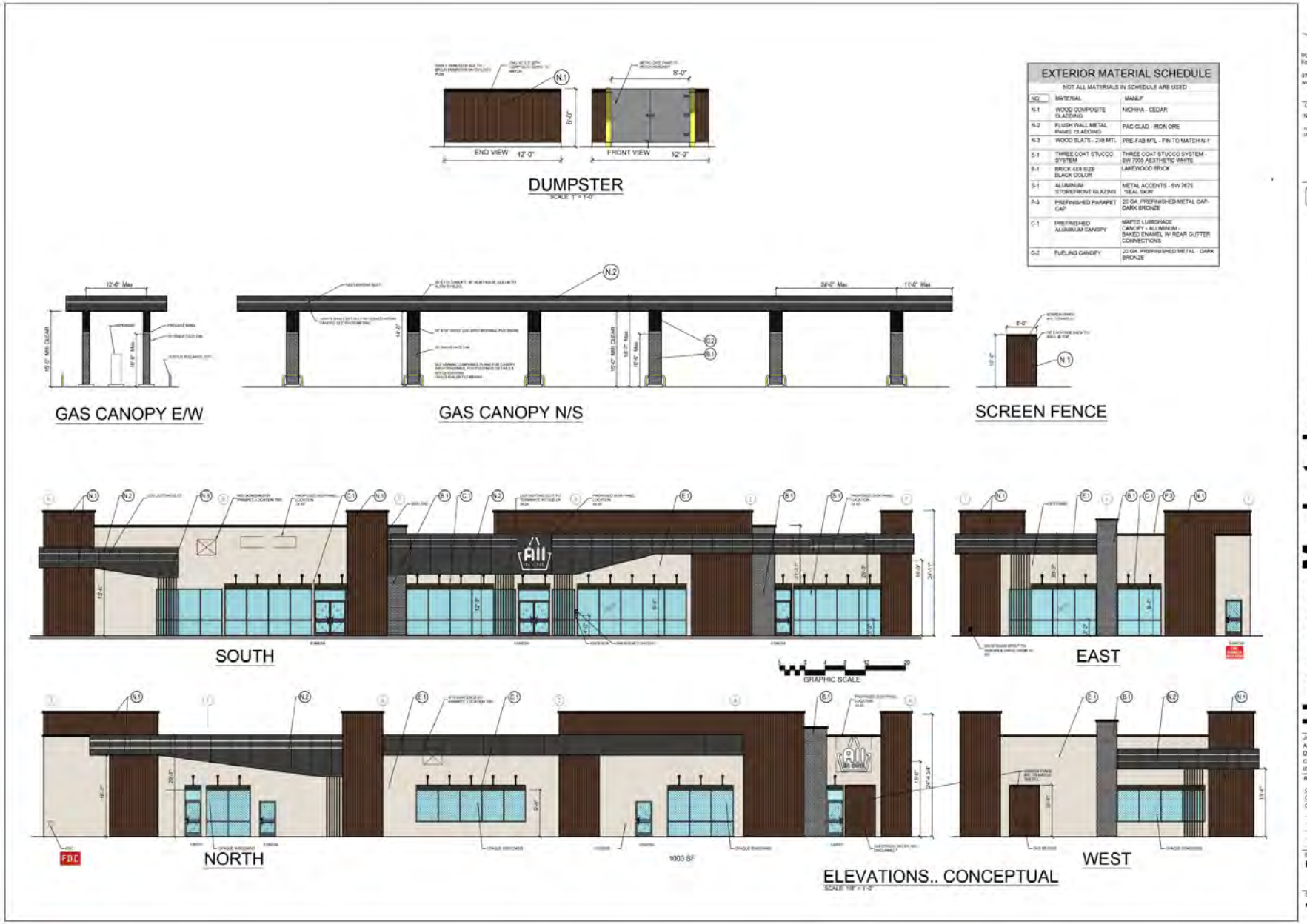
HARMONY COMMERCIAL APPROVED MASTER PLAN SPRING 2024

EXHIBIT I



LOT 1 SITE PLAN

EXHIBIT I



LOT 1 BUILDING ELEVATIONS

Planning and Zoning Commission
January 14, 2026

Commissioners Present **Garrett Walls**
Becky Hogan
Sonda Banka
Gayle Jetchick
Melvin Bush
Michael Riley

1. **Study Session – 5:00 p.m. – No Study Session Scheduled**

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. December 10, 2025, Draft Minutes
   A MOTION WAS MADE BY CHAIRMAN WALLS AND SECONDED BY COMMISSIONER RILEY TO APPROVE THE MINUTES AS REVISED TO CORRECT A TYPO ON PAGE 6.

   MINUTES APPROVED UNANIMOUSLY AS AMENDED.

6. **Adoption of Agenda**
   A MOTION WAS MADE BY CHAIRMAN WALLS AND SECONDED BY COMMISSIONER BUSH.

   MOVE TO APPROVE THE DRAFT AGENDA AS THE PERMANENT AGENDA. AGENDA ITEMS 8a-i 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. WARREN STREET TOWNHOMES – SITE PLAN WITH ADJUSTMENTS

The applicant, The World – Real Estate Development Company LLC, is requesting approval of a Site Plan with Adjustments for two townhome buildings totaling 14 units (Buildings A and B) on 0.71 acres. The subject property is at the northeast corner of South Galena Street and East Warren Avenue and is zoned Mixed-Use Corridor District (MU-C) in Subarea A. The proposed land use (single-family attached townhomes) is permitted and is within the City Corridor placetype in the *Aurora Places Comprehensive Plan.* The site is bounded by an animal clinic to the north, self-storage to the east, an emissions testing facility to the south (all zoned MU-C), and multi-family to the west (R-3 Medium Density Residential Zoning). Two adjustments are requested for *lot area* and *lot frontage*. Staff supports the two adjustments. Please see additional information later in the report.

The proposed townhome buildings front both South Galena Street and East Warren Avenue. Lots vary in size, and each unit has a single-car garage at the back of the building with a surface parking area behind the building, which provides an additional nine spaces for a total of 28 parking spaces, including two accessible spaces. Pedestrian lighting and parking lot lighting will be installed throughout the development. The existing detached sidewalks will be widened to 5.5 feet, and curbside landscape and street trees will be installed along South Galena Street and East Warren Avenue. The project includes underground stormwater detention and water quality measures to support the development. A trash enclosure is provided and designed to match the colors and materials of the buildings.

Building design and architecture include masonry and varied fenestration. Parking lot landscaping, and perimeter landscape buffers that meet city code requirements are provided throughout the development. A 6' screen wall is included along the east perimeter to aid screening in combination with the perimeter buffer adjacent to the non-residential self-storage development

Four (4) abutting property owners and thirteen (13) registered neighborhood organizations within one mile of the property received a referral for the proposed application. No comments were received during development review; therefore, no neighborhood meeting was held.

Testimony Given at the Hearing:
Chairman Walls and Commissioners Hogan, Riley, Banka, Jetchick and Banka visited the site.

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

There were no questions from the commission for staff.

Cliff Netuschil, Shrewsberry and Associates, agent representing, the applicant, was available for questions.

Beck (Bekhzod) Khatamov, The World, applicant, was available for questions.

There were no questions from the commission for the applicant.

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 TWO ADJUSTMENTS FOR LOT SIZE AND LOT FRONTAGE STANDARDS, BECAUSE THE PROPOSAL COMPLIES WITH THE REQUIREMENTS OF CODE SECTION 146-5.4.3.B.3.C. OF THE UNIFIED DEVELOPMENT ORDINANCE FOR THE FOLLOWING REASONS:

1. THE PROPOSAL IS RECOGNIZED AS A SECONDARY LAND USE WITHIN THE CITY CORRIDOR PLACETYPE IN THE AURORA PLACES PLAN, ALIGNS WITH THE OBJECTIVES OF THE MIXED-USE ZONING DISTRICT, AND COMPLIES WITH UDO STANDARDS AND CRITERIA;
2. THERE IS CAPACITY WITH THE EXISTING CITY INFRASTRUCTURE AND PUBLIC IMPROVEMENTS, AND ANY BURDENS HAVE BEEN MITIGATED;

3. IT IMPROVES AND EXPANDS MULTI-MODAL CONNECTIVITY WITHIN THE DEVELOPMENT AND TO ADJACENT SITES;
4. ADVERSE IMPACTS ON THE SURROUNDING AREAS ARE NOT ANTICIPATED; AND,
5. THE PROPOSAL IS COMPATIBLE WITH THE SURROUNDING USES AND IS CONSISTENT WITH THE EXISTING DEVELOPMENT PATTERN IN THE AREA.

APPROVAL TO BE SUBJECT TO THE FOLLOWING CONDITION:

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

Further Discussion:
Chairman Walls expressed support for the project, noting it will be an asset to Ward IV. Chairman Walls also thanked staff for their report and presentation.

MOTION PASSED UNANIMOUSLY

8bcd. WINDLER MASONRY ADJUSTMENTS – MAJOR ADJUSTMENTS

The Applicant, GVP Windler LLC, is requesting a Major Adjustment to the City of Aurora's Unified Development Ordinance (UDO) to allow for less than 50% masonry for single-family attached, two-story townhouses and three-story townhouses, Table 4.8-6, for three separate approved site plans within the Windler development. The three separate requests include Windler Neighborhood C (DA-1707-14), Windler Midtown (DA-1707-38), and Windler Neighborhood P Phase III PA-25 (DA-1707-34). Both Windler Neighborhood C and Midtown are located on the east side of E-470, and Neighborhood P is located on the west side of E-470. The three neighborhoods total approximately 182 acres.

The Windler development is surrounded by a mix of master planned developments ranging from light industrial to residential uses. Fullenwider is located to the north, Sun Empire to the east, The Aurora Highlands to the south and Green Valley Ranch East to the west. All three subject sites are zoned Medium-Density Residential District (R-2) within Subarea C. Windler Neighborhood C is designated as an Emerging Neighborhood Placetype, while both Windler Midtown and Windler Neighborhood P Phase III PA-25 are within both Emerging Neighborhood and City Corridor Placetypes in the *Aurora Places Comprehensive Plan*.

Section 146-4.8.6.D., Table 4.8-6 of the Unified Development Ordinance (UDO) requires single-family attached housing types (aka, townhomes) to consist of facades clad in a minimum 50% brick or stone or a minimum 75% of stucco or stucco combined with masonry. The applicant proposes to reduce or eliminate the minimum masonry requirements based on mitigating design measures above and beyond the architectural design requirements of the code. Attached as Exhibit C is a draft framework that requires additional design requirements based on the masonry reduction request. Additional design elements include window variations, changes in massing, entry features that project out from the building and include stoops or porches, distinct colors for character styles, and architectural character styles. Specific townhouse features that enhance architectural detail and/or community design have been assigned point values, similar to the UDO Table 4.8-2 for single-family detached homes, wherein points measure from the lowest of four points up to the highest of eight points. The additional design features allow for a range of allowable masonry reductions broken down into brackets, such as 0% to 9% or 10% to 19% masonry. The greater the reduction of masonry the more points or alternative design features will be required. Masonry mitigation is only allowed through the Windler design review process, including pre-design review and design submittals, and require a certificate of approval by the Windler Design Review Committee (DRC).

The requested adjustments only apply to single-family attached housing types proposed within the three Windler neighborhoods, and all three neighborhoods are designed to provide a variety of housing types. As currently approved, there are 222 units of the total 1,173 units approved within all three neighborhoods. Based on the locational limitations of the request, and the mitigation measures provided, staff finds that the requests meet the adjustment approval criteria per Section 146-5.4.4.D.3 of the UDO.

Twenty-three (23) abutting property owners and six (6) 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:
Chairman Walls and Commissioners Hogan, Riley, Banka, Jetchick and Banka visited the site.

Connor Bailey, Case Manager, gave a presentation of the item, including the staff recommendation.

Chairman Walls thanked staff for their presentation.

Commissioner Riley asked staff to provide additional information about mitigation measures with the removal of masonry requirements.

C. Bailey indicated that when there is a reduction in masonry, there are additional architectural features that are provided to make up for that reduction. This proposal qualifies as mitigation proposed by the applicant.

Commissioner Riley asked staff for clarification regarding the reasoning provided by the applicant for the requested reduction being City in Transition.

C Bailey responded that City in Transition refers to emerging neighborhoods and the different architectural styles that apply. This allows for more flexibility.

Christopher Fellows, GVP Windler LLC, applicant, gave a presentation of the item. C. Fellows noted that the proposal is intended to allow the applicant to provide more affordable townhome products. C. Fellows spoke about the evolution of masonry and architectural work and how both can be used to produce quality design. It was indicated that costs for producing townhome products have increased, which has impacted on the needs in this proposal to request masonry adjustments.

Kevin Yoshida, Ideate Design, agent representing the applicant, gave a presentation of the item. K. Yoshida spoke about the adjustments requested to lower masonry requirements and tools utilized by the applicant to mitigate these changes while still providing a quality product to the city.

Commissioner Bush noted that this conversation is regarding visual aesthetics. Past analysis regarding masonry use to meet building and fire requirements has evolved. The same safety standards are met with the masonry adjustments and mitigation measurements requested by the applicant.

Chairman Walls asked for the percentage of masonry and adjustment requested.

C. Fellows responded that these percentages are dependent on the designs proposed by the builders. To achieve lower masonry standards, builders must offer mitigation measures in their designs. The builders' plans must then be reviewed and approved by the Architectural Control Committee.

K. Yoshida stated that this proposal is a framework point-based system. This system will work with the master plan to meet masonry requirements with mitigating measures.

Commissioner Hogan asked if masonry changes could impact the long-term viability of a home.

C. Fellows stated that, in the long run, there will be more cost in maintenance of the home when masonry changes are implemented. However, by lowering masonry requirements, this will lower the initial cost of the home, making purchasing more affordable.

K. Yoshida reviewed the layers of exterior maintenance requirements within the master plan to include sub-agreements and HOA regulations.

Commissioner Riley spoke positively about the public notice on site for this proposal. Commissioner Riley then expressed support for the community park within the master planned development. The commissioner then asked if this park would be connected to the Aurora Parkway system.

C. Fellows stated that the park will be accessible through bikeways, pathways and other pedestrian connections.

Commissioner Riley commended the applicant for the mix of housing types provided within the master planned community.

There was no public comment.

Planning Commission Results

AGENDA ITEM 8b – MAJOR ADJUSTMENT WINDLER NEIGHBORHOOD C

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

MOVE TO APPROVE THE MAJOR ADJUSTMENT REQUEST FOR SINGLE-FAMILY ATTACHED MASONRY REQUIREMENTS WITHIN WINDLER NEIGHBORHOOD C, BECAUSE THE PROPOSAL COMPLIES WITH THE REQUIREMENTS OF SECTION 146-5.4.4.D.3. OF THE UNIFIED DEVELOPMENT ORDINANCE FOR THE FOLLOWING REASONS:

1. THE ADJUSTMENT WILL HAVE NO MATERIAL ADVERSE IMPACT ON ANYABUTTING LOT, OR ANY MATERIAL ADVERSE IMPACTS SINCE MITIGATION WILL BE PROVIDED BY THE APPLICANT.
2. THE ADJUSTMENT DOES NOT VIOLATE ANY CONDITIONS OF APPROVALSPECIFICALLY APPLIED TO THE DEVELOPMENT OF THE PROPERTY BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.
3. THE ADJUSTMENT WILL RESULT IN A PERCEPTION OF DEVELOPMENT QUALITY AS VIEWED FROM ADJACENT STREETS AND ABUTTING LOTS THAT IS EQUAL TO OR BETTER THAN WOULD HAVE BEEN REQUIRED WITHOUT THE ADJUSTMENTS. THE MITIGATION FRAMEWORK PROVIDED BY THE APPLICANT INCLUDES ARCHITECTURAL DETAILS AND COMMUNITY DESIGN ENHANCEMENTS THAT ARE ABOVE UDO REQUIREMENTS AND ABOVE CURRENT WINDLER DESIGN GUIDELINE REQUIREMENTS.

Further Discussion:
Chairman Walls stated that this is a phenomenal project. Chairman Walls spoke positively about the mitigation matrix developed by the applicant, emphasizing that this is a unique way to meet affordability needs while providing quality building designs. Chairman Walls expressed excitement for the community to come.

MOTION PASSED UNANIMOUSLY

Planning Commission Results

AGENDA ITEM 8c – MAJOR ADJUSTMENT WINDLER NEIGHBORHOOD P

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

MOVE TO APPROVE THE MAJOR ADJUSTMENT REQUEST FOR SINGLE-FAMILY ATTACHED MASONRY REQUIREMENTS WITHIN WINDLER NEIGHBORHOOD P PHASE III PA-25, BECAUSE THE PROPOSAL COMPLIES WITH THE REQUIREMENTS OF SECTION 146-5.4.4.D.3. OF THE UNIFIED DEVELOPMENT ORDINANCE FOR THE FOLLOWING REASONS:

1. THE ADJUSTMENT WILL HAVE NO MATERIAL ADVERSE IMPACT ON ANY ABUTTING LOT, OR ANY MATERIAL ADVERSE IMPACTS SINCE MITIGATION WILL BE PROVIDED BY THE APPLICANT.
2. THE ADJUSTMENT DOES NOT VIOLATE ANY CONDITIONS OF APPROVAL SPECIFICALLY APPLIED TO THE DEVELOPMENT OF THE PROPERTY BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.
3. THE ADJUSTMENT WILL RESULT IN A PERCEPTION OF DEVELOPMENT QUALITY AS VIEWED FROM ADJACENT STREETS AND ABUTTING LOTS THAT IS EQUAL TO OR BETTER THAN WOULD HAVE BEEN REQUIRED WITHOUT THE ADJUSTMENTS. THE MITIGATION FRAMEWORK PROVIDED BY THE APPLICANT INCLUDES ARCHITECTURAL DETAILS AND COMMUNITY DESIGN ENHANCEMENTS THAT ARE ABOVE UDO REQUIREMENTS AND ABOVE CURRENT WINDLER DESIGN GUIDELINE REQUIREMENTS.
4.

Further Discussion:
Charman Walls comments for agenda item 8b were applied to item 8c.

MOTION PASSED UNANIMOUSLY

Planning Commission Results

AGENDA ITEM 8d – MAJOR ADJUSTMENT WINDLER

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

MOVE TO APPROVE THE MAJOR ADJUSTMENT REQUEST FOR SINGLE-FAMILY ATTACHED MASONRY REQUIREMENTS WITHIN WINDLER MIDTOWN, BECAUSE THE PROPOSAL COMPLIES WITH THE REQUIREMENTS OF SECTION 146-5.4.4.D.3. OF THE UNIFIED DEVELOPMENT ORDINANCE FOR THE FOLLOWING REASONS:

1. THE ADJUSTMENT WILL HAVE NO MATERIAL ADVERSE IMPACT ON ANY ABUTTING LOT, OR ANY MATERIAL ADVERSE IMPACTS SINCE MITIGATION WILL BE PROVIDED BY THE APPLICANT.
2. THE ADJUSTMENT DOES NOT VIOLATE ANY CONDITIONS OF APPROVAL SPECIFICALLY APPLIED TO THE DEVELOPMENT OF THE PROPERTY BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.
3. THE ADJUSTMENT WILL RESULT IN A PERCEPTION OF DEVELOPMENT QUALITY AS VIEWED FROM ADJACENT STREETS AND ABUTTING LOTS THAT IS EQUAL TO OR BETTER THAN WOULD HAVE BEEN REQUIRED WITHOUT THE ADJUSTMENTS. THE MITIGATION FRAMEWORK PROVIDED BY THE APPLICANT INCLUDES ARCHITECTURAL DETAILS AND COMMUNITY DESIGN ENHANCEMENTS THAT ARE ABOVE UDO REQUIREMENTS AND ABOVE CURRENT WINDLER DESIGN GUIDELINE REQUIREMENTS.

Further Discussion:
Charman Walls comments for agenda item 8b were applied to item 8d.

MOTION PASSED UNANIMOUSLY

8efg. QUIKTRIP 4217 – CONDITIONAL USES AND SITE PLAN WITH ADJUSTMENT

The applicant, QuikTrip LLC, is requesting approval of a *Conditional Use* for a motor vehicle fuel dispensing station, a *Conditional Use* for 24-Hour Retail Operations within 300 feet of a residential zone district, and a *Site Plan with an Adjustment* for the fuel canopy location. The proposal is for a new 7,318 square-foot convenience store with two (2) fuel canopies and associated parking on a 4.12-acre lot. The location of the proposed project is the southeast area of North Chambers Road and East 38th Avenue. The site is within the Mixed-Use Corridor (MU-C) zone district, Subarea A, and is surrounded by MU-C to the west and south, Rural Residential (RR) to the north, and Business/Tech (I-1) district and RR zoning to the east. An adjustment request is required for the orientation of the fuel canopy area south of the proposed convenience store.

The overall proposal includes a Convenience Store and Motor Vehicle Fueling Station with a fuel canopy operating 24 hours. Additionally, a truck fueling canopy and truck parking is proposed on the east portion of the site. The applicant noted in the Letter of Introduction that each QuikTrip location employs on average twenty-two people (22) with four (4) employees per shift, three (3) shifts per day. The applicant worked extensively with City staff to comply with code requirements for the overall design of the site and building orientation. The building fronts North Chambers Road, with the main entrance facing the parking area, with secondary entrances located on the east and west facades, and a fuel canopy to the south. The building design complies with code requirements, and a patio area with tables and seating for patrons is provided between the western façade and North Chambers Road.

Three (3) vehicular accesses providing ingress and egress to the site are proposed: one (1) access on the west from North Chambers Road; additional access from the north off East 38th Avenue; and vehicular access from the south that connects to a private drive continuing south to East 35th Avenue. No vehicular access is provided from North Helena Street for this project. All vehicle accesses are reflected on the approved QuikTrip Infrastructure Site Plan. Sixty-nine (69) total parking spaces are provided, which include four (4) accessible parking spaces and ten (10) parking spaces for trucks on the eastern portion of the property. Lastly, the required seven (7) bicycle parking spaces were provided onsite, and the remainder of the parking spaces are located on the western portion of the property in proximity to the convenience store and fuel canopy.

The proposal is located within the Industry Hub placetype of the *Aurora Places Comprehensive Plan*. The Industry Hub placetype includes, in part, areas typically dedicated to manufacturing, warehousing, distribution, fulfillment centers, freight operations and renewable energy enterprises. Commercial Retail is also a supportive use in the placetype. The placetype plays an important role in the city's employment base and should be appropriately buffered from residential and commercial areas. The proposed application meets the purpose and intent of the Industry Hub placetype.

Six (6) registered HOA's and nine (9) abutting property owners were notified of the proposal. No public comments were received for this development application and a neighborhood meeting was not held for this project.

Testimony Given at the Hearing:
Chairman Walls and Commissioners Hogan, Riley, Banka, Jetchick and Banka visited the site.

Chairman Walls indicated being unable to find a signposting for the project when completing the site visit on the day of the meeting. Chairman Walls stated intent to continue the items to the next regularly scheduled meeting of the commission due to improper noticing. Chairman Walls invited fellow commissions to comment on their experiences when completing site visits and thoughts on continuation.

Commissioner Riley indicated having visited the site three times and having concerns that the noticing requirements were not met. Commissioner Riley also noted that the sign posted on the site did not have the appropriate details.

Commissioner Banka indicated that the site location noted in the staff report differed from the location of the notice sign on the site. This made finding the signpost challenging.

Lena McClelland, Assistant City Attorney, cautioned the commission that a confirmation would be needed from the applicant on their availability to attend the next regularly scheduled meeting of the commission if the item(s) were to be continued to a date certain.

Amelia Stefan, attorney representing QuikTrip, apologized for the improper noticing on the site and stated that the applicant would be able to attend the next scheduled meeting of the commission to consider this item.

Commissioner Hogan expressed concerns regarding details within the staff report exhibits, noting incorrect identifying information for the applicant and site location.

Ani Karabashian, Case Manager, responded to the commissioner, noting that the document referenced appears to be the Letter of Introduction produced by the applicant. A. Karabashian indicated that staff will work with the applicant to update information in this document.

Planning Commission Results

CHAIRMAN WALLS MOVED, WITHOUT OBJECTION, TO DELAY AGENDA 8EFG TO THE NEXT REGULARLY SCHEDULED MEETING OF THE PLANNING AND ZONING COMMISSION THAT MEETS THE REQUIREMENTS OF THE APPLICANT, DUE TO IMPROPER NOTICING.

MOTION PASSED UNANIMOUSLY

8hi. ALL IN ONE HARMONY COMMERCIAL – CONDITIONAL USE AND SITE PLAN

The applicant, Nicks Investments, LLC, is requesting approval of a Site Plan for a multi-tenant retail building with a motor vehicle fuel dispensing station. A Conditional Use approval is required for the Motor Vehicle Fuel Dispensing Station in the Mixed-Use Corridor (MU-C) Zone District. The project proposal is for a 9,747 square foot multi-tenant building and fuel canopy on a 1.45-acre lot. The proposed project site is located at the southeast corner of East Alameda Avenue and South Powhaton Road. The site is located within an Administrative Activity Center (AAC) approved in the Master Plan. The AAC is commercial, mixed-use zoning, and the land within the AAC must follow the standards applicable to the MU-C zone district. No adjustments to the city code are requested with this application.

This is the first project proposed in the Harmony commercial center. To the south and east of this site are also undeveloped pad sites within the commercial center. The nearest existing homes are over 275 feet to the north, across Alameda Avenue, also within the Harmany Master Planned community. To the northwest is the Adonea neighborhood.

The proposal is located in Planning Area 1 of the Harmony Commercial Master Plan, which is designated for commercial development. The proposal includes a 9,767-square-foot retail building, comprising three (3) tenant spaces. A convenience store (4,000 sf), a liquor store (4,000 sf), and a restaurant (1,767 sf) are planned. A fuel canopy with six (6) fuel dispensers and a high-speed diesel dispenser is also proposed.

The Liquor Store is permitted in the MU-C zone district and exceeds the 1,500-foot minimum spacing required between liquor stores. The closest liquor store to the project site is roughly two and a half (2.5) miles away.

This is the first project proposed in the Harmony commercial center. The commercial center is planned to have other commercial sites to the south and east of this proposal. The nearest existing residential uses are over 275 to the north, across Alameda Avenue, also in the Harmony master-planned development. To the northwest is the Adonea neighborhood.

Staff received numerous concerns from neighbors about the proposed use and operations, which are discussed later in this report. A Neighborhood meeting was held on September 23, 2025.

The Comprehensive Plan placetype is Commercial Hub. Commercial Hubs are especially critical to the future economic and fiscal health of Aurora. This placetype primarily contains uses that provide goods and services to nearby Established and Emerging Neighborhoods but can also serve other placetypes in the area. This placetype is characterized by shopping centers and areas that provide a cluster of compatible businesses. It may be located along the city's corridors, often at the intersection of two arterial streets. Primary land uses for this placetype are restaurants, commercial retail, and commercial service. The project complies with the commercial hub placetype as it is proposing commercial land uses that are considered a primary land use for the Commercial Hub placetype.

Six (6) registered HOA's and nine (9) abutting property owners were notified of the proposal. There were fifty-seven (57) public comments received for this development application. A neighborhood meeting was held virtually on September 23, 2025. The applicant addressed various concerns raised at the meeting. Lastly, a petition in opposition to the project was created and submitted to City staff by residents. See 'Neighborhood Comments' under Major Issues further in the report for more details.

Testimony Given at the Hearing:
Ani Karabashian, Case Manager, gave a presentation of the item, including the staff recommendation.

Commissioner Hogan reiterated concerns regarding details within the staff report exhibits, noting incorrect identifying information for the applicant. Commissioner Hogan then noted that numerous public comments were submitted in this item. It was asked if follow-up with the community was made by the applicant in response to public comment.

Ani Karabashian acknowledged the commissioners' comments regarding documentation and confirmed staff would review. Ani Karabashian the indicated that the applicant conducted neighborhood meeting in response to public comments.

Chairman Walls asked if a traffic study was completed for the proposal.

Ani Karabashian replied that a traffic study was completed. It was not included as an exhibit with the staff report as staff were informed these reports are shared separately with the commission.

Stephanie Beard, Project Coordinator, indicated that, when provided by a case manager, traffic reports are shared with the commission via upload to a secure OneDrive channel. It was noted that this report was absent from the channel.

Jason Igo, Traffic Engineering Supervisor, reviewed the traffic study completed for this proposal. J. Igo noted that level of service in the master plan was reviewed, a traffic impact letter was submitted by the applicant. It was noted that warrants were not met for signalization at this time for this development.

Chairman Walls asked a clarifying question that if additional development were to occur in this area, then signalization warrants would be met.

J. Igo replied that yes that is correct.

A general discussion ensued.

Terence Hoaglund, Vignette Studios, agent representing the applicant, gave a presentation of the item. T. Hoaglund reviewed access points to the site. Building and architectural design plans were discussed. It was noted that the project would be locally owned and operated. T. Hoaglund indicated that operating hours were adjusted following comments received from the community. It was stated that a grocery store was requested by the community. T Hoaglund stressed that a grocery store would not be viable due to limitations of the site. However, convenience and food options are proposed.

Commissioner Jetchick asked if the gas pumps are closed when the associated convenience store closes.

Manraj Singh, Nicks Investments, applicant, was available for questions. M Singh indicated that gas pumps would still be accessible via credit card.

Commissioner Jetchick asked if an air filling location would be on site.

M. Singh replied yes.

Commissioner Hogan asked why a drive-through was not considered for the proposed restaurant

M. Singh responded that this decision was made due to costs.

Chairman Walls asked for information on engagement efforts made by the applicant with the community.

M. Singh noted that concerns were received about 24-hour operations, which were responded to by changing the proposed operating hours. Additionally, the community stated a desire for a grocery store and other types of uses. M. Singh noted attempts made to explain that without a gas station, a grocery store development is unlikely. It was stated that typically, gas stations will drive increased traffic to an area, such as an anchor store.

Chairman Walls asked if the applicant that it was their understanding the four-hour closure mitigates concerns for operating hours.

M. Singh replied that yes that was the understanding. It was then noted that hours may be further shortened if the business need is not present.

Blaine Mathisen, EPS Group, agent representing the applicant, was available for questions.

Mark Conrad Saxelby, an Aurora resident, provided public comment on the item. M. Conrad Saxelby expressed dissatisfaction with retail offerings being primarily gas and liquor store. Concerns were expressed that such retail uses would have a negative impact on property taxes. M. Saxelby noted being of the local homeowner's association. It was noted that over 500 residents have voiced opposition to this project.

Rhiannon Athey, Aurora resident, provided public comment on the item. R. Athey noted being an active member of the community. It was expressed that there is a need for more community-focused development, and a gas station does not meet that need. Examples were provided of areas that have these types of development that would be beneficial for this community.

Adam DeWildt, Aurora resident, provided public comment on the item. A. Dewildt noted living in the community since 2020. A. Dewildt noted that homeowners chose this community for quiet and safety away from high-density areas. Concerns were expressed regarding vehicles, lighting and noise due to the development. Concerns were also noted regarding impacts on crime due to alcohol developments. Concerns for 24hr pumps without security were noted.

Erika Clamage, Aurora resident, submitted a speaker request form but was unavailable to speak when called upon at the meeting.

David Clamage, Aurora resident, provided public comment on the item. D. Clamage expressed concerns about air pollution due to the inclusion of a gas station in the area. Negative health impacts due to exposure to pollution from gas stations were reviewed. D. Clamage also spoke about health and quality of life concerns due to exposure to light pollution emitted by gas stations.

Arvin Martinez, Aurora resident, provided public comment on the item. A. Martinez expressed concerns about excessive noise due to 24hr access to the gas pumps. It was then expressed that response times by police to complaints in the area may be hampered. It was then noted that residents moved to the community to get away from noise and safety concerns, which may be introduced by this project.

Aditi Desai, Aurora resident, provided public comment on the item. A. Desai, noted being a member of the neighborhood committee. A. Desair commented that there has been a strong negative response to this project. It was stated that 515 members of the neighborhood, at the time of this hearing, signed a petition against the project. It was also noted that a number of neighbors submitted comments for the commission to consider that they were included in the staff report. A. Desai then read comments from community members who were unable to attend the meeting.

Chairman Walls asked if there had been any interaction with the master developer on the types of commercial development that would be developed in all of the future tracks.

A. Desai, responded that yes this has occurred. It was expressed to the developer that the community would prefer the addition of different types of local businesses.

Chairman Walls asked if this conversation occurred prior to this application or after notice was received regarding this development.

A. Desai replied that this meeting occurred after notice was provided of this application.

Chairman Walls asked if any engagement with the master developer occurred and expressed what types of development were of want by the community.

Virang Desai, Aurora resident, provided public comment on the item. V. Desai stated that this proposal would have a negative impact on the community. V. Desai spoke in opposition to the project, reiterating concerns expressed by previous speakers.

Rita Desai, Aurora resident, submitted a speaker request form but was unavailable to speak when called upon at the meeting.

Cameron Moore, an Aurora resident, provided public comment on the item. C. Moore stated being an active-duty military member living in the community. C. Moore stated being a recent victim of theft. Concerns were expressed regarding what potential negative impacts on safety and security if this proposal were to move forward.

Manraj Singh, applicant, responded to public comments. M. Singh disagreed with comments regarding the impact of this type of use on housing prices. It was then stressed that other retail uses may not be a good fit for the configuration of the site. It was noted that this proposal would blend into the neighborhood and may draw additional businesses. Concerns expressed on pollution were addressed, noting that state standards are met by the business. Also, M Singh noted that this site is adjacent to oil and gas drilling. Light pollution mitigation measures were then reviewed.

The commission had no further questions for staff or the applicant.

There was no further public comment.

Planning Commission Results

AGENDA ITEM 8h – CONDITIONAL USE

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

MOVE TO APPROVE, WITH ONE CONDITION, THE CONDITIONAL USE REQUEST FOR A MOTOR VEHICLE FUEL DISPENSING STATION BECAUSE THE PROPOSAL COMPLIES WITH THE REQUIREMENTS OF SECTION 146-5.4.3.A.3 OF THE UNIFIED DEVELOPMENT ORDINANCE, FOR THE FOLLOWING REASONS:

1. THE APPLICATION COMPLIES WITH ALL APPLICABLE STANDARDS AND CRITERIA IN THE UNIFIED DEVELOPMENT ORDINANCE AND THE HARMONY COMMERCIAL MASTER PLAN;
2. THE APPLICATION IS CONSISTENT WITH THE COMPREHENSIVE PLAN “COMMERCIAL HUB" PLACETYPE, AS THE PROPOSED LAND USES ARE COMMERCIAL USES THAT ALIGN WITH THE PLACETYPE’S PRIMARY LAND USES;
3. THE SINGLE-STORY PROJECT IS WITHIN A PLANNED COMMERCIAL AREA AT THE INTERSECTION OF TWO ARTERIAL STREETS AND INCLUDES BUFFER AND OPEN SPACE BETWEEN PLANNED RESIDENTIAL AREAS INTENDED TO SUPPORT COMPATIBILITY WITH SURROUNDING LAND USES;
4. THERE IS ADEQUATE CAPACITY FOR CITY INFRASTRUCTURE TO SERVE THE PROPOSED DEVELOPMENT, THE PROJECT PROPOSAL INCLUDES INFRASTRUCTURE IMPROVEMENTS TO SUPPORT THE SUBJECT SITE AND INCLUDES RIGHT OF WAY IMPROVEMENTS FOR SOUTH POWHATON ROAD AND EAST ALAMEDA AVENUE; AND,
5. THE DESIGN AND LOCATION OF THE COMMERCIAL CENTER INTEGRATE THE COMMERCIAL MIXED-USE CENTER WITH SURROUNDING USES AND MINIMIZE IMPACTS.

APPROVAL TO BE SUBJECT TO THE FOLLOWING CONDITION:

1. RELATING TO THE CONDITIONALLY APPROVED FUELING STATION, THE APPLICANT SHALL SUBSTANTIALLY COMPLY WITH THE OPERATIONS OUTLINED IN THE LETTER OF INTRODUCTION OF RECORD. SIGNIFICANT CHANGES TO THE BUSINESS OPERATIONS MAY BE APPROVED ADMINISTRATIVELY IF THEY DO NOT ESTABLISH A NEW USE OR EXPANSION OF USE THAT IS NOT PERMITTED BY ZONING.

Further Discussion:
Chairman Walls encouraged the commission to voice on record the reasoning for their decisions due to the overwhelming public commentary received.

Commissioner Jetchick stated that there are limits on the authority of the Planning and Zoning Commission. Decisions must be made strictly based on Section 146 of the Unified Development Ordinance. The deciding authority is ultimately the Aurora City Council.

Commissioner Banka agreed with Commissioner Jetchick and expressed sympathy with the community and their concerns. Commissioner Jetchick stated that citizens could appeal decisions made by the Planning and Zoning Commission to City Council.

Commissioner Hogan asked the city attorney if this project could be considered as having an adverse impact to the surrounding area due to the degree of negative commentary received from the community.

Lena McClelland, Assistant City Attorney, stated that the criteria do allow room for interpretation. The commission would need to decide to the degree practicable that this would have a negative impact.

Commissioner Hogan stated that, based on this criterion, they could not support this item.

Chairman Walls reviewed the limited areas in which flexibility in the interpretation of code is allowable for the commission. It was noted that a large negative impact was expressed by the community by the potential of this project. Chairman Walls stated that it does not appear that negative impacts were mitigated to a degree practicable. Chairman Walls voiced support for the applicant go back to the community to work with them on this proposal. Chairman Walls stated not being able to support this item.

Commissioner Jetchick started feeling the same way. Concerns were stressed regarding a neighborhood 10:00 pm quiet zone not addressed in this proposal.

Commissioner Riley noted the overwhelming public comment on this item. Commissioner Riley stated that it does not appear that this project was received well and may not be the best fit for the community.

Commissioner Bush stated that all presenters validated their comments during the meeting. Commissioner Bush indicated that, because of the public comment provided, they would be unable to support this item.

Chairman Walls voiced to the commission an option to table this item, dependent on the applicant going back to the community to work on this item

Planning Commission Results

CHAIRMAN WALLS MOVED TO TABLE AGENDA ITEMS 8HI INDEFINITELY. COMMISSIONER RILEY SECONDED.

MOTION PASSED UNANIMOUSLY

9. Public Invited to be Heard
No public provided comment.

10. Commissioner Comments/Miscellaneous Items of Business
The 2026 Office Elections were conducted.

COMMISSIONER JETCHICK NOMINATED COMMISSIONER WALLS FOR CHAIR OF PLANNING AND ZONING COMMISSION. COMMISSIONER BUSH SECONDED.

MOTION PASSED UNANIMOUSLY

COMMISSIONER BANKA NOMINATED COMMISSIONER HOGAN AS FIRST VICE CHAIR. CHAIRMAN WALLS SECONDED.

MOTION PASSED UNANIMOUSLY

Chair Walls noted that Commissioner Hogan requested the Second Vice Chair shadow the First Vice Chair and learn the responsibilities of the position.

COMMISSIONER HOGAN NOMINATED COMMISSIONER RILEY AS SECOND VICE CHAIR. CHAIRMAN WALLS SECONDED.

MOTION PASSED UNANIMOUSLY

Chair Walls thanked Commissioner Banka for working as Second Vice Chair during 2025.

Commissioner Riley asked for additional information on the value of public commentary requested for cases that are decided administratively.

Jeannine Rustad, Planning Director, responded that the code permits an option of moving an administrative item to the Planning and Zoning Commission. If an item generates strong public comment, that item can be moved to the commission to decide.

Brandon Cammarata, Planning Manager, provided information on public noticing. It was stressed that only abutting property owners are able to appeal decisions under code.

Commissioner Riley asked for information on the policy for when public notice signs should go up and come down on properties being decided. It was asked if the commission would be granted an opportunity to be involved in the decisions regarding noticing.

Chairman Walls indicated having met with the Assistant City Attorney, Lena McClelland to discuss noticing concerns with respect to the QuikTrip item continued. It was indicated that staff has some discretion in being able to determine rules about things such as how signs are posted and where they should be located. Chairman Walls asked if staff has considered reviewing and standardizing rules for noticing.

J. Rustad indicated that this is currently being reviewed.

B. Cammarata stated that the commission can communicate concerns regarding applicant noticing as was evidenced by tonight’s decision on QuikTrip.

Commissioner Riley thanked staff for their support with the commission.

Commissioner Hogan asked who is responsible for posting notice signs.

B. Cammarata replied that the applicant is responsible.

Chairman Walls spoke positively about interactions with staff members, Stephen Rodriguez, Planning Supervisor and Susan Chapel, Project Coordinator, in response to questions.

Commissioner Hogan asked if Commissioner Bush was reappointed to the commission.

Commissioner Bush confirmed being reappointed to the commission.

Commissioner Hogan asked for information on the interview and appointment schedule for the open position on the commission.

Stephanie Beard, Project Coordinator, reviewed the interview and appointment schedule by City Council for the open position.

11. Reports

11a. Report by Planning Division Manager

Brandon Cammarata, Panning Division Manager, reviewed the Administrative Decisions made over the past two weeks. Projects include Stafford Logistics Trailer Parking Major Site Plan Amendment.

B. Cammarata noted that a recent decision by the Planning Commission was appealed to City Council, Bubble Bath Car Wash. The Conditional Use was approved, the Site Plan was denied.

11b. Report by City Attorney

Lena McClelland, Assistant City Attorney, was available for questions.

There were no questions from the commission.

12. Adjournment

Chairman Walls adjourned the meeting at 9:50 p.m. until January 28, 2026.



approved

Planning and Zoning Commission
May 13, 2026

Commissioners Present	**Becky Hogan** **Michael Riley** **Sonda Banka** **Gayle Jetchick** **Melvin Bush** **Robin Becker**
Commissioners Absent:	**Garrett Walls**

1. **Study Session – 5:00 p.m. – Parks, Recreation and Open Space (PROS) Updates and Waterwise Landscape Practices (Planning)**
   Presentation by Nicole Ankeney and Kelly Bish, City of Aurora

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. April 22, 2026
   A MOTION WAS MADE BY COMMISSIONER HOGAN TO APPROVE THE MINUTES AS SUBMITTED WITH NO OBJECTION.

   MINUTES APPROVED UNANIMOUSLY.

6. **Adoption of Agenda**
   A MOTION WAS MADE BY COMMISSIONER HOGAN AND SECONDED BY COMMISSIONER RILEY.

   MOVE TO APPROVE THE DRAFT AGENDA AS THE PERMANENT AGENDA. AGENDA ITEMS 8a-g 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

8abcd. TRIBUTARY – ZONING MAP AMENDMENTS AND MASTER PLAN WITH ADJUSTMENTS

The applicant and property owner, PRI, is requesting approval of a new Master Plan and three Zoning Map Amendments for the Tributary development. The approximately 960-acre site is bounded by Interstate 70 to the north, Trussville Street to the east, 6th Avenue to the south, and De Gaulle Street to the west. The property is currently undeveloped and is bisected by First Creek, which flows from the southeast to the northwest through the site. The property is zoned Mixed-Use Airport (MU-A), Mixed-Use Regional (MU-R), and Medium Residential (R-2) within Subarea C. Surrounding land uses include single-family residential to the south and east, data centers to the west, and industrial uses to the north across Interstate 70. The site is identified within the Urban District, Commercial Hub, City Corridor, and Emerging Neighborhood placetypes in the Aurora Places Comprehensive Plan.

The proposed Master Plan includes a mix of land uses, including single-family detached, two-family, single-family attached, and multi-family residential, as well as commercial uses, a recreation center, a school, and parks and open space. The northern portion of the site is planned for commercial, mixed-use, and multi-family development to take advantage of the visibility and access provided by the new Interstate 70 and Harvest Road interchange currently under construction. The southern portion of the site is primarily planned for residential development, with the exception of a 27-acre commercial parcel located at the northwest corner of 6th Avenue and Harvest Road, which is designated as an Administrative Activity Center (AAC). Six neighborhood parks are proposed and are connected through a network of open spaces and trails, including the First Creek corridor.

As part of the Master Plan submittal, the applicant provided a Land Use Map, Public Art Plan, Open Space and Circulation Plan, Design Standards, a Public Improvements Plan, a Master Traffic Impact Study, a Master Drainage Report, and a Master Utility Study. At full build-out, the Tributary Master Plan is anticipated to include approximately 493 acres of residential development, 81 acres of commercial development, 40 acres of parks, and 168 acres of open space, including floodplain areas. The development would allow up to 4,859 dwelling units, with an estimated population of 12,534 residents. Two adjustments are requested as part of the application: one to increase the allowance for Small Residential Lots within the R-2 district from 50 percent to 65 percent of residential lots, and another to increase the height, number, and square footage of multi-tenant monument signs along Interstate 70. Following coordination with the applicant during the review process and the incorporation of additional design mitigation measures, staff supports both adjustment requests.

In conjunction with the Master Plan, three Zoning Map Amendments are proposed to better align the zoning districts with the planned land uses. The area located east of Harvest Road, west of Powhaton Road, and north of 12th Avenue is proposed to be rezoned from R-2 to MU-A to allow commercial and higher-density residential uses closer to Interstate 70. The area located west of Harvest Road and north of Tributary Parkway is proposed to be rezoned from R-2 to MU-R to encourage mixed-use development. The area west of Harvest Road and south of Tributary Parkway is proposed to be rezoned from MU-R to R-2 to allow additional residential development. Staff finds that the proposed Master Plan and Zoning Map Amendments are consistent with the applicable approval criteria in the UDO.

One hundred twenty-two (122) adjacent property owners and nine registered neighborhood organizations were notified of the application. With the first submittal of the application in May 2024, three written comments were received that expressed potential concerns regarding traffic increases, environmental impacts, residential density, and the need for more commercial uses. Staff requested that the applicant host a neighborhood meeting. A virtual meeting was held on September 24, 2024. One resident attended the meeting, and no concerns were raised. No additional comments were received throughout the review process.

Testimony Given at the Hearing:

Commissioners Hogan, Riley, Banka, Becker, Jetchick, and Bush visited the site.

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

Commissioner Riley asked for clarification regarding the slide showing percentages of small lots. S Wile explained that the slide was breaking down how many potential residential lots are in each neighborhood and how many small lots would be permitted with the 50% small residential lot percentage maximum that is currently code, versus how many small lots would be permitted with the 65% small residential lot adjustment that they are requesting.

Commissioner Riley asked for clarification regarding a statement in the staff report about generally preserving placemaking for the commercial areas. S Wile responded that there have been changes to the design standards since the March 25, 2026, meeting, and that a lot has transpired between then and now. The current design standards do contain key placemaking elements as far as ensuring that drive-throughs won't be too much along the street frontage, emphasizing the importance of plazas, walkability, and other elements, while also ensuring that the commercial development will be viable and will not require adjustments from the design standards.

Commissioner Jetchick asked about the completion of the Harvest Road interchange and if it will be finished before or during this project. S Wile responded that the construction for that has already commenced and will likely be completed before the first phase of development.

Commissioner Hogan asked if there is an agreement between the city and the developer regarding water service for the area. S Wile answered that Aurora Water has agreed to provide water service for the development. There were some limitations on density that they had to meet, and they did meet those as part of the master utility study to ensure that they would be able to serve all of the residents within this development.

Commissioner Banka asked about natural gas service for the area. Dane Hill, Property Reserve, Inc., the applicant, answered that the intent is to have natural gas serve the site. An application for this utility was submitted to Xcel Energy at the end of 2024.

Elyse Applegate Klink, Norris Design, agent representing the applicant, gave a presentation of the item.

Sean Malone, Norris Design, agent representing the applicant, gave a presentation of the item.

Commissioner Hogan asked if any of the signage for the site would have electronic messaging boards. S Malone responded yes, there is a provision in the design guidelines for a certain amount.

Commissioner Riley asked if the neighborhood comments in Exhibit O were addressed and if Fire, Rescue and Police services will be provided. E Applegate Klink responded that the neighborhood comments that were received in the first round of review were directly addressed in the second submission and a neighborhood meeting was held because of the comments that were received. Only one neighbor attended the meeting. E Applegate Klink added that a fire station is planned at 10th Avenue in the western portion of the development. The applicant has also been working with the Aurora Police Department to determine which district the development is in.

Commissioner Riley asked if what was presented at this meeting was the complete project. E Applegate Klink confirmed it was.

Diana Rael, Norris Design, agent representing the applicant, was available for questions.

Mark Cevaal, Reland, agent representing the applicant, was available for questions.

Cassie Slade, Fox Tuttle Transportation Group, agent representing the applicant, was available for questions.

Planning Commission Results
AGENDA ITEM 8a – ZONING MAP AMENDMENT FROM R-2 TO MU-A

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

MOVE TO RECOMMEND APPROVAL OF THE ZONING MAP AMENDMENT FROM THE R-2 DISTRICT TO THE MU-A DISTRICT TO CITY COUNCIL BECAUSE THE PROPOSAL COMPLIES WITH THE CRITERIA IN SECTION 146-5.4.1.C.3 FOR THE FOLLOWING REASONS:
1. THE ZONING MAP AMENDMENT IS CONSISTENT WITH THE SPIRIT AND INTENT OF THE COMPREHENSIVE PLAN AND THE CITY CORRIDOR PLACETYPE; AND
2. THE ZONING MAP AMENDMENT IS COMPATIBLE WITH THE SURROUNDING DEVELOPMENTS AND PROPOSED USES IN THE TRIBUTARY MASTER PLAN.

Further Discussion:
No further discussion occurred.

MOTION PASSED UNANIMOUSLY.

AGENDA ITEM 8b – ZONING MAP AMENDMENT FROM R-2 TO MU-R

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

MOVE TO RECOMMEND APPROVAL OF THE ZONING MAP AMENDMENT FROM THE R-2 DISTRICT TO THE MU-R DISTRICT TO CITY COUNCIL BECAUSE THE PROPOSAL COMPLIES WITH THE CRITERIA IN SECTION 146-5.4.1.C.3 FOR THE FOLLOWING REASONS:
1. THE ZONING MAP AMENDMENT IS CONSISTENT WITH THE SPIRIT AND INTENT OF THE COMPREHENSIVE PLAN AND THE URBAN DISTRICT PLACETYPE; AND
2. THE ZONING MAP AMENDMENT IS COMPATIBLE WITH THE SURROUNDING DEVELOPMENTS AND PROPOSED USES IN THE TRIBUTARY MASTER PLAN.

Further Discussion:
No further discussion occurred.

MOTION PASSED UNANIMOUSLY.

AGENDA ITEM 8c – ZONING MAP AMENDMENT FROM MU-R TO R-2

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

MOVE TO RECOMMEND APPROVAL OF THE ZONING MAP AMENDMENT FROM THE MU-R DISTRICT TO THE R-2 DISTRICT TO CITY COUNCIL BECAUSE THE PROPOSAL COMPLIES WITH THE CRITERIA IN SECTION 146-5.4.1.C.3 FOR THE FOLLOWING REASONS:

1. THE ZONING MAP AMENDMENT IS CONSISTENT WITH THE SPIRIT AND INTENT OF THE COMPREHENSIVE PLAN AND THE URBAN DISTRICT AND COMMERCIAL HUB PLACETYPES; AND
2. THE ZONING MAP AMENDMENT IS COMPATIBLE WITH THE SURROUNDING DEVELOPMENTS AND PROPOSED USES IN THE TRIBUTARY MASTER PLAN.

Further Discussion:
No further discussion occurred.

MOTION PASSED UNANIMOUSLY.

AGENDA ITEM 8d – MASTER PLAN WITH ADJUSTMENTS

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

MOVE TO APPROVE, WITH TWO CONDITIONS, THE MASTER PLAN WITH TWO ADJUSTMENTS FOR SMALL RESIDENTIAL LOT PERCENTAGE AND MULTI-TENANT MONUMENT SIGN ALLOWANCES BECAUSE THE PROPOSAL COMPLIES WITH THE REQUIREMENTS OF SECTION 146-5.4.1.E.3 FOR THE FOLLOWING REASONS:

1. IT IS CONSISTENT WITH THE DESIGNATED PLACETYPES (URBAN DISTRICT, CITY CORRIDOR, COMMERCIAL HUB, AND EMERGING NEIGHBORHOOD) IN THE AURORA PLACES COMPREHENSIVE PLAN;
2. IT COMPLIES WITH THE REGULATIONS AND STANDARDS IN THE UNIFIED DEVELOPMENT ORDINANCE, EXCEPT FOR THE REQUESTED ADJUSTMENTS; AND
3. IT PROVIDES A DIVERSE MIX OF USES THAT ARE CONNECTED THROUGH INTERNAL STREETS, PARKS, AND OPEN SPACES; AND
4. IT PROMOTES QUALITY URBAN DESIGN, LANDSCAPE DESIGN, AND ARCHITECTURAL DESIGN.

APPROVAL TO BE SUBJECT TO THE FOLLOWING CONDITIONS:

1. APPROVAL OF THE MASTER PLAN IS CONTINGENT ON THE THREE ASSOCIATED ZONING MAP AMENDMENTS BEING APPROVED BY THE CITY COUNCIL.
2. OUTSTANDING TECHNICAL ISSUES MUST BE RESOLVED PRIOR TO SUBMITTAL AND RECORDATION OF THE MASTER PLAN.

Further Discussion:
No further discussion occurred.

MOTION PASSED UNANIMOUSLY.

8e. COTTONWOOD CREEK AMENDMENT NO 1 – MASTER PLAN AMENDMENT
The applicant, Westside Investment Partners, is requesting approval of an amendment to the Cottonwood Creek Master Plan. This is the first amendment to the Master Plan, originally approved in 2022. This proposed amendment updates land use areas, including reducing the area of oil & gas facilities and replacing them with residential areas, and removing a commercial mixed-use area. One goal of this amendment is to equally divide development obligations and land plans in half (east and west sides) to represent two master developer teams.

Background / History. This area was originally annexed into the City of Aurora in 2016, and then the Master Plan was approved in 2022. Cottonwood Creek is approximately 1,232 acres located 4 miles east of E470. The property includes frontage along E. Jewell Avenue, S. Monaghan Road, E. Yale Avenue, S. Hayesmount Road, E. Mississippi Avenue, and S. Hudson Road. The entire master plan is under the R-2 (medium-density residential) zone district within Subarea C. The property is mostly classified as the Emerging Neighborhood Placetype of the *Aurora Places Comprehensive Plan*, aside from a narrow section of Urban Green Space, following along First Creek. Three commercial areas totaling 13 acres were originally planned on the southeast corner of E Jewell Avenue and S. Monaghan Road, the southwest corner of E Jewell Ave and S. Lanewood Street, and the southwest corner of E Mississippi Avenue and Hudson Road. The plan includes neighborhoods with a mix of single-family attached and detached, mixed-use commercial centers, three existing oil & gas sites, and proposes several park spaces, including larger neighborhood parks, pocket parks, and open space following First Creek and Yamaha Creek. Two schools are planned, one for the west side and one for the east side, as well as a permanent fire station and community center.

Current Proposal. Within this Master Plan, Westside Investment Partners owns the land west of Hayesmount Road, which will be referred to as Travera Community (West). Cottonwood Creek Investors, LLC owns the land east of S. Hayesmount Road, which will be referred to as Cottonwood Creek Community (East). The distinction between these two sides can be found primarily in the following tabs: - Tab 7: Public Art Plan - Tab 8: Land Use Map & Matrix - Tab 9: Open Space & Circulation Plan - Tab 10: Urban Design Standards. Additionally, the amendment includes proposed changes to Tab 13: Public Improvement Plan to better distinguish the responsibilities for public improvements required in each area of development.

The amendment also reflects the current condition of the existing oil and gas facilities, which is less land area than anticipated with the original Master Plan. In turn, this increases planned residential areas and the total number of units allowable per the master plan. The removal of the 3-acre commercial mixed-use area PA-79 also contributes to the increase in residential area and the planned number of units. The proposed amendment will limit the overall number of dwelling units per acre (DUA) to 5 or fewer, on both ownership sides. Both sides will also retain future APS school sites, and public land dedication has been distributed evenly based on the densities proposed. Parks and open spaces changed slightly to comply with the increased units and separation of the east and west.

The proposal aligns with the goals of the Cottonwood Creek Master Plan as originally proposed, while updating it to its current condition. The increased unit count is consistent with the standards of the UDO and Emerging Neighborhood Placetype of the *Aurora Places Comprehensive Plan*. No adjustments are requested with this application.

Testimony Given at the Hearing:
Commissioners Hogan, Riley, Banka, Becker, Jetchick, and Bush visited the site.

Ben Bravenec, Case Manager, gave a presentation of the item, including the staff recommendation.

Commissioner Banka asked about natural gas service for the area. B Bravenec responded that before any utilities can be put in place, several site plan applications will need to be submitted, with Xcel and Public Works referral approval.

Alan Cunningham, PCS Group, agent representing the applicant, responded that there is natural gas available for the area.

Alan Cunningham, PCS Group, agent representing the applicant, gave a presentation of the item.

Commissioner Jetchick asked about commercial retail for the area, specifically grocery stores. A Cunningham responded that, with other developments such as Tributary, Harmony, and Parklands coming to fruition sooner than this development, there will be commercial retail in the area for residents when this proposal begins to develop.

Commissioner Riley asked about the reduction and mitigation of the oil and gas production in the area. A Cunningham explained the setbacks for two of the oil and gas sites and added that there is an abandoned well that has been plugged according to the Colorado Oil and Gas Conservation Commission standards.

Commissioner Riley asked if a temporary fire station would be built. A Cunningham explained that there have been discussions with Life Safety about a temporary fire station, but they are not requiring one at this time because there will be adequate Life Safety access with the secondary connection that will come out to this area; however, that may change in the future as development moves east.

Commissioner Hogan asked if Jeffrey Moore, Manager of Oil and Gas, was present at the meeting. Brandon Cammarata, Manager of Current Planning, responded that J Moore was not able to attend, but they discussed the project, and J Moore did another review and had no comments relating to the reduced areas or other functionalities. B Cammarata further stated that the Oil and Gas Division was an integral part of the review for this proposal.

Commissioner Riley asked for future staff reports to include the Oil and Gas Division review comments, because as development moves further east, there will be more considerations for capping wells, etc., and it would be good to know that staff have participated in the review process. B Cammarata noted the request.

Garrett Graham, PCS Group, agent representing the applicant, was available for questions.

James Spehalski, Marathon Land Company, the applicant, was available for questions.

Chris McGranahan, LSC Transportation Consultants, Inc, agent representing the applicant, was available for questions.

Planning Commission Results

AGENDA ITEM 8e – MASTER PLAN AMENDMENT

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

MOVE TO APPROVE, WITH ONE (1) CONDITION, THE MASTER PLAN AMENDMENT BECAUSE THE PROPOSAL COMPLIES WITH THE REQUIREMENTS OF CODE SECTION 146-5.4.1.E.3 OF THE UNIFIED DEVELOPMENT ORDINANCE. THE PROPOSED MASTER PLAN AMENDMENT COMPLIES WITH THE APPROVAL CRITERIA FOR THE FOLLOWING REASONS:

1. THE MASTER PLAN AMENDMENT IS CONSISTENT WITH THE AURORA PLACES COMPREHENSIVE PLAN, AND THE PURPOSE STATEMENTS FOR THE R-2 (MEDIUM-DENSITY RESIDENTIAL);
2. FUTURE DEVELOPMENT OF THE PROPERTY WILL COMPLY WITH APPLICABLE STANDARDS OF THE UDO AND DOES NOT REQUEST ANY ADJUSTMENTS;
3. THE MASTER PLAN AMENDMENT WILL RESULT IN BETTER ACCESS TO THE AREA WITH E. YALE AVE AND S. HAYSEMOUNT ROAD THAT DO NOT CREATE ADVERSE IMPACTS ON THE SURROUNDING AREA;
4. THE MASTER PLAN AMENDMENT INCORPORATES ADDITIONAL DESIGN CRITERIA TO ENSURE A WALKABLE AND WELL-CONNECTED DEVELOPMENT; AND
5. THE MASTER PLAN RETAINS TWO DESIGNATED AREAS FOR MIXED-USE (10 ACRES TOTAL) AND A 4.4-ACRE COMMUNITY CENTER.

APPROVAL IS TO BE SUBJECT TO THE FOLLOWING CONDITION:

1. RESOLUTION OF OUTSTANDING TECHNICAL ISSUES PRIOR TO THE RECORDATION OF THE MASTER PLAN.

Further Discussion:
No further discussion occurred.

MOTION PASSED UNANIMOUSLY.

8fg. ALL IN ONE HARMONY COMMERCIAL – CONDITIONAL USE AND SITE PLAN
At the January 14, 2026, Planning Commission Hearing, the project was tabled indefinitely due to concerns related to the public comment shared during the hearing. Planning Commission tabled the project for the applicant to go back to the neighborhood and make a collaborative effort to work with the community, listen to their concerns, and for the applicant to make any adjustments to their project in light of the conditional use criteria to "mitigate any adverse impacts to the degree practicable." A specific concern expressed by a Commissioner was for the applicant to address the proposed hours of operation and align with the 10:00 PM quiet hours of the neighboring community, which was requested by the public.

A second neighborhood meeting was held on February 19, 2026. Thirty-eight people attended the meeting, including two (2) city staff, the facilitator, and two (2) people from the applicant team. The applicant team presented the changes made based on public feedback from the January 14, 2026, Planning Commission meeting, addressed concerns and comments, and answered questions from the public in attendance. Based on public feedback received, the applicant revised the proposed hours of operation for the gas station and convenience store from 4:00 AM to 12:00 AM to 4:00 AM to 11:00 PM and the liquor store from 9:00 AM to 12:00 AM to 8:00 AM to 11:00 PM. In addition, the applicant is proposing an overnight employee present when the convenience store and gas station are closed to discourage loitering. Additionally, the applicant outlined security measures he would include on his property to address the public's concerns related to safety. The public during the meeting still shared concerns regarding the updated hours of operation, safety, and environmental impacts of the proposed Gas Station. There were, however, members of the public in attendance who expressed support for the project. Please see Exhibit B, an updated Letter of Introduction from the Applicant, Exhibit F, a staff summary of the February 19, 2026, neighborhood meeting, and Exhibit G for the Applicant Presentation for the February 19, 2026, Neighborhood Meeting for more details on the proposed updates to the project and second neighborhood meeting.

The applicant, Nicks Investments, LLC, is requesting approval of a Site Plan for a multi-tenant retail building with a motor vehicle fuel dispensing station. Conditional Use approval is required for the Motor Vehicle Fuel Dispensing Station in the Mixed-Use Corridor (MU-C) Zone District. The project proposal is for a 9,747-square-foot multi-tenant building and fuel canopy on a 1.45-acre lot. The proposed project site is located at the southeast corner of East Alameda Avenue and South Powhaton Road. The site is located within an Administrative Activity Center (AAC) approved in the Master Plan. The AAC is commercial, mixed-use zoning, and the land within the AAC must follow the standards applicable to the MU-C Zone District. No adjustments to the city code are requested with this application.

The proposal is located in Planning Area 1 of the Harmony Commercial Master Plan, which is designated for commercial development. The proposal includes a 9,767-square-foot retail building, comprising three (3) tenant spaces. A convenience store (4,000 sf), a liquor store (4,000 sf), and a restaurant (1,767 sf) are planned. A fuel canopy with six (6) fuel dispensers and a high-speed diesel dispenser is also proposed.

This is the first project proposed in the Harmony Commercial Master Plan area. The master planned area is planned to have other commercial sites to the south and east of this proposal. The nearest existing residential uses are over 275 to the north, across Alameda Avenue, within another Harmony master-planned development. Additionally, northwest of the project site is the Adonea neighborhood.

The Liquor Store is permitted in the MU-C Zone District and exceeds the 1,500-foot minimum spacing required between liquor stores. The closest liquor store to the project site is roughly two and a half (2.5) miles away.

Staff received numerous concerns from neighbors about the proposed use and operations, which are discussed later in this report. A neighborhood meeting was held on September 23, 2025, and February 19, 2026.

The Comprehensive Plan placetype is Commercial Hub. Commercial Hubs are especially critical to the future economic and fiscal health of Aurora. This placetype primarily contains uses that provide goods and services to nearby Established and Emerging Neighborhoods but can also serve other placetypes in the area. This placetype is characterized by shopping centers and areas that provide a cluster of compatible businesses. It may be located along the city's corridors, often at the intersection of two arterial streets. Primary land uses for this placetype are restaurants, commercial retail, and commercial service. The project complies with the commercial hub placetype as it is proposing commercial land uses that are considered a primary land use for the Commercial Hub placetype.

Six (6) registered homeowners' associations and nine (9) abutting property owners were notified of the proposal. There were fifty-seven (57) public comments received for this development application. A neighborhood meeting was held virtually on September 23, 2025. The applicant addressed various concerns raised at the meeting. Lastly, a petition in opposition to the project was created and submitted to City staff by residents. See 'Neighborhood Comments' under Major Issues further in the report for more details.

Testimony Given at the Hearing:
Commissioners Hogan, Riley, Banka, Becker, Jetchick, and Bush visited the site.

Ani Karabashian, Case Manager, gave a presentation of the item, including the staff recommendation.

Manraj Singh, Nick Investments, the applicant, gave a presentation of the item.

Rhiannon Athey, an Aurora resident, spoke against the proposal, citing that the applicant has not mitigated the neighbors' concerns in regard to the hours of operation. The residents of the area are seeking community-centric, family-focused development.

Arvin Martinez, an Aurora resident, spoke against the proposal, stating that the noise from this type of business would be disruptive to the community. The hours of operation and the light pollution from the 24/7 fueling pumps clearly show that the applicant does not care about the neighbors' concerns. A Martinez also indicated concern that housing values may drop if this development is allowed.

Shelby Moore, an Aurora resident, spoke against the proposal, citing Unified Development Ordinance Code Section 146.5.3.9.d1, which references that the Planning Commission can deny a development application if there is evidence of false or misleading statements in application materials or public hearings. During the recent neighborhood meeting, the applicant referenced two studies in their presentation, but the information in the studies was not accurate. The applicant also gave misleading statements regarding testing for gas stations and that these tests are state-mandated when in fact they are city-imposed. Another misleading statement is that the applicant will continue to operate the liquor store and gas station, when historically the applicant has sold the previously opened gas stations and liquor stores.

Cameron Moore, Aurora resident, spoke against the proposal, citing Unified Development Ordinance (UDO) Code Section 146.5.3.9.d2, which references evidence of bad faith interactions with public property owners, stakeholders, city staff, appointed or elected officials. The February neighborhood meeting did not adequately address the concerns of the neighbors that were brought up in the previous Planning Commission meeting. The applicant has stated on many occasions that neighborhood concerns

did not need to be kept in mind or addressed, and neighbors did not need to be in agreement for this development to be built. When asked why the applicant keeps pushing for the gas station and liquor store, the response was that this is the business that they are in, and refusing to pivot from that, the applicant shows bad faith to the public and property owners by clearly having no regard for concerns voiced. UDO Code Section 146.5.4.3.a3.cd references the compatibility of development with that already in the area, the proposed hours of operation are not compatible with the adjacent community's quiet hours, and this proposal will change the predominant character of the surrounding area.

Aditi Desai, an Aurora resident, spoke against the proposal, stating safety and security are paramount for the adjacent Harmony community. The proposed hours of operation are not compatible with the community's quiet hours, and the liquor store can introduce additional risks to the neighbors from those who purchase alcohol and linger in the area. The streets in this area have not been designed for this type of sustained commercial traffic. Studies consistently show that the presence of liquor stores and convenience stores that sell alcohol is associated with increased neighborhood crime and disorder. Studies have also indicated that gas stations and their associated convenience stores often act as magnets for crimes of opportunity like robbery, theft, and vandalism. The neighborhood park already has people loitering late at night, littering, and conducting disorderly behavior. This development will exacerbate that behavior.

Virang Desai, an Aurora resident and owner of a gas station and liquor store, stated twice their store has been held up, once at knife point and the other at gun point, and that it was a terrifying experience. V Desai does not want others to experience that, especially near where they live. These types of businesses can attract bad elements, and Harmony is full of families that want to be safe. The applicant has not listened to or fully addressed the neighborhood concerns.

Mark Saxelby, an Aurora resident, spoke against the proposal, stating the neighbors have not been heard by the applicant. The taxes that will be collected from this development equate to about $412,000 per year, and with the state of the city's budget, the city wants that money. M Saxelby asked the commission to take into consideration what the neighbors have voiced concern about during the hearing.

Nav Nagra, an Aurora resident, spoke in support of the proposal, stating that the surrounding community lacks a lot of access to basic daily needs, and this development will boost property values and tax base for all residents. Currently, there are no restaurants in the area, and one would be a welcome addition.

Anvir Purewal, an Aurora resident, spoke in support of the proposal, stating that the applicant has heard the community and that this development is one of quality and will elevate the neighborhood. This corner lot has been vacant for some time and will bring needed services like gas, the ability to buy coffee, and go out to eat without having to travel too far. This development will help bring more commercial retail to the area as well.

Sukhbir Dhillon, an Aurora resident, spoke in support of the proposal and voiced surprise that there is so much opposition to the project. This development will help to close the gap when it comes to convenient access to a convenience store and fuel. Many have to travel far to get everyday essentials to already busy, traffic-congested areas in the city. Many times, it is the development of a gas station that will bring in other retail establishments that are needed in the area. Well-lit, well-managed properties create natural visibility and accountability, which are proven deterrents to unwanted activity compared to vacant or unmanaged land. The proposal is not a traditional gas station model but a high-quality development with a strong focus on a restaurant component.

Zahra Zaur, an Aurora resident, spoke in support of the proposal, stating that this applicant is one of the only developers currently investing in commercial growth in the area, which will attract additional businesses over time. This is a good location, and the development will bring the services and conveniences needed closer to the residents.

Keith Schooler, an Aurora resident, spoke against the proposal, stating that the Harmony development is currently as 20% of its buildout, with most of the remaining buildout to be along E Alameda Avenue, including to the south of it. Effectively, E Alameda Avenue becomes the gateway to the Harmony community; this proposal does not fit the character of the surrounding area. A commercial space that would truly benefit the community would be welcomed, but with a gas station being proposed, it will only bring more traffic to the area, which is already heavily trafficked.

Jerry Goodborne, an Aurora resident, spoke in support of the proposal, stating that as a child, going to a local convenience store was a fun, positive event. The applicant is a local business owner who wants to add to the community by having a convenient location for residents to get gas, milk, and other necessities.

Harkaran Dhillon, an Aurora resident, spoke in support of the proposal, stating they have visited other stores the applicant has and they are run in a professional manner. It will be exciting to see this development come to fruition.

Damien Valdez, an Aurora resident, spoke in support of the proposal, stating surprise at the opposition to the project. Having a convenience store located at this site will be of benefit to the surrounding communities.

David Clemage, an Aurora resident, spoke against the proposal, stating that the applicant's claim that the gas station is necessary to attract future commercial is not supported. What draws commercial retail is rooftops. The residents in the area are not opposed to commercial development but want it. To have a gas station and liquor store with extended operating hours as the first commercial development will set the tone for all future development. The project should be evaluated based on compatibility and whether it fits the surrounding community. Future commercial developers will look at the co-tenancy of the site, so the first business to come to the area is important.

Terence Hoaglund, Vignette Studios, agent representing the applicant, was available for questions.

M Singh rebutted, stating that neighborhood concerns have been addressed. This is not going to be a corporate store, and as the local owner will be visiting the businesses daily, allowing opportunities to meet and get to know the regular customers. A traffic study was conducted, and it indicates that this corridor is well prepared for the increase in traffic. There are studies that show that home values do not decrease with gas stations and convenience stores nearby. Gas stations are heavily regulated and have continuous leak detection systems, so there should not be any environmental concerns. This development will generate $1.24 million per year in tax revenue for the city, which will help to fund numerous life safety functions and other programs throughout the city.

Planning Commission Results

AGENDA ITEM 8f – CONDITIONAL USE FOR MOTOR VEHICLE FUELING STATION IN MU-C

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

MOVE TO APPROVE, WITH ONE CONDITION, THE CONDITIONAL USE REQUEST FOR A MOTOR VEHICLE FUEL DISPENSING STATION IN THE MIXED-USE CORRIDOR ZONE DISTRICT BECAUSE THE PROPOSAL COMPLIES WITH THE REQUIREMENTS OF SECTION 146-5.4.3.A.3 OF THE UNIFIED DEVELOPMENT ORDINANCE, FOR THE FOLLOWING REASONS:

1. THE APPLICATION COMPLIES WITH ALL APPLICABLE STANDARDS AND CRITERIA IN THE UNIFIED DEVELOPMENT ORDINANCE AND THE HARMONY COMMERCIAL MASTER PLAN;
2. THE APPLICATION IS CONSISTENT WITH THE COMPREHENSIVE PLAN “COMMERCIAL HUB" PLACETYPE, AS THE PROPOSED LAND USES ARE COMMERCIAL USES THAT ALIGN WITH THE PLACETYPE’S PRIMARY LAND USES;
3. THE SINGLE-STORY PROJECT IS WITHIN A PLANNED COMMERCIAL AREA AT THE INTERSECTION OF TWO ARTERIAL STREETS AND INCLUDES BUFFER AND OPEN SPACE BETWEEN PLANNED RESIDENTIAL AREAS INTENDED TO SUPPORT COMPATIBILITY WITH SURROUNDING LAND USES;
4. THERE IS ADEQUATE CAPACITY FOR CITY INFRASTRUCTURE TO SERVE THE PROPOSED DEVELOPMENT, THE PROJECT PROPOSAL INCLUDES INFRASTRUCTURE IMPROVEMENTS TO SUPPORT THE SUBJECT SITE AND INCLUDES RIGHT OF WAY IMPROVEMENTS FOR SOUTH POWHATON ROAD AND EAST ALAMEDA AVENUE; AND,
5. THE DESIGN AND LOCATION OF THE COMMERCIAL CENTER INTEGRATE THE COMMERCIAL MIXED-USE CENTER WITH SURROUNDING USES AND MINIMIZE IMPACTS.

APPROVAL IS SUBJECT TO THE FOLLOWING CONDITION:

1. RELATING TO THE CONDITIONALLY APPROVED FUELING STATION, THE APPLICANT SHALL SUBSTANTIALLY COMPLY WITH THE OPERATIONS OUTLINED IN THE LETTER OF INTRODUCTION OF RECORD. SIGNIFICANT CHANGES TO THE BUSINESS OPERATIONS MAY BE APPROVED ADMINISTRATIVELY IF THEY DO NOT ESTABLISH A NEW USE OR EXPANSION OF USE THAT IS NOT PERMITTED BY ZONING.

Further Discussion:
Commissioner Bush stated support of the motion because the development will bring positive benefits to the community.

Commissioner Becker concurred with Commissioner Bush and further stated that the development does meet the code requirements.

Commissioner Riley also stated support for the motion and noted that more development will be occurring in this part of the city, and it may not always be what everyone thinks is best.

Commissioners Banka and Hogan concurred with Commissioner Becker’s remarks about the project meeting the code requirements.

MOTION PASSED UNANIMOUSLY.

AGENDA ITEM 8g – SITE PLAN

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

MOVE TO APPROVE THE 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. THE APPLICATION COMPLIES WITH THE APPLICABLE STANDARDS IN THIS UDO, OTHER ADOPTED CITY REGULATIONS, THE APPROVED HARMONY COMMERCIAL MASTER PLAN THAT INCLUDES THE PROPERTY, AND CONDITIONS SPECIFICALLY APPLIED TO DEVELOPMENT OF THE PROPERTY BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL IN A PRIOR DECISION AFFECTING THE PROPERTY.

Further Discussion:
No further discussion occurred.

MOTION PASSED UNANIMOUSLY.

9. Public Invited to be Heard

There was no public comment.

10. Commissioner Comments/Miscellaneous Items of Business

Commissioner Hogan reminded the commission that there will be an in-person workshop on Thursday, May 21, 2026, in the Aurora Room at the Aurora Municipal Center from 3:00 to 5:00 p.m. and encouraged everyone to attend.

Commissioner Riley mentioned that there will be a Boards and Commissions Convention on August 6, 2026. A general discussion ensued.

Susan Chapel, Recording Secretary, reported that Stephen Rodriguez, Planning Supervisor, will be retiring at the end of May.

11. Reports

11a. Report by Planning Division Manager

Brandon Cammarata reported that no new administrative decisions have been made since the previous meeting. The Detention Center Ordinance was withdrawn by the sponsors and is no longer proceeding.

Commissioner Hogan asked about the city budget. B Cammarata responded that there is no news on the budgetary process that would be impactful to the commission at this time.

11b. Report by City Attorney

Lena McClelland, Assistant City Attorney, reiterated that the Detention Center Ordinance was withdrawn by the sponsors; it is possible that it could be brought back in the future.

The State Legislature's regular session adjourned today and the bills relating to lot splitting and minimum lot size failed to pass.

12. Adjournment

Vice Chair Hogan adjourned the meeting at 9:10 p.m. until May 27, 2026.

Approved

Planning and Zoning Commission (No Study Session; Regular Meeting 610pm)-20260114_181038-Meeting Recording

January 14, 2026, 1:10AM

2h 39m 30s

Beard, Stephanie started transcription

Walls, Garrett 0:03

All right.

Thank you, Brandon.

Good evening everyone.

It is Wednesday, January the 14th, 2026.

I now call this regularly scheduled virtual meeting of the Aurora Planning and Zoning Commission to order.

I'll now call the Roll of Commissioners, Commissioner Jecic.

Gayle Jetchick 0:18

Present.

Walls, Garrett 0:19

Commissioner Bush.

Commissioner Riley.

Colonel Mike Riley 0:23

I am present.

Walls, Garrett 0:25

Commissioner benka.

Sunny Banka 0:27

Present.

Walls, Garrett 0:28

Commissioner Hogan.
And Commissioner Walls is also present. We have established a voting quorum with six members present this evening. The Pledge of Allegiance.
Excuse me.
The Pledge of Allegiance will not be said tonight as this meeting is virtual. We'll move on to the approval of the Minutes for December the 10th, 2025. Everyone received a draft of those minutes. You all had an opportunity to read them.

Sunny Banka 0:46
Thank you.

Walls, Garrett 0:52
Are there any amendments or corrections to the Minutes?
Commissioner Riley.

Colonel Mike Riley 0:58
Page Six or seven of the file you sent this Brandon's listed as the panning director. I'm assuming he wants to be the planning director. Just a minor typo.

Walls, Garrett 1:10
Sure, non substantive.
We'll go ahead and make that that change without amendment any other amendments or corrections to the Minutes.
Seeing none, the chair moves to approve the Minutes as presented without objection.
Is there a second?
Thank you, Commissioner Riley.
It's been moved and seconded to approve the Minutes as presented, without objection.
Is there any discussion on the motion to approve?
Without discussion, is there any objection?
Without objection, the Minutes from December the 10th, 2025 will be approved.
Tonight we have 9 items of general business across 4 applications.
Items 8A through I the chair moves to approve the agenda as presented without

objection.
Is there a second?

Melvin Bush 1:56
ISO 2nd.

Walls, Garrett 1:57
Thank you, Commissioner Bush.
It's been moved and seconded to approve the agenda, as presented without objection.
Is there any discussion on the motion?
Without discussion, is there any objection?
Without objection, the agenda will be adopted as presented.
I'll now read a summary of our policies and procedures for this evening's meeting.
Please make sure your home or computer microphone is on mute. Unless you're speaking the planning and zoning Commission meeting is a quasi judicial hearing.
There is no swearing in of those who will give testimony, but.
It is presumed that all parties are telling the truth.
When addressing the Commission as an applicant or their representative, please state your first and last name as well as the organization that you're representing, and you may additionally say if you are an Aurora resident, if you are addressing the Commission as a member of the general public for.
Public testimony.
Please state your first and last name and if you are an Aurora resident, for each agenda item, there will be an initial presentation by city staff.
Afterward, Commissioners may ask questions of staff.
Discussion of agenda items by Commissioners will be conducted only following.
Emotion and a second following the staff presentation, the applicant or their representative may choose to make a presentation or answer questions. The applicant will have 10 minutes for their presentation.
Commissioners may ask questions of the applicant, members of the public that have signed up to speak will each have 3 minutes to speak on the agenda item during this public comment period, it is asked that only new information be presented. The same arguments should not be repeated.
Commissioners may ask questions of the public following their comments.

After public comments, the applicant will have 5 minutes to address any public comments. Commissioners may ask questions of the applicant.
The chair will ensure all Commissioners have no further questions of the applicant or staff.
The chair will then call for the question after a motion has been made and seconded.
The Commissioners will then discuss the case amongst themselves. After the discussion, the chair will call the question.
Commissioners are finders of fact and will vote based on their evaluation of the evidence presented as compared to code Section 146. All rulings by the planning and Zoning Commission are normally final exceptions or zoning map amendments, zoning, code amendments and comprehensive plan amendments that need city.
Council approval decisions by the Commission can be appealed to City Council by presenting a written appeal to the city manager within 10 calendar days of the public hearing.
City Council also has the discretion to call up any case, whether an appeal has been made or not.
Notices for this virtual meeting were published posted to the city website.
And the development projects were posted with signs on the properties.
Notices were also mailed to adjacent land owners per city requirements.
Without consent, we'll move into this evening's first case, which is agenda item 8A recording for the Minutes Commissioner site visits.
Let me see if I can expand my cameras here so I can see everyone.
Commissioner Riley, Commissioner Jacque, Commissioner, banker, Commissioner Hogan, Commissioner Bush and Commissioner walls.
OK, agenda item 8A is the Warren St. Townhomes site plan, with adjustments located in Ward 4.
Our case manager this evening is Rasheed Robba.
The applicant is the world real estate development company, Rasheed. The floor is yours.

RR **Rabbaa, Rachid** 5:18
Thank you, Mr. Chair.
Good evening, commissioners.
I am Rashid Rabah, presenting for staff to, not for your review, is a site plan with two adjustments.

The applicant.
The word real estate Development Company LLC is requesting approval of a site plan with two adjustments for two townhome buildings totaling 14 units on 0.71 acres.
The subject property is to the North East corner of South Gallina St. and E Warren Ave.
The site is bonded by an animal clinic to the North self storage to the east and emission testing facility to the South and multi family to the West.
The subject property is zoned mixed-use corridor District MUC in sub area.
A.
The proposed land use single family attached townhomes is permitted in this within the city corridor, place type and Aurora Place comprehensive plan.
These are images of the site from different street from South Gallina and Warren St. It.
For Jason, property owners and 13 registered neighborhood organization were notified.
Notice of hearing board and mailing were post and sent. No comment were received during the Staff review or following the notice. Posting on for the hearing.
A neighborhood meeting was not held.
Images of public hearing signs posted on the site.
There were two issues discussed during the review.
One was for the two adjustment and the building design.
The two adjustments are requested for the lot area and the lot parinish staff support.
The two adjustment requests for the minimal lot area and the minimal large frontage for a single family attached townhomes.
The proposal made the adjustment criteria the reduction to the lot size and the lot furnish does not adverse any effect to the development quality.
The second was the applicant works with the staff to achieve building, architect and design that comply with the city code.
The entrance to all unit in both building facades, the street and the buildings incorporate variety of materials including break siding, cementous Taco, custom metal panels and a large black frame. Aluminium windows building, elevation, future variety and materials and colours.
The building made the design required outlined by the city code.
The proposed site plan complies with the code criteria for approval for the following reasons.

The proposal is recognized as a second land use within the city corridor place type in the Aurora Place plan aligned with objective of the mixed-use zoning district and complies with the UDO standard and criteria.
There is a capacity with the existing city, infrastructure and public improvement and any burden have been mitigated.
The proposal is compatible with surrounding uses and is consistent with existing development patterns in the area.
Staff find agenda item 8A for site plan with two adjustment meet approval criteria, with the following condition resolution of outstanding technical issues prior to recommendation of site plan and issuing of any building permit. And with that I conclude my presentation.
I'm here to answer any question you might have.
Also, the applicant is present. Thank you.

Walls, Garrett 9:38
Great. Great.
Thank you, Rasheed.
I'll open the floor for questions from the Commission.

Rabbaa, Rachid 9:40
Thank you.

Walls, Garrett 9:47
OK. And you said the applicant is just available for questions, is that correct?

Rabbaa, Rachid 9:52
That is correct.

Walls, Garrett 9:54
Any questions from the Commission for the applicant?
OK, seeing none. Stephanie, do we have any members of the public sign up to speak on 8A?

Beard, Stephanie 10:05
No chair, we do not.

Walls, Garrett 10:07
OK. With that, I will close this portion of the public hearing on 8A and entertain a motion.

Melvin Bush 10:14
Chair. I would like to make a a motion on agenda item 8A site plan with two adjustments based on the staff recommendation, the presentation and discussion at this evening's public hearing, I move to approve with one condition, the site plan with two adjustments for lot size.
And lot frontage standards because the proposal.
Complies with the requirements of code Section 146.
.5.
54 three B3C of the unified.
Excuse me, the Unified Development Ordinance for the reasons stated in the staff report approval is subject to the following conditions, one and that is the resolution of outstanding technical issues prior to.
Recordation of the site plan.
And the issuance of the building permits.

Walls, Garrett 11:14
Commissioner Bush, it's been moved to approve agenda item 8A.
Is there a second Commissioner bank?
I thank you very much.
That's been moved and seconded to approve 8A. I'll open the floor for discussion.
I'll just add for the record, I appreciate Rasheed. Your package that you put together for this particular agenda item.
It was easy to understand, I think, with a lack of questions from the Commission that stands for itself.
I appreciate everything was clearly laid out and I think this will be a great addition to Ward 4.
Thank you very much.
I support this motion.

RR **Rabbaa, Rachid** 11:51
Thank you.

WG **Walls, Garrett** 11:53
Further discussion on the adoption of a A.
Without discussion, I'll call the roll Commissioner Jacque, Commissioner Bush.

GJ **Gayle Jetchick** 12:00
Approve.

MB **Melvin Bush** 12:02
Hi proof.

WG **Walls, Garrett** 12:03
Commissioner Riley.

CR **Colonel Mike Riley** 12:05
I approve.

WG **Walls, Garrett** 12:06
Commissioner, banker.

SB **Sunny Banka** 12:08
I approve.

WG **Walls, Garrett** 12:09
Commissioner Hogan.

HB **Hogan, Becky** 12:10
Approve.

WG **Walls, Garrett** 12:12
And Commissioner Walls also votes to approve that six votes to approve agenda item 8A is approved.

Rabbaa, Rachid 12:17
Thank you.

Walls, Garrett 12:19
OK, next agenda item.
This will be a joint presentation covering items B through D agenda item 8, BC and D which is the windler neighborhood C masonry adjustment. Major site plan is the first item I'll record for the Minutes Commissioner site visits to the Windler neighborhood project Commissioner Riley, Commissioner Judgit Comm.
Banker Commissioner Bush, Commissioner Hogan and Commissioner Walls.
OK, starting with the joint presentation on the Windler neighborhood C masonry adjustment, our case manager this evening is Connor Bailey. Conner Connor, the floor is yours.
Connor, you muted?

Bailey, Connor 13:14
Apologize for that.
Thank you so much. Is let me go back to sharing real quick.
OK, I wanna make sure you're able to see my screen.

Melvin Bush 13:26
Yes.

Bailey, Connor 13:27
OK, awesome. As I was saying.
Good evening, commissioners.
My name is Connor Bailey, and I'll be presenting for staff tonight. Regarding the winner, masonry adjustments, the major adjustments application.
So getting into the request, the applicant, GVP Wemner LLC is requesting major adjustments to allow masonry for single family attached housing types to be below the 50% required minimum for the 343 separate approved site plans in the one layer development.
These three approved site plans include Oneward, neighborhood C, neighborhood P, phase three, PA 25 and Midtown. All three neighborhoods have a current zoning

designation of medium density residential. The R2 neighborhood C has a comprehensive plan place type of emerging neighborhood, while neighborhood P and Midtown have.
A mix between emerging neighborhood and city corridor.
As seen in the facility map, the one LR development is found in Northeast Aurora.
At the intersection of E470 and East.
48th Ave. the boundaries of the one large development are shown in red on the vicinity map.
Both neighborhood C and town are located east of E 470, between E 56th Ave. and E 48th Ave. while neighborhood P is located West of E470 and South of east four on 48th Ave.

CB **Cammarata, Brandon** 14:53
Hey, Connor, this is Brandon.

BC **Bailey, Connor** 14:54
Yes.

CB **Cammarata, Brandon** 14:56
Are your slides moving forward or not moving forward? For me, I don't know if they're moving forward for the Commission.

WG **Walls, Garrett** 15:03
They are not.

BC **Bailey, Connor** 15:04
They are not.

CB **Cammarata, Brandon** 15:04
OK.

WG **Walls, Garrett** 15:06
No, no.

BC **Bailey, Connor** 15:07

Let me.
Do this real quick.
OK.
Let me just test, are they moving forward?

Cammarata, Brandon 15:34
Yes.

Bailey, Connor 15:35
OK.

Gayle Jetchick 15:35
Yes.

Sunny Banka 15:35
Yes.

Bailey, Connor 15:35
Awesome. OK, apologize for that.
Thank you so much.
Let me go to the vicinity map here. So again, as I said that the one development is found in Northeast Aurora at the intersection of E470 and E 48th Ave.
The boundaries of the One North development are shown in red. Both neighborhood C and Midtown are located within E, located east of E 470 between E 56th Ave. and E-40.
The 8th Ave. while neighborhood P is located West of E470 and South of EE 48th Ave.
As shown here in the aerial map, you can see aerials for all three of the one neighborhoods. The aerials are from late September of 2025.
One neighborhood C currently has single family residential under construction, while neighborhood P and Midtown are undergoing land clearing and land development.
The one LR development is surround by a mix of master plan developments ranging from light industrial to residential uses. Fall and Winder is located to the north.
Sun Empire to the east, Aurora Highlands to the South, and Green Valley Ranch, east to the West. As previously discussed, all three one neighborhoods have have a

current zoning designation of medium density residential, the R2.
The surrounding areas include a mix similar to medium density residential mixed-use airport, the MUA and Airport district ad.
Please note the surrounding areas are mostly vacant and are planned for development.
I just want to kind of get into the requested adjustments only apply to the single family attached housing types, which that includes the single family attached green cords, two-story and three story townhouses, a proposed within the three onelear neighborhoods.
All three neighborhoods are designed to provide a variety of housing types as currently approved, there are 222 single family attached units. Of the total 1173 units approved within all three neighborhoods, as seen on this slide, the breakdown of. Single family attached per neighborhood is detailed. All the single family attached housing types represent approximately 37% in neighborhood C.
12% in Midtown and 15% in.
Neighborhood P so the major issues that were discussed during the development review include the following. One, the clarification of the masonry mitigation percentages in point system, the 1/3 design review requirements and process for masonry mitigation. And three, the provision of detailed examples within the mitigation framework, so.
Getting into the mitigation design framework and what was resolved in the review process.
So the applicant is proposing to reduce or eliminate the minimum masonry requirements based on mitigating design measures above and beyond the architectural design requirements of the code.
Additional design elements include window variations, changing amassing entry features that project out from the building distinct colors for.
For the building and character styles and architectural character styles as well, specific townhouse features that enhance architectural detail and community design.
Have been assigned point values similar to what we have in our UDO table for.
Single family detached homes, as you see in this table, a system of five brackets or ranges are provided for masonry. Below the required 50% for single family attached or townhouses. The bracket with the lease reduction is 49% to 40% and requires 4 mitigation points.
While the bracket with the highest reduction is 9% to 0%.

And requires 8 mitigation points.
The remaining brackets in between are categorized in increments of 10 and increase one mitigation point as each bracket gets closer to the highest reduction bracket.
Please note that the 1/3 design guidelines are still applicable for every mitigation bracket during the review process. Staff work closely with the applicant to ensure clarification on the masonry mitigation percentage brackets and that the mitigation points that were associated.
Revisions were made to clarify that there was no overlap and rounding or up or down to certain brackets, and a summary table was provided.
Link in the mitigation points to the specific mitigation brackets.
Moving on to the second item, throughout the review process, staff worked with the applicant, the master developer, to develop the requirements and processing of the masonry mitigation.
Masonry mitigation is only allowed through the one third design review process.
Including Predesign review and design submittals and then requiring a certificate of approval by the design and Review Committee.
And then moving on staff also coordinate with the applicant during the review process. Regarding the example exhibits provided in the mitigation framework, these example exhibits were included in the framework to builder illustrate the different types of scenarios that could be applied in separate neighborhoods. As you see what?
This example right here we have a townhouse with 50% masonry and how that compares to a townhouse with 0% masonry and then.
It's requesting.
8 mitigation points for that reduction, which is being mitigated with additional window and entry articulation as you see here, that's detailed by including a two-story porch and a 1 1/2 foot Bay for 100% of the units and then using window articulation for for.
69% of the windows.
Another example that you see here illustrates townhouses with 15% masonry and is requesting 7 mitigation points.
Which that is being mitigated by additional character styles and entry articulation.
In this example, it's including three.
Different character styles for the townhouses and then including that 1 1/2 foot Bay for 100% of the units.

So getting into the Community response, 50 adjacent property owners and six registered neighborhood organizations were notified.
No comments were received during the review of the application.
Therefore, known neighborhood meeting was held. Legal notice appeared in the Aurora Sentinel on January 1st, 2026.
The applicant submitted verification in the mailing and public hearing notices to adjacent property owners and the neighborhood organizations. 6 publics know the signs were posted on in total for the three subject sites and no comments were received during the DA review process.
So the major adjustment approval criteria that is found within Section 146 Dash 5.4 dot.
Or dot D .3.
It's a unified development ordinance that includes, first, that the major adjustment will have no material adverse impact on the budding lot or material adverse impacts. Since mitigation will be provided by the applicant.
And this the mitigation framework provided by the applicant does provide additional architectural details, including window variations, changing and massing entry features that project out from the building, including Stoops and porches.
Distinct colors for character styles in architectural character styles that enhance the community and streetscape design and makes up for the reduction in masonry.
I do want to also point out that they requested adjustments only apply to single family attached housing types proposed within the three one neighborhoods, and then all three neighborhoods are designed to provide that variation of housing types. So what?
That is only applying to 222 units.
It's Audi 1173.
Therefore, the adjustment is specific to a certain number of units, and each of the neighborhood and will not have a adverse impact to the majority of units within each neighborhood. Second, the adjustment does not violate any conditions of approval specifically applied to the development of the property by.
The planning and zoning commissions, or City Council, and then third, the adjustment will result in a perception of development quality as viewed from adjacent streets in a budding lots.
That is equal to or better than would have been required without the adjustments the mitigation framework provided by the applicant includes architectural details and

community design enhancements that are above UDO requirements and above current one. LR design guideline requirements.
In summary, the applicant meets all three approval criteria for the major adjustments.
With that, staff recommends approval for the following three major adjustments.
Approve the major adjustment request for single family attached.
Masonry requirements within one learn neighborhood C for agenda item 8B1, their neighborhood P, phase three.
PA25 for agenda item 8C and one they're in Midtown with agenda item 8D. All with that, because the proposal complies with the requirements of section 146-5 dot 4.4 dot D3 of the Unified Development Ordinance.
With that, that concludes Staff's presentation.
I'm happy to answer any.
Questions. If there are any. If not, we can move on to the applicant's presentation.

WG **Walls, Garrett** 25:15
Great. Thank you so much, Connor.
You guys are starting 2026 off with a bang, Rasheed and you?

BC **Bailey, Connor** 25:19
Yeah.

WG **Walls, Garrett** 25:20
I appreciate the graphics in your slideshow.
Stepping it up a notch this year, I appreciate that.
I'll open the floor for comments from the Commission or questions Commissioner Riley.

BC **Bailey, Connor** 25:26
I appreciate it.

CR **Colonel Mike Riley** 25:30
Thank you.
An education point for me when you talk about mitigation points.
From your excellent briefing, I understand that is a change in architectural features.
By removing the masonry windows stand out better porch to stand out better. I just

want to confirm that because that's the first time I've been in a hearing where that, that that language has come up.

Bailey, Connor 25:54
That that's correct.
Commissioner Riley, essentially, with there being the reduction in masonry, is there are additional architectural features that are being provided to make up for that reduction in masonry.
So that is everything with different window treatments and as a percentage of window treatments that is being applied, that is with entry articulation.
So Stoops and porches.
That's also with massing the base that I kind of talked about and then the difference in adding additional architectural architectural Charles and then colour palettes, what those architectural styles.

Colonel Mike Riley 26:28
Question I had on page 53. They gave the reasons for why this is being done.
The term in there was called city in transition.
I don't know that term.
Can you explain that one?

Bailey, Connor 26:39
Is with a city in transition. I know that.
As with that thinking, do do do.
Is with city and transition is.
I know what it comes when we're coming into our emerging neighborhoods that here we're providing.
Different architectural styles that are going to apply.
It allows for more that flexibility.
That's going to happen with our emerging neighborhoods.
So it's something that we've kind of find within our Subarus C if that makes any sense.

Colonel Mike Riley 27:19

It does. I just new term for me.
Thank you very much for clarifying.

Bailey, Connor 27:20
Yep, no, of course. I appreciate you on that, Commissioner Riley.

Walls, Garrett 27:26
Further questions from the Commission for staff.
OK, seeing none, we will move on to the applicant presentation and you will have 10 minutes to present.
Please state your name and you may optionally state whether you're an Aurora resident or not.

Chris Fellows 27:44
Hello, Commissioners, Christopher Fellows, 9155 E.
Nichols Ave. Ste. 360 Centennial Co Happy New Year.
Nice to see all of you.
Thank you for the time this evening.
Appreciate getting to see you again.
I don't think I've bugged Commissioner Riley before, but we'll we'll get him tonight and get going.
So hello and welcome.
Thank you for having us.
I think we have a few slides up, Connor.
Thanks for doing a nice job on the presentation.
And thank you to staff for helping us get to this point this evening. And Connor, if you have our presentation, I think you do to put up.

Bailey, Connor 28:23
Yeah. Let me pull that up real quick.

Chris Fellows 28:25
Place and we'll go quickly and I'm going to turn you over quickly to Kevin Yoshida. Who's lead this for us. And as a professional licensed architect and does a remarkable job on our projects and helps us. And we'll let you talk to Kevin here in

just a second.
Which will probably be more enjoyable for everybody, but I'll I'll bug you with a couple comments first.
And as as Connor is pulling this up, one of the things leading the charge this evening is there are some products that we think are really important in, in communities to have the right kind of mixing of product types and the right kind of fabric and to get. To the end results that we all want, we think diverse product types help communities look better.
We think townhomes are an important part of that.
And as I'm sure you all know, townhomes are becoming harder and harder and harder to deliver to the market.
That insurance requirements, building requirements, code requirements are all driving price points of town homes, to the point where they're becoming hard to deliver.
And a big part of what's driving us here is we think we have some ways to deliver high quality outcomes at more affordable pricing to make housing more attainable and preserve the mix of townhomes in our overall mix of the project.
Connery having any luck on the shots?

BC **Bailey, Connor** 29:59
Is I wanna make sure is everyone able to see my screen because I think I am sharing it but.

WG **Walls, Garrett** 30:04
We we're seeing your previous presentation, Connor, your staff presentation.

BC **Bailey, Connor** 30:07
Oh, OK then let me make sure that's all closed, though it might just be conflicting.

WG **Walls, Garrett** 30:15
And Chris, I will add some more time on there for you.

CF **Chris Fellows** 30:21
Thank you, chair.

I was just going to tease about that, but thank you.
I'll try not to use it.

Walls, Garrett 30:26
No worries.

Chris Fellows 30:36
I was pleased to see that a number of you got to take a field trip out in the community. I was going to suggest that was done.
So I really, really appreciate that you've all done that. I hope that you were pleased and and.
Impressed with what's going on there.
We're really, really proud of what's happening out there and really tickled on how the community's coming about. So I hope you were similarly impressed in your tour and we can go to there. It is, Connor. Thank you.
We can go to the next screen.
This is just an aerial view to show you just from another angle what Connor already presented in his presentation of the the WINDLER community.
Kind of a a fun angle and we can skip ahead, Connor.
And this, for those of you that were able to make the field trip the the project, the big project on the right is Discovery Park, which is other than the swimming pool and community building, Discovery Park is now completed.
We're absolutely ecstatic about how the park came out.
We unfortunately I think it's gonna replace. I'm a little biased, but I think it's gonna replace.
High Prairie Park at painted Prairie and become the best park in the city of Aurora.
But we're.
We're thrilled with the park and how it came out and really tickled and we think 1881 is also gonna become a real a real cherished project within the city.
Go ahead, please, Connor.
This just shows you the neighborhoods Connor already hit this and did a nice job so we can skip ahead again.
And this is a graphic that we thought would help make a point of what we're talking about.
I I was around when the masonry requirement came.

To Aurora in the in the words of Tom Raganetti, Aurora had a pretty big problem and they needed a broad act solution to solve a pretty big problem. Since that time we've had almost 30 years really to evolve and tools and techniques in our in our trade have.
Advanced and I think we can now get better outcomes by using some scalpel approaches rather than the broad acts.
So here's an example where.
We think masonry, which can be valuable.
Doesn't always equal better design and isn't always needed to have better design.
There are all the other tools that Connor mentioned earlier, but in the upper left hand.
Pretty darn cool project.
100% masonry, but right next to it to the right and I'm pretty sure that's the painted ladies in San Francisco.
A really, really cool project that I think we'd all be thrilled to have in the city of Aurora.
And it's accomplished by using great architectural detail.
Dale and Finestration and design and great Windows and great articulation and great color, but doesn't have any masonry at all yet I think.
I would hope that all of the Commission would love to have that in the city.
I'd be thrilled to have that in my project. The lower left shows an example of a a town home project that exists in Aurora and has met the masonry requirements to the right of that is a project in the Front Range of Colorado.
That has no masonry on it.
And yet I think the style and design of the project on the lower right at least equals if doesn't surpass the one on the lower left.
So an example of where architectural style and design I think can be better tools when used properly than just the broad act solution of the masonry. I think you all know Commission that we have a real crisis in affordability and attainability in housing and with a few product.
Like I mentioned, townhomes.
We're really, really worried that we might lose that product type.
Totally across all segments because of pricing and costs.
So we are seeking to find some high quality but more affordable solutions that still lead to great high quality outcomes. I hope you know from our background and

reputation and and track record in the city, we are not trying to solve for the lowest common denominator we're trying.
To solve for building great great communities with a great homes for.
The future citizens in Aurora.
We're not trying to cut corners.
We're trying to come up with great outcomes.
We believe this request tonight helps do that, helps continue forward and would appreciate your support with that. And with that, I'm going to turn it over to Kevin Yoshida. As I mentioned, Kevin leads our architectural efforts and our Design review committee efforts and is an incredibly talented CAP.
Professional and Kevin, I'm honored to get to work with you.
I appreciate it.
You still put up with me and and ladies and gentlemen, Kevin Yoshida.

KI **kevin ideate.design** 35:20
What?

CF **Chris Fellows** 35:23
With Ida design.

KI **kevin ideate.design** 35:26
Well, thank you very much, Chris.
Yeah, just for Kevin Yoshida. Ida design.
Kudos to to the development team and Chris as well.
We talk a lot about the bold strokes that Chris talked about, about building good communities and investing in parks 1st and and these granular things about what are the increments that make great neighborhoods. And Chris did a great job of explaining kind of how we that we really.
Get down in the weeds thinking about the toolkit that we need to provide as a development team.
To open up conversations to help our get our builders build our partners building towards the same vision that we want.
Connor, if you could advance the slide.
So this is an example that Connor built out for you.
Again, it's it's an example of our process.

I bring it back.
Not only the dialogue we had with city staff but internally get checking the bottom row of what the UDO and what our base guidelines achieved and some of the other things that parts of the the tools that we'd like to add to.
The toolkit better window details, pedestrian oriented things like porches, texture and color.
At the pedestrian level that we think can help townhomes integrate better and achieve Broad City goals, as well as granular ones in terms of achieving better pricing and better attainability for our offerings to the marketplace. Aside, please.
This is another example, so we like I mentioned, we're always studying these issues and how to be adaptive and better stewards of where we're headed. This is a study that was not included in your packet, but is built on.
Those same examples that that Connor showed you.
So this is the town home product that has three styles on the column on the left and in red and white there. But the component of colour plays a huge role in those.
So developing colour schemes that are appropriate to those architectural styles.
Three of those colour styles for each of them were were hoping that this tool creates the underpinnings to create this kind of texture in the community where you drive it, you feel it, you feel like.
You're in.
Neighborhood where individuality still plays a role and like I say is is a is a is a background for.
The community building and all the other things that the soft stuff, if you will, that developers look to achieve, we can invest in, in, in the the infrastructure, in the, in the parks and but setting up the stage for a community to thrive is really where where Chris.
And I spent a lot of our our time talking last slide.
Connor, please, just a summary slide here of what we think this these mitigation points provide, which is.
The possibility to improve Community design through things other than than the masonry tool adding architectural feels that aren't necessarily acknowledged by the UDO.
But we can champion as a design review committee and and development team.
We think it addresses both the the immediacy of of maintaining attainability as, as Mr. Fellows mentioned, and to one of the questions that the comprehensive goal

included that in my letter the city in transition is is some of the formative language that was included in that plan that.
I was just reflecting back that we take very seriously again that some of these situational concerns that that come up over the course of a.
15 year idea like a comp plan, that recalibrating is is really the stage where we want to be your partner and help help move that vision forward. And yeah it it maybe addresses some of the UDO metrics and at least the way our boots on the ground have.
Been seeing it.
Some tool, some tools that we think are builder partners could could help take advantage of.
Make make build up a vision for windbiller and achieve the goals for the city.
Anything else to add, Chris, before we close?

CF **Chris Fellows** 39:21
No, Kevin, thank you.
You did a great job. Appreciate it.
Thank thank you, Chairman. Wells. I think that's our presentation concluded.
Thank you for the time.

WG **Walls, Garrett** 39:31
You bet.
Thank you guys and a happy New Year to you as well, Chris.
I'll open the floor for questions from the Commission for the applicant.

CF **Chris Fellows** 39:35
Thank you.

WG **Walls, Garrett** 39:40
Commissioner Butch, go ahead.

MB **Melvin Bush** 39:40
Chairman walls.
Yes.
Excellent presentation and well well covered. But but I just wanted to bring up one

one point that maybe the listeners might not quite understand.
We're talking visual the difference between.
The old masonry and non masonry just frame and with reference to safety and fire.
You know no longer exists.
You know the the same material that that looks like masonry is is the same material that?
That looks like other kinds of.
Fabric in a house, but we still have the same safety standards, so I just wanted to.
Reiterate that that that the the same safety standards were preference to masonry and the lower percentage of masonry is still there.

Walls, Garrett 40:50
Great. Thank you.

Melvin Bush 40:50
That's my only comment.

Walls, Garrett 40:51
Thank you, Commissioner Bush.
I may have missed it in the packet, Chris, but what was your percentage of masonry and what is the adjustment that we're looking at?

Chris Fellows 41:00
Well, it will, Commissioner walls it. It will depend on the the actual project that comes through. If this is approved by the Commission this evening. So in order to achieve the lower masonry standards, the builders that we work with will have to be offering some of these add.
Mitigations and we'll have to wait and see as those come through and then what we do is we run that through our Architectural Control Committee that Kevin leads.
And I would tell you he does a perfect job. Some of the builders thinks he's a think he's a little tough on him.
But he's he's protecting us and our investment, our community in the city's future community.
So once the builder gets through that, then if they got approval from the DRC, that package would go on with an application to the city and it would have all the metrics

and the tables showing that they complied with the mitigations.
So it it will vary as we go forward with the projects.

kevin ideate.design 41:52
So.
Just to add on if I can, it's the proposal here because we're the developer, is a framework so that we can start to work with builders within boundaries that we've worked through with on city staff on how mitigation and then how how much lower masonry could be so.
There's brackets that go in nine or ten point increments, down from 50, and then you have to achieve greater mitigation points depending on how low the masonry request is.

Chris Fellows 42:22
Chairman malls, we had it just by way of example we had a.

Walls, Garrett 42:23
And.

Chris Fellows 42:26
We had a builder at painted Prairie in the Town Center that came to us that wanted to do some town homes and they said, hey, we'd like to do this project, but we'd like to come in with a lower masonry percentage and present that to the city so.
With Kevin's help, we said back to them.
OK. What are you offering to mitigate that?
We understand that you know the the brick in the alley in the garage.
That can't be seen from the street.
Doesn't have a lot of value.
But what are you offering? In addition to mitigate?
And they said, well, we aren't offering anything. We just don't want to do the masonry and Kevin and I both said, well, we're not going to present that we're not.
We're not taking that to our friends at the city and our our friends at staff and the Planning Commission and asking him to support that so that those kind of things wouldn't make it through.
But but now if you approve this at our request this evening.

We'll have a fixed framework that people will have to operate under and they'll have to meet the point system.
And then we can present that to staff and and move forward.
So that's, that's how it'll happen.

Walls, Garrett 43:27
That makes a lot of sense.
Thank you.
I this is the first time we're seeing this sort of matrix and framework for the mitigation and I think it makes infinite sense.
It made it really clear to me kind of if you have this, this is what's required and and it creates I think a better look overall for the development.
So I appreciate that.

Chris Fellows 43:47
Thank you.

Walls, Garrett 43:48
Thanks for answering the question, Commissioner Hogan.

Chris Fellows 43:50
Yes, Sir.

Hogan, Becky 43:54
Either Chris or Kevin, my question has to do with the long term maintenance of these homes.
The one thing that Brick did provide is a little more structure.
It provided a look that didn't require quite as much long term maintenance.
Because frankly, people just didn't have to pay that much of their house.
What does this mean long term for the viability of the homes? Because wind.
The outdoor elements can weather materials.
Pretty quickly out there.

Chris Fellows 44:27
I'll. I'll give a quick answer, Commissioner, and then Kevin can add on if he would like

in the very, very long run, I think there will be a little more cost and maintenance of this kind of an approach.
Like some of those really cool vibrant colors, which I love.
I those are particularly appealing to me in the Community that will take a little more maintenance than let's just say for fun, a plain grey brick or faux brick, right?

HB **Hogan, Becky** 44:51
Right.

CF **Chris Fellows** 44:52
So that is true. On the other hand, where we're really struggling.
As a development community and as an economic together right now is the, the masonry adds a lot of cost upfront and it's kind of like the purpose of a mortgage. You get to pay for the cost of the home over time rather than if everybody had to write.
A check for the House day one.
Well, there may be a little more cost and maintenance long term, but we're looking for high quality methods to help reduce the cost upfront without hurting the community.
So hopefully the trade off is a little less expense today for a little maintenance ongoing and and we believe Commissioner Hogan and obviously we have 10s of millions of dollars of real estate left to develop at windler. If we thought this would hurt the community in any way.
We wouldn't propose it.
We we think it's a boost and a lift to the long term outcome.

KI **kevin ideate.design** 45:47
Yeah, it's a, it's true question.
I would just add to that the.
Master plan context of this. So there are layers of maintenance requirements and sub agreements between either homeowners or sub HOA's that that the exterior be maintained to a certain standard. So rather as opposed to an infill context where you might be considering this, I'd ask you to.
Also consider the master plan context and the layers of management agreements that exist.

Walls, Garrett 46:17
Commissioner Hogan, did you have a follow up question in the same vein or a separate question?

Hogan, Becky 46:22
I did. So. Thank you, Kevin, for responding to that because that was a follow up question. If this is going to require more maintenance, what do you have baked into the process to ensure that it is done by a homeowner?
So thank you Kevin for responding.

Walls, Garrett 46:39
Commissioner Rayleigh.

Colonel Mike Riley 46:40
Thank you.
So couple comments and a question.
I am very, very deliberate in ensuring that the UDO 537 the posted notices are adhered to, and when I inspected your site I was on my mountain bike going up to bat crossover 48, riding around in the construction site, looking at everything, and I was.
Quite impressed that used four by fours. Come out your posts.
And then decorate them with landscaping.
Rock it just added a very professional.
Atmosphere to the whole development.
I was very impressed.
I do like your park very, very much.
Is that park gonna be connected to the Aurora Parkway system or is that gonna be independent?
For your community.

Chris Fellows 47:24
Colonel, it's the. The park will be connected through bikeways and pathways and pedestrian connections, so it's going to be easily accessible for pipe for people that live outside of windler to get there and connect to it.

CR **Colonel Mike Riley** 47:49
Mm-hmm.

CF **Chris Fellows** 47:49
Sales that we'll have at the end of the day.
So it's all interconnected that way.

CR **Colonel Mike Riley** 47:53
All right.
And the last comment I want to make with your partners from Oakwood doing Gvre, I think their mix of homes and your mix of homes are making that whole area in the 470 quarter.
Very nice.
I appreciate that because I live right near there and I'm kind of happy to see the mix of homes that you discussed, which is why I had the question about mitigation points in the city and transition just from my own familiarity.
Thank you very much.
That's all I had.

CF **Chris Fellows** 48:22
Yes, Sir.
Thank you.

WG **Walls, Garrett** 48:24
Further questions from the Commission for the applicant.
OK, seeing none. Stephanie, do we have any members of the public sign up to speak on 8 BC or D?

BS **Beard, Stephanie** 48:35
No chair, we do not.

WG **Walls, Garrett** 48:37
OK, at this time I'll close this portion of the public hearing and 1st entertain a motion

on 8B, which is the neighborhood C masonry adjustment, which is the major site plan adjustment.

Hogan, Becky 48:50
Sure, wells. I'm happy to introduce agenda item 8.

Walls, Garrett 48:51
Yes, comma.

Hogan, Becky 48:56
B. Based upon the staff recommendation.
The presentation and discussion at this evening's public hearing I move to approve the major adjustment request for single family attached masonry requirements within Windler neighborhood St. because the proposal complies with the requirements of section 146, Dash 5.4, point 4, point D, .3.
Of the Unified Development Ordinance for the reasons stated in the staff report.

Walls, Garrett 49:27
We thank you, Commissioner Hogan.
It's been moved to approve agenda item 8B. Is there a second?
Commissioner Jetchik, thank you very much, Commissioner Jessek. It's been moved to approve agenda item 8B.

Gayle Jetchick 49:32
Mister Jack.

Walls, Garrett 49:38
I'll open the floor for discussion on approval. I'd first like to start off by saying in my comments will be recorded for eight BC and D on those forthcoming motions. I think this is a phenomenal project in front of us this application.
I'm really impressed with the.
Mitigation matrix.
It's the first time I've seen something like that. Something before the Commission like this, and I think it's a really unique way to meet and balance affordable housing, bringing down the cost of construction while still keeping the level and quality of

construction high, while also providing a really.
Nice view of a community and the different variegation between the home types.
This is going to be a really.
I can't.
Really can't wait for it to be built.
This is going to be a phenomenal community.
And just in addition to what?
Windler already is, so I fully support.
8B further discussion on the adoption of 8B.
Seeing none, I'll call the roll Commissioner Jecic.

GJ **Gayle Jetchick** 50:39
Approve.

WG **Walls, Garrett** 50:39
Commissioner Bush.

MB **Melvin Bush** 50:41
Higher proof.

WG **Walls, Garrett** 50:42
Commissioner Riley, Commissioner Benko, Commissioner Hogan.

CR **Colonel Mike Riley** 50:44
I approve.

SB **Sunny Banka** 50:46
Approve.

HB **Hogan, Becky** 50:48
Approve.

WG **Walls, Garrett** 50:49
And Commissioner Walls also votes to approve 8B is approved with six votes.

I'll now entertain a motion for 8C.
Which is the neighborhood P phase three PA 25 major site plan adjustment.

Gayle Jetchick 51:05
This is Commissioner Jacque. With regard to agenda item 8C, based on staff recommendation, the presentation and discussion at this evening's public hearing, I move to approve the major adjustment request for single family attached masonry requirement within the Windler neighborhood, P Phase three, Pennsylvania Dash 25.
Because the proposal complies with the requirement of section 146.
Dash 544D3.
Of the Unified Development Ordinance for the recent state of the staff report.

Walls, Garrett 51:38
Thank you, Commissioner jecic.
It's been moved to approve agenda item 8C. Is there a second?
Thank you, Commissioner Riley.
It's been moved and seconded to approve agenda item 8C. I'll open the floor for discussion.
Without discussion, I'll call the roll Commissioner Jecic.

Gayle Jetchick 51:58
Approve.

Walls, Garrett 51:59
Commissioner Bush, Commissioner Riley.

Melvin Bush 52:00
I approve.

Colonel Mike Riley 52:03
I approve.

Walls, Garrett 52:04
Commissioner banca.

Sunny Banka 52:06
Approve.

Walls, Garrett 52:07
Commissioner Hogan.

Hogan, Becky 52:08
Approve.

Walls, Garrett 52:10
And Commissioner Walls also votes to approve agenda item 8C is approved with six votes.
I'll now entertain a motion on agenda item 8D, which is the let's see D is the Midtown masonry adjustment. The major site plan adjustment.
OK. On agenda item 8.
D The windler midtown masonry adjustment major site plan adjustment, the chair raises to a motion based on the staff recommendation.
The presentation and discussion at this evening's public hearing I move to approve the major adjustment request for single family attached masonry requirements within the WINDLER Midtown. Because the proposal complies with the requirements of section 146-54D3 of the UDO for the.
Reasons stated in the staff report.
The chair has moved to approve agenda item 8.
D is there a second, Commissioner Riley? Thank you.
It's been moved and seconded on 8D approval.
I'll open the floor for discussion.
Continue. No discussion.
I'll call the roll Commissioner Jecic.

Gayle Jetchick 53:13
Approve.

Walls, Garrett 53:14
Commissioner Bush.

Melvin Bush 53:16
Approve.

Walls, Garrett 53:17
Commissioner Riley.

Colonel Mike Riley 53:18
I approve.

Walls, Garrett 53:19
Commissioner banka.

Sunny Banka 53:20
Approved.

Walls, Garrett 53:21
Commissioner Hogan.

Hogan, Becky 53:23
Approve.

Walls, Garrett 53:24
And Commissioner Walls also votes to approve agenda item 8D has been approved.
Thank you guys for the presentation.
Connor, great job as well.
And also Chris, we may call on you to do some classes on posting. Again, like Colonel Riley said, that was phenomenal.
It was very easy to find and you guys made it look nice, so that's definitely not lost on us.
I think you have a pretty committed Commission.

Chris Fellows 53:47
Ben.

Walls, Garrett 53:49
This term, and we all try and do as many site visits as we can.
And that made it super easy as a Commissioner to see the posting recognize the site and tour around and drive around a bit. So thank you.

Chris Fellows 54:03
Chairman Walls, thank you. Thank the whole Commission.
Appreciate your time.
Thank you for the comments and thank you again to staff who did a great job working with us.
So appreciate the time tonight.
Have a great rest of your evening and thank you again.

Walls, Garrett 54:16
Thank you.
OK, we are now moving on to agenda item 8 EF and G, which is the quick trip 4217.
First recording for the Minutes Commissioner site visits Commissioner Jecic Riley, Benka Bush Hogan and walls.
And before we start with the staff presentation, our case manager this evening is Ani karbashi and the applicant is Kwik Trip Corporation.
I wanted to find out from the Commissioners. I visited the site today and had some issues with the posting on the property.
The sign was not posted and it was completely absent when I visited the property today.
And I wanted to.
It's my intention to move to delay this agenda item until our next scheduled scheduled meeting based on our posting requirements.
So I wanted to get feedback from the rest of the Commission.
Were you able to verify sign postings at the site?
Go ahead.
And you can speak.
Commissioner Riley.
Yeah, you're muted.

Colonel Mike Riley 55:22
I went there three different times. Just benefit of the doubt walked right up to the sign and and noted that it does not comply with 537 in two aspects.
That's a May 25 sign, which means it's well past its 10 days from having been pulled down.
In my opinion, I don't think the developer has paid attention to detail and I would concur that the public was not properly notified and therefore we should not move forward on this particular issue this evening.

Walls, Garrett 55:53
OK, Commissioner banka.

Sunny Banka 55:56
I agree and.
There was a sign at about 35th in Chambers.
Is that I didn't look at the date on that. Is that the may date?
But there was one at 35th. You know, I just don't see where a quick trip could even go in at 38th and Chambers.

Walls, Garrett 56:15
35th you mean or 38th?

Sunny Banka 56:18
I well, at 38 I didn't see where you could put one.
That's the corner that it is. The on wrap and that. Yeah, that's the location that's in our packet. But 35th there was and there was a sign, but I didn't look at the date on it.

Walls, Garrett 56:23
OK.

Sunny Banka 56:34
Is that the one that?
Commissioner Riley's talking about.

Walls, Garrett 56:40
I'm I'm not sure if the sign that you saw was the same one. I'm assuming that it is, but I I'm not sure.

Colonel Mike Riley 56:45
Yeah, it it, it's in that open field. It's bowed.

Sunny Banka 56:45
OK.

Colonel Mike Riley 56:50
It's about 15 feet off the sidewalk.
So you you probably saw it.
It was right after 35th, and you're right, the packet said 38th.
I drove around to Helena and back around, got out of the car. I got a picture of it.
So I'm I'm I'm just attention to detail is lacking here.

Walls, Garrett 57:08
OK.
I think I've heard enough to be able to make the motion and then if there's further discussion or observations, we can do that post motion to the motion.
So I move to delay agenda items 8 EF and G to a date certain that date being our next regularly scheduled meeting, which I believe and staff help me I think is the 28th.
That should provide adequate time for proper notice on the property.

Karabashian, Ani 57:35
Yeah, that's that's correct.

Walls, Garrett 57:35
Just double checking that date. OK, perfect. Moving to the 28th.
The chair has moved to Delay 8 EF and G till the 28th due to improper notice. Is there a second and I actually see you.
I'll take the second Colonel Reilly.

You'll be noted as a second, but I see that Lena has her hand up.
So go ahead, Lina.

McClelland, Lena 57:59
Yes, chair. I just want before you set that date.
I just want to make sure that we confirm with the applicant and their team that they would be able to attend that meeting in case we need to pick a different meeting date.

Walls, Garrett 58:12
OK.
I I would be willing to, as long as you think it's allowable to say the 28th or the next regularly scheduled meeting that that meets the requirements of the applicant.
Does that that work?
OK, Colonel Riley, since you seconded, are you OK with that friendly amendment?

Colonel Mike Riley 58:31
Very much so.

Walls, Garrett 58:32
OK, I will open the floor for discussion on the motion.
Were there any other observations or anything noted Commissioner Hogan, go ahead.

Hogan, Becky 58:41
Question perhaps for the applicant.
Is there any adverse?
Consequence in delaying this for two weeks.
I think Mr. Foster or.

Amelia M. Stefan 59:02
Yeah. Hi.
Can you all hear me?

Walls, Garrett 59:04
Yes, go ahead.

Amelia M. Stefan 59:06
Good evening, commissioners.
My name is Amelia Stefan, and I'm quick trips. Attorney Representative 360 S. Garfield St. in Denver.
First of all, I would like to apologize for the improper noticing.
As you know, we were here last May for that.
ISP and I think there was probably some confusion about the sign being posted on the site.
The next regularly scheduled meeting.
Should work for the applicant.
Or even further out if that needs to be scheduled as such.
Again, I apologize and we're happy to reschedule to ensure that the public has notice.
And also we have not received any public comment on this item.

Walls, Garrett 59:57
Thank you, Amelia.
Does that answer your question, Commissioner Hogan?

Sunny Banka 59:58
Thank you.

Hogan, Becky 1:00:01
Yes, I do have a follow up question a little more directed to staff.
May I ask that please?

Walls, Garrett 1:00:06
Sure. Yes, go ahead.

Hogan, Becky 1:00:09
There were some little things, but important things in the actual stack memo on this

particular item. For instance, you have the applicant is the city of Aurora. I believe the applicant is QuikTrip. You've got in both the letter from the engineer and I'm not harping on the engine.
Because they usually see.
To this level of detail, but you have called out the southwest corner.
Of Chambers and 38th. So there were just a number of little things in this application, so I would ask that when this comes back that it's reviewed and cleaned up a bit.

KA **Karabashian, Ani** 1:00:50
Yes, I appreciate the feedback.
I think you're you're referencing the letter of introduction that was sent to us by the applicant that it said the Southwest quarter.
So I'll make sure that the applicant adjusts that.
Everything else I believe says the southeast corner.
But we'll look at everything thoroughly and make sure that you know all the details are in order.

HB **Hogan, Becky** 1:01:15
Thank you.

WG **Walls, Garrett** 1:01:17
Further comments, questions, concerns on the motion to delay.
OK, seeing none, I'll call the roll commissioner Jecic, Commissioner Bush.

GJ **Gayle Jetchick** 1:01:26
Approve.

MB **Melvin Bush** 1:01:30
Approve.

WG **Walls, Garrett** 1:01:31
Commissioner Riley.

CR **Colonel Mike Riley** 1:01:33
I approve.

Walls, Garrett 1:01:34
Commissioner banca.

Sunny Banka 1:01:35
Approve.

Walls, Garrett 1:01:36
Commissioner Hogan.

Hogan, Becky 1:01:38
I approve the delay correct.

Walls, Garrett 1:01:40
Yes.

Hogan, Becky 1:01:40
Is that correct? OK.
Just making sure. Thank you.

Walls, Garrett 1:01:42
That that's correct.
And Commissioner Walls also votes to approve.
So we will delay EF and G till our next regularly scheduled meeting or the meeting time that works for the applicant.
OK. Moving on to agenda item.
8H/I this would be a joint presentation, which is the all in one harmony commercial.
We'll start with site visits by the Commission.
We've got jetchik Riley banka Bush, Hogan and walls. OK, agenda items 8H and I all in one harmony commercial, which is a conditional use and a site plan for a motor vehicle.
Coal fueling station and our case manager again is ANI karabashian, applicant Nick's investments.
Ani, the floor is yours.

Karabashian, Ani 1:02:35

Thank you, Commissioner Walls. Good evening, commissioners.
The proposal for this project is 1 conditional use for a motor vehicle fuel dispensing station in Mxus Corridor Zone district and a site plan.
The location is the southeast corner of E Alameda Ave. and South Manhattan Rd.
The applicant is Nick's Investments LLC.
And the consultant is Vignette Studios LLC.
The zoning is administrative activity center, sub area C and the place type is commercial hub hub.
In regards to the vicinity and aerial map, the project site is the project site location is highlighted by the White Square on the screen.
The project is located on the southeastern corner at the intersection of South Bohanan Road and E Alameda Ave.
So the project site is zoned administrative activity center, which is a commercial mixed-use zoning. Any land within an administrative activity center must follow the standards applicable to the MUC Zone district.
The surrounding area around the project site is zoned medium density residential zone district R2 with single family dwellings north of the site. As part of the harmey. Harmony and adonia neighborhoods. There's undeveloped land to the South of the South and east of the site that are associated with harmony site plan #4 and West of the site, across S Bohatton Rd. Is vacant land designated as an administrative activity center in the Parklands Master Plan.
And in addition, the project site is designated as a commercial hub place type from the comprehensive plan which the proposed commercial land uses.
Are considered a primary land use.
So the project site is part of the. Also the Harmony Commercial Master Plan which was approved by the city.
The project site is in plan area one, which is highlighted by the blue box in the master plan, which is designated as an area for commercial development.
This is 2 views of the site from Alameda Ave. the first photo.
You're facing West and the second photo you're facing S into the site.
The.
Site photo is at the this site. Photo is at the corner of Poha and Alameda facing north on Pohat and Rd.

And then in terms of Community response, 9 adjacent property owners and six registered neighborhood organizations were notified. Public comments are received during development review and neighborhood meeting was held on September 23rd, 2025 and the notice of hearing boards and mailings were posted and sent.
These items listed here were issues discussed during the development review.
In terms of context and surrounding area.
There are existing residential neighborhoods that I mentioned within the surrounding area, including Harmony Adonia traditions.
In addition, I just wanted to highlight that the closest school is 1/2 mile north of the project site, which is about 2300 feet.
For context, the code requires that motor vehicle fuel dispensing stations cannot be located within 500 feet of a school.
And then in terms of the closest commercial development that is approximately a little bit over 2 miles northwest of.
Site near E470 and E6 Parkway and N Gun Club Rd. The commercial businesses that are there to gas stations with a convenience store and both of these businesses are 24 hour operations and then.
The closest liquor store in the area is a probably around like it's it's just under 2 1/2 miles from this project, which is about 13,000 feet for context.
Requires that retail liquor stores be separated by 1500 feet in distance.
And then this is just an overview of the proposal with you know, the site plan on the left and the building elevations and gas canopy on the right.
This is just a general overview of the proposal, which includes 1 multi tenant building with three tenant spaces with one fuel canopy in a patio area.
The fuel canopy is located behind.
In the building the building screening, the fuel pump canopy from the northern residential uses and also complies with code requirements regarding the placement of a fuel canopy.
The proposed building is double fronted and can be entered by the North and South South and meets the building design requirements for single story commercial buildings.
The overall design of the project complies with EU specific standards for motor vehicle fueling station.
The public improvements include road and sidewalk improvements on all sides of the site, the right of way improvements are in compliance with the harmony Commercial

master plan public improvements plan.
And then this is just an overview of neighborhood comments and concerns that were brought up during the project 57.
Comments were submitted during development review and a petition with 512 signatures and 25 comments in addition, were submitted to the city during the development review process.
Below is a summary of the general concerns expressed residents during the development review and the neighborhood meeting which was held so in terms of hours of operation while the applicant did change the gas station and convenience store hours from 24 hours to 4:00 AM.
AM to 12:00 AM based on public comments submitted, residents should have continued concerns about the hours of operation conflicting with their neighborhood's quiet hours starting at 10:00 PM, residents expressed concern about the updated hours of operation not being satisfactory and concerns around safety in relation to the.
Proposed hours of operation.
It's the potential to draw individuals to the area during later hours at night.
In terms of types of businesses proposed.
Residents expressed dislike for the project's proposed commercial land uses, a gas station, convenience store, liquor store and restaurant.
Residents noted that they would like to see commercial development in the area, but that they prefer other commercial businesses, such as a Barber shop, nail salon, coffee shop, grocery store, sit down restaurant or similar. And just for context, all proposed uses are permitted under zoning, except the motor.
Vehicle fuel.
ING Station, which is a conditional use.
And then residents had concerns about noise and light impact of the project, especially at night during neighborhood quiet hours past 10:00 PM.
In addition, residents were concerned about the lighting and the impact of the possible overflow of light from the project site to their property and then just reiterate for context, the proposed lighting that's proposed with this project meets city requirements.
Which require downward facing lighting to minimize glare and limit light spillover into adjacent properties.
And then in terms of the approval criteria that apply this project, are the conditional

use approval criteria and the site plan with no major adjustments criteria which are listed both on the screen, the project complies with the applicable conditional use criteria, including a few that I'd like to.
Highlight that the application complies with all the applicable standards and criteria in the UDO and the Harmony Commercial Master plan.
The application is consistent with the comprehensive Plan, commercial hub, place type and then the size, scale, height and land uses are compatible with the existing and planned uses in the surrounding area. The project complies with the site plan with no major adjustment criteria of approval as the APPLIC.
Complies with the applicable standards of the UDO and the Harmony Commercial Master plan. So in conclusion.
With the approval criteria in mind, staff finds to approve agenda items H.
Or 8H and 8I for the following reasons listed on the screen, with the approval to be subject to the following condition for 8H that that the applicant shall substantially comply with the operations outlined in the letter of introduction of records, significant changes to the bus.
Operations may be approved administratively if the changes do not establish a new use or expansion of use that is not permitted by zoning.
This is the conclusion of my presentation.
Thank you for everyone listening. The applicant team has a presentation as well.
I'm and I'm here to answer any questions in the meantime.

WG **Walls, Garrett** 1:11:51
Great. Thank you so much, honey.
I'll open the floor for questions from the Commission.
Hi, Commissioner Hogan.

HB **Hogan, Becky** 1:12:01
Hi Ani as noted on the previous application which you happen to do, I do not believe that the applicant is the city and and my only reason for correcting that is in some cases it is a city.
So let's make sure that that is consistent with who the applicant actually is.
My second question has to do with.
How did you feel that?
How did staff get back to this number of comments?

I mean, you had a lot of comment public comment.
How did you reply to those?
Was there an attempt to to set an additional follow up meeting with these folks?
How did you facilitate the applicant to respond to the neighborhood?

KA **Karabashian, Ani** 1:12:47
Yeah, yeah, great question. And I think I I would like in terms of your first comment, I would like to I I think we need to meet to discuss like anyway, well, we'll, I'll, I'll check in later about the first comment, but I appreciate you pointing it out.
In terms of the first or the your second question, we had when we first got the first initial wave of comments, we immediately told the applicant that you need to have a neighborhood meeting.

HB **Hogan, Becky** 1:13:14
Mm-hmm.

KA **Karabashian, Ani** 1:13:18
And that's what transpired on September 23rd. And then in addition to that, that they need to respond to all comments.
In terms of and then provide that response to us. So that is how we.
Had you know the applicant navigate that situation, you know, as the city we don't respond to each comment, but we do communicate in terms of you know.
The applicant's interest? Any applicants interested in participating in the you know the neighborhood meeting and.
Yeah.

HB **Hogan, Becky** 1:13:58
OK.
Thank you, Amy.

KA **Karabashian, Ani** 1:13:59
No problem.

WG **Walls, Garrett** 1:14:01

Honey, I have a question.
Was was there a traffic impact study done for this application?

Karabashian, Ani 1:14:07
Yes.

Walls, Garrett 1:14:09
Was there a particular reason it's not included in our packet?

Karabashian, Ani 1:14:13
I was told that traffic impact studies are not necessarily clued as exhibits, but they are provided.
So I'm not sure why it wasn't included in the packet.
Specifically, it should have been.

Beard, Stephanie 1:14:32
Hi chair walls, this is Stephanie, project coordinator.

Walls, Garrett 1:14:35
Hi, Stephanie.

Beard, Stephanie 1:14:37
Hi. So if it's OK to?

Walls, Garrett 1:14:39
Yeah, go ahead.

Beard, Stephanie 1:14:40
Interject we we will share any traffic impact studies have been provided by the case managers, the planners with their exhibits via OneDrive.
So if this is you know, provided with the exhibits, I would have to double check it would be in the OneDrive file for the traffic studies.

Walls, Garrett 1:14:57

Yeah, it's we.
Yeah. We have 8 A&E and F but we don't have anything for this agenda item.

Beard, Stephanie 1:15:00
If if it was provided.

Walls, Garrett 1:15:06
So the only reason I ask it's important some of the public comment and feedback that was in our packet as I was reading through specifically references the need and hope for development of traffic lights.
So I was really wanting to dig in.
To the level of service and the warrants and needs on this project.
So I don't know if Dean is with.
Or someone from traffic is with us. That could kind of as means of verbal testimony in the hearing kind of walk us through some of those.
I don't remember seeing the Harmony Commercial master plan, so I don't know if any of those things were included in the original master plan or what the plan is for any stop lights or any signaling.
If you could walk us through that, that would be great.

Igo, Jason 1:15:54
Yeah, this is Jason. I got with development services traffic.
And we've looked at the level of service in the master plan and we did a traffic impact traffic letter with this application itself and reviewed the.
Signalize it if it met warrants, it doesn't meet warrants at this time.
It doesn't meet the 8 hour warrant at this time, so with the development coming in.

Walls, Garrett 1:16:29
On on both measures for the future.

Igo, Jason 1:16:33
Well, it will meet warrants later on, but at with this development, it won't meet warrants.

Walls, Garrett 1:16:33
Or.

Igo, Jason 1:16:44
So what's what's another development comes in?

Walls, Garrett 1:16:44
Understanding that this is the first piece.

Igo, Jason 1:16:47
It will likely need to be signalized at that time.

Walls, Garrett 1:16:52
OK.
Thank you.
Further questions from the Commission for Staff Commissioner Hogan.

Hogan, Becky 1:16:56
A follow up on your question were funds collected for those future signals?

Igo, Jason 1:17:03
They will be.

Hogan, Becky 1:17:05
At what point?

Igo, Jason 1:17:08
Before.
Cos will be TCOS will be given.
So when they're building it.

Hogan, Becky 1:17:15
OK.

So they will be collected and then once they meet warrants, then the funds will be in to trigger a traffic signal. Is that correct?

Igo, Jason 1:17:24
Correct, yes.
And they have the note on their site plan stating that they'll give the 25%.

Hogan, Becky 1:17:26
Yeah.
Excellent. Thank you. Thank you very much.

Igo, Jason 1:17:32
For that signal.
You're welcome.

Walls, Garrett 1:17:36
Any further questions from the Commission for staff?
Seeing none, we'll move on to the applicant presentation.
You'll have 10 minutes to present.
Please state your name and you may optionally state whether or not you are an Aurora resident.

Terence Hoaglund 1:17:55
All right.
Excuse me.
My name is Terence Folken with vignette studios of 620 Heather Court in Fort Collins, Co.
I'm gonna try to share my screen here.
Alright, don't.
Everybody can see this.

Walls, Garrett 1:18:24
Yes, go ahead.

Terence Hoaglund 1:18:25

Anyway, thank you, Annie. City staff and members of the Planning Commission.
Andy did an excellent presentation.
I'm going to reviewing some of the same material, so I'll try to skip over that quickly.
Like I said, I am terrified architect on the project with me tonight is Manaraj Singh with Nixon investment, also with all the one in Colorado.
He's be the developer and operator.
Playing Matheson.
Project manager, EPS group or civil engineer will be here.
Lawrence Steppenbush architect and Brendan Wilson, our traffic engineer, could not make it tonight.
As Angie said, we are part of the Harmony commercials site plan here at the southeast corner of Alameda Ave. and Paul Houghton Rd.
Harmony commercial is kind of highlighted in the Peach color and our lot one that we're talking about tonight is in the red color right here.
This shows the overall layout of the Harmony commercial math plan that was approved back in spring of 2024. The master plan laid out the local private St. network.
Designated the street with sidewalk, Woods. Pkwy standards and general uses.
It also outlined the detention facilities.
And again, we are lot 1 here in the corner.
As part of what we're building lot 1, we will be building the private streets that are outlined with these.
Arrows and lines here, which is our East West Street.
BN South St.
A to this point as well as this corner.
Our access to the site we will be extracting fluid movement, intersection of this location with a right turn line and left turn lane.
Bill will have a right in right out at this location with the where we are expecting the right turn lane in there will be a right in right out onto S bajaaton road. And we're again, we're constructing a right turn lane and in the future.
There'll be full movement intersection here as well as down here in the filing.
14 he's part of the road network will be built when the future lots are developed.
Again, our site plan we have about 1.45 acres on the site within the public sidewalks.
Access site is via full movement intersection. Here on Street B to the South, right in right in movement only on street A.

Coming off Alameda.
Well, we have a 9747 square foot building.
We have placed it here in the northeast corner.
It is double sided.
So you can count access from Malone.
He can also access from the South. The fuel pumps are placed the South of the building, away from the neighborhood. Neighboring residences in the building.
We have 3 uses.
We have a 4000 foot square foot liquor store, a 4000 square foot convenience store and a 1747 square foot.
Pathway.
Restaurant.
There are 6 field pumps located here.
An additional diesel pump that is not covered.
30 parking spaces are required.
We are providing 32 spaces.
In addition, we do have an outdoor patio that we're putting up on it for shade. Now privacy and screening.
We also have a low or a iron fence around the patio, that kind of screen up from the vehicle uses as well as landscaping and some trees.
We we do provide pedestrian access throughout the site.
There are detached sidewalks, of course. Along Alameda Pohontin, there are also detached sidewalks along the private streets, Long St. A and St. B. And also we have direct adjacent connections throughout the site indicated by the red lines here. Both the street a pond and Alameda.
Our building elevations we have kind of done more of a contemporary modern look with this. Again we have 4 sided architecture. This is the elevation that faces Alameda. The elevation up to the South gas canopies to the east, which is a restaurant and to the West which is.
Pop hunting.
Most of our colors are included stucco metal panels, a wood composite with Firth tone colors.
A little bit about where we are.
Again, back to the vicinity map. We're about approximately 300 feet to the from our property corner to the black lot line that closest residence in harmony.

There is a artificial St. and open space in between both of us, and we're about 480 feet. The closest residence in that in.
As Anne said, she and I measured it slightly differently.
But we still meet in town.
We're about 2500 feet from the closest school and about 3500 feet as the walkways go.
Again, this both exceed the 500 foot minimum in the conditional use permit.
And as Amy pointed out, we're about two miles, a little over 2 miles to the nearest commercial properties, which are QT and Sub 11, which are both 24 hour operations.
This is only a commercial facilities in the area at this point in time. While their dad will be will be more in the future.
Want to point out some project details?
Some of this we've already covered, but this is not another corporate story.
This is locally owned and operated business.
There are five currently 5, all in one stores in operation or under construction and design, with more plan as Amy talked about, we have just our operating hours.
We are will not be a 24 operation.
Our convenience stores will be open from 4:00 AM to midnight. Liquor store will be 8:00 AM to midnight.
And the cafe restaurant will be from 6:00 AM to 10:00 PM.
Yeah. So I stayed over providing and inviting patio travelers to provide shade and outdoor seating for the restaurant.
The patio also has fencing to separate and protect it from vehicle uses.
We are providing extra bike parking to encourage our neighbors back in.
I did not mention this.
Two parking 2 bike parking spaces are required.
We're providing 5.
We provided multiple pedestrian connections.
Retail Cafe restaurant will be operated by independent operator, while an operator has not been in debt.
Identified at this time, it could have been a fast casual restaurant, standard restaurant, coffee shop, et cetera.
There'll be indoor and outdoor seating, but we do anticipate a fair amount of takeout orders.
As I stated, billing self was designed not to look like a standard convenience store

designed as contemporary theme, with heavy emphasis on a variety of metal, wood and masonry stucco materials, and there's extensive landscaping on the site, all designed with low water use principles in mind.
This includes extensive curbside landscaping, St. trees buffer yards with no truff.
We have heard loud and clear from the neighbors that they would prefer a full garage grocery store.
Why? We understand that our grocery store is not available use on the harmony commercial site. The street block arrangement, not providing room for a grocery store.
The convenience store will carry me the same items as a grocery store, all but on a far more limited scale. Among other items. This will include fresh fruits, sandwiches, dairy products.
Stereo etc.
The slight lighting is also designed to be down directional and dark sky compliant per city code, while also providing adequate light to safely operate the business.
This will eliminate licensing to the adjacent neighborhoods.
In summary, we can apply a ballockable code requirements as Mandy went over, including Dimensional Standards Subdivision standards, neighbor protection standards.
In more detail, we we do not immediately, but any lots in our two district.
We comply building height standards, exterior lighting standards.
We do not have the reference containers drive through entities when they protect the lot requirements. We need to set set back a buffering a screening requirements and we will make noise requirements.
The site plan complies with Harmony Commercial master plan for eternal private streets and side access. We can meet with separation requirements from street rights away and other access points, and we meet pedestrian connectivity with detached sidewalks and pedestrian connections throughout.
We exceed parking loading requirements.
We meet all landscape screening and stormwater requirements and we do have foresighted architecture. As I previously mentioned, our lighting that down directional duck stay compliance.
Lighting and we'll meet the sign requirements.
As part of the conditional use criteria that Annie also went over.
Item a.

This application is consistent with the Harmony Commercial Master Plan and UDO has we have discussed be the site project site is when the commercial hub place tie.
See we're applying with the surrounding areas with a single story building site plan.
We're requiring that UDO as discussed.
The traffic impacts are also consistent with the surrounding area.
We will be contributing our personal share to the street and traffic light improvements.
There's of operation, our constituent, as previously previously discussed, and D use is consistent with approved harmony Commercial master plan.
And E decides contribute contributing to the completion of arterial streets along with frontage.
This is currently vacant site, so there's no dislocations of existing tenants and we have worked with city Medicaid.
Any adversity impacts as to the best, the highest degree possible, including mine.
Not limited to building placement.
Pedestrian access, inclusion of turn lanes, patios, building architecture and other items already discussed.
And that ends my presentation.
Now those fairly quick that we'd like to cover in 10 minutes, I appreciate it.

Walls, Garrett 1:28:13
Great. Thank you for your presentation.
I'll open the floor for questions from the Commission for the applicant.

Gayle Jetchick 1:28:19
This is Commissioner Jetric, when the convenience store is closed and the pumps are, well, the pumps still be available to use with a credit card.

Manraj Singh 1:28:31
Yes, they will.
This is Manraj Singh, the developer, and I am a Aurora resident.

Gayle Jetchick 1:28:38
OK. And one more question, do you have an air like tire filling?
Station on on the site.

Manraj Singh 1:28:45
He.
Yes, we will be providing that as well.

Gayle Jetchick 1:28:50
OK.
Thank you.

Walls, Garrett 1:28:53
Further questions from the Commission.
Commissioner Hogan.

Hogan, Becky 1:29:01
Commissioner walls, staff or the applicant I may have missed this, so I apologize, but did you not desire a drive through anywhere on this site?
Because obviously one is not shown.
I just didn't know because it would not be uncommon to have some kind of drive through, whether it's liquor or restaurant or at least a drive up.

Manraj Singh 1:29:27
We decided to go against the drive through concept, at least for this location.
We've been in the past, but it just adds on a lot of costs.
We're trying to keep costs down and spend it where you know, we can see a little bit better return.

Hogan, Becky 1:29:48
OK.
Thank you.

Walls, Garrett 1:29:50
I would like to know a little bit more about your interaction with the public and the public meetings or your response.
Walk us through a little bit how you mitigate it, the Community's concerns, or how you feel like the current application before us has mitigated some of those concerns.

Manraj Singh 1:30:08
Yeah, sure.
So basically a lot of the concerns were about being 24 hours, which we responded by.
Shrinking our hours down.
And then also a lot of the community wanted, you know, grocery stores and basically other uses besides let's say, a gas station.
But I tried to explain to them that without the gas station.
A development.
Can't really start and I don't know if you guys have seen that.
It's pretty normal here in Aurora and kinda all throughout Colorado.
The gas station is usually the 1st to a site. It generates traffic, it brings people into a certain area.
I can't sign on a grocery store anchor or.
You know, other restaurants and other uses until.
I put this into place and they see that the gas station is doing well and is pulling a good amount of traffic.

Walls, Garrett 1:31:20
OK.
So it's your understanding that a four hour closure mitigates those concerns about operating hours.

Manraj Singh 1:31:28
Yes.
It's I, I highly doubt once we open that we will even stay open until midnight.
It really just depends on the demand. If there is no demand, we have no reason to stay open.
Past say 10:00 and then 4:00 AM we open because we try to get the traffic.
Of people going to work early early in the morning.
So it just kind of makes sense that way.

Walls, Garrett 1:32:00
OK. And I noticed in your types of restaurants that you were looking for to include in

the development, you specifically didn't include QSR.
So does that mean that you're committed to not moving forward with a fast food restaurant?

Manraj Singh 1:32:21
Every single station that we've done before has been a local person. We like working with the local person better.
It's, you know, I me coming from Aurora, this is the city I've been in 25 years. You know, I've been raised here practically.
So this is kind of my way of bringing the community up with me.
And yes, I mean, I don't mind committing to that.
You know, in the past we've worked with local Mexican restaurants and local Mediterranean and actually another Mediterranean in our other location as well.

Walls, Garrett 1:33:03
OK.
Thank you.
Further questions from the Commission for the applicant.
Seeing none, Stephanie, do we have any members of the public signed up to speak on this agenda item?

Beard, Stephanie 1:33:17
Ah yes, chair.
We do have several members of the public signed up to speak, Umm, our first member of the public would be mark Saxilby Umm and Mark.

Walls, Garrett 1:33:20
Good, good.

Beard, Stephanie 1:33:27
I'm going to allow you to unmute yourself if you could please. Umm, just state your name and if you're an Aurora resident you would have 3 minutes to provide public comment.
And you should be able to unmute.

Mark Saxelby 1:33:40
Yes. Can you hear me?

Walls, Garrett 1:33:41
Yes, go ahead.

Mark Saxelby 1:33:42
Thank you for your time.
Yeah. My name is Mark Saxalbe.
I'm a resident of Colorado for 27 years.
I'm a business leader.
My business is in Aurora, Co tower and 70 employ about 24 people contribute $1.2 million in sales tax every year to the city.
Aurora. I'm one of the 1st 50 residents to Harmony. My in-laws are residents to harmony.
My son and daughter-in-law are residents to harmony and my other son and daughter-in-law are residents to Sky Ranch, which is right next to us.
The reason I tell you that is we are fully committed.
I'm a also a volunteer on the HOA here in Harmony, so you know we're in the community. We're invested in the community and we plan on staying in the community. When I moved into this Community, I knew it would be a commercial development.
I did not anticipate it would be a gas station, our research shows.
That property values decrease substantially.
My first source is the US sustainable real estate journal. So across the United States, when a liquor store, a gas station, or convenience store is built within 320 feet, 28 feet of residence across the United States, property values drop 16% when it's within two.
1000 feet they.
Drop 9% a steady by the not in my neighborhood.
Of 600 residential neighborhoods in the United States of America.
86% of those residents surveyed.
I believe that it lowers the property values and people do not buy in those neighborhoods when a property like this is built for a Colorado comparison for all of

us that live here, you can reference our neighbor, Denver City Councilwoman Amanda Sawyer.
There's a great study out there about situations like this that supports that is negative valuation for property values in neighborhoods like harmony.
It also references how they drop property values in Baltimore.
Chicago, Columbus, Jacksonville, Indianapolis.
So I encourage you to take a look at those if you haven't, and it's specifically to Colorado when a gas station is built within a neighborhood in the same distance.
Property values drop 16% when a convenience store is built within that same distance.
They drop 8% in a liquor store. They drop 3%, some additional.

WG **Walls, Garrett** 1:36:19
Mark, are you still with us?
I think we lost your audio.

MS **Mark Saxelby** 1:36:24
Yes, I am.
Did you? Did you hear me about?

WG **Walls, Garrett** 1:36:25
OK.

MS **Mark Saxelby** 1:36:26
There's about 1000 residents in Harmony today.
What's going on in the 1st 50?
I'm on HOA so my experience is pretty good.
In my my facts here, over 600 of us do not want this in our neighborhood.
The applicant has referenced that they're from Aurora.
They bought and sold both their convenience stores, one in Murphy Creek, one in Greenwood Village.
So they are not committed.
This is short term gain.
I'd ask all the city Commission here to think about your home, your neighborhood, your equity.

Which would you want this based on these facts?
To have your property value dropped.
The neighborhood already is referenced.

Walls, Garrett 1:37:10
OK, mark your time.

Mark Saxelby 1:37:11
We have two gas stations at one more point I have one more point.

Walls, Garrett 1:37:12
Your time has expired.
I'm sorry your time is expired.
Thank you for your comments.
Hang on just a second.
Let me see if there are any questions from the Commission.
Do we need Commissioners?
Have questions for Mark?
OK.
Thank you for your testimony, Stephanie, who's up next?

Beard, Stephanie 1:37:35
OK. Our next speaker would be Rihanna acne. And I apologize if I mispronounced.
I will be unmuting you and and again.
You'll have the ability to mute yourself if you can.
Please state your name and if you're a resident, you would have a three minutes to speak.

Rhiannon Athey 1:37:56
My name is. Can you all hear me? Just to check, OK.

Walls, Garrett 1:37:58
Yes, yes, go ahead.

Rhiannon Athey 1:38:00

My name is Reen and Athy.
I am a member of Aurora and also a resident of the Harmony neighborhood and like Mark, I also do volunteer with our HOA, specifically with our social community focused around, you know, the sense of community within our neighborhood. I've lived in the neighborhood for almost five years and.
It's a very apparent among our neighborhood and our surrounding neighborhoods of Adonia tradition, Sky Ranch.
We are all very active and involved, not only as individual communities, but also as a whole.
We're really looking for more of a community focused development.
Not yet again.
Another gas station.
We already have three, you know, less than three miles from the neighborhood gas station is not a space that will drive the concept of community and actually bring people together.
Conversations with neighbors.
It's been apparent that there is a desire for more family, community focused and oriented development in a development that.
Would help draw small and local businesses that will better benefit the community.
Some areas of examples of these types of development are found around the Denver area. Anita Park in Park Hill is one where they have locally owned businesses and restaurants.
That is basically the size of what this development is planned for.
That location includes family friendly restaurants, ice cream parlors, other services and goods that benefit nearby residents.
There's also a small outdoor space where children can play.
And again, all of those businesses are locally owned and supporting our local community. Another ideal concept obviously would be the Stanley marketplace.
I understand something that size and scale wouldn't be doable, but maybe something smaller where it does drive the sense of community as well as support small and local businesses.
Some stats from the Stanley marketplace is they held 148 community events.
They hosted 623 local Colorado artists and 140 live music performances, all from local musicians.
Again, I'm highlighting this to showcase the success of a commercial space that

thrives with the community being the primary focus of the space. At the end of the day, the last thing this community needs is another gas station. When we have several around, we bought our houses we.
Were sold.
On the desire of community, and we should strive to expand community.
To the commercial developments that will literally be a part of this community and also help bring Members not only of harmony but the surrounding neighborhoods together in a place where people and families of all ages can spend time in space that feel like a part of the neigh.
And have more community oriented commercial development to make the community a more desirable area and help increase property values.

Walls, Garrett 1:40:54
Your testimony, Rhiannon, any members of the Commission have any questions for Rhiannon?
OK. Stephanie, who's up next?

Beard, Stephanie 1:41:06
Speaker would be Adam Dewill.
And I'm just unmuting you now or giving you the ability to mute yourself. Forgive me.
You should be able to mute and and you can provide your com your comment.

Adam DeWildt 1:41:21
Thank you, Stephanie.
Can you guys hear me OK?

Walls, Garrett 1:41:23
Yes, go ahead.

Adam DeWildt 1:41:25
Perfect. Good evening. Chair and members of the Planning Commission.
My name is Adam D Wilt, and I've lived in harmony since March of 2020.
I was the 21st home built in this project, adjacent to the proposed all-in-one harmony commercial site.

I'm here to speak about community safety and crime concerns related to the gas station and liquor store within a few blocks of our Homes, neighborhood park and Community Center.
Safety and security are paramount for our community.
The primary reason many residents chose this secluded area was for a quieter, safer living conditions away from high intensity commercial activity. Even with reduced operation operating hours, a gas station and liquor store would bring increased traffic, noise and activity during evening and nighttime hours, including individuals who may.
Be impaired or lingering after.
Alcohol purchases.
This introduces additional risks for pedestrians, children and families who live nearby.
Our residents, our residential streets, were not designed for this type of sustained commercial traffic, and this particular intersection is extremely dangerous as it is.
The piece this neighborhood currently enjoys would be replaced by the consistent presence of vehicles, lighting and noise.
Fundamentally, changing the character of our community and eroding the sense of safety residents rely on research consistently shows that the the presence of offsite alcohol outlets, including liquor stores and convenience stores that sell alcohol in association with increased neighborhood crime, is associated with increased neighborhood crime and public.
Disorder.
What do you publish in the Journal of Health of Urban Health? Found that neighborhoods with liquor stores increase measurable increase in crime and disturbances. Additional research shows that each 10% increase in access to off premise alcohol outlets is associated with approximately A4 to 5% incre.
In exposure to violent crime, these concerns are not theoretical.
Our nearby public park, which is a few blocks away, has already experienced late night loitering, literally, and disorderly behavior, even without alcohol selling businesses nearby, placing a liquor store with close proximity risks amplifying these issues, increasing opportunities for unsafe behavior, and disturbances spilling into our residential spaces we.
Cannot allow these risks to over shadow the safe haven we have worked hard to create for our families, while gas stations and convenience retail may serve a role in appropriate commercial corridors.

This proposal in this specific location next to homes and a park.
Presents a clear, documented, documented safety concerns.
I respectfully urge the Commission to consider the research the residential nature of our neighborhood and the long term public safety implications before approving this application.
The 24 hour and this is new to me, but the 24 hour pump with no security in our neighborhood already in my personal opinion, is only going to add to what could potentially be a different type of hangout and things of that nature.
We're already getting drag racing and a bunch of other things in the in the area, so.

WG **Walls, Garrett** 1:44:39
OK.

AD **Adam DeWildt** 1:44:42
Please please visit the area.
I'm begging you that intersection is so dangerous.
Please go see it for yourself. Thank you.

WG **Walls, Garrett** 1:44:46
Thank thank you for your comments.
Thanks Adam.
Any questions from the Commission for Adam?
OK. Stephanie, who's up next?

BS **Beard, Stephanie** 1:44:57
Our next speaker would be Erica Clamich and I'm I'm not seeing Erica on our list of attendees, but I see our next attendee, who is David Klamidge. So I suspect they may be together.
So I'm going to unmute David.

WG **Walls, Garrett** 1:45:09
OK.

BS **Beard, Stephanie** 1:45:12

You would have the ability to speak if you could please provide your name. If you're resident, you would have 3 minutes. And of course, if Erica's on, that would be great.

Clamage, David 1:45:22

Hi yes, my name is David Klamidge.
Erica is my wife.
She wasn't able to attend, but I'll speak for both of us.
I live in harmony, which is of course in Aurora.
I've lived here for two years.
I have a 15 month old daughter. My mother also lives with us and I also own a second home in harmony which is occupied by.
My brother and sister-in-law and two nieces and a nephew who attend the school.
So I want to talk about pollution issues related to the gas station.
And convenience store.
I would say that the gas station would introduce multiple forms of pollution, including noise, light, air and potential environmental contamination, air pollution from gasoline vapors is a serious health concern.
Gas stations emit volatile organic compounds known as VOC's, which contribute to ground level ozone pollution and include benzene.
Unknown carcinogen, according to the National Institutes of Health, Exposure to these pollutants increase the risk of asthma birth defect.
Effects and cancer.
Additionally, children are particularly vulnerable.
Links benzene emissions from gas stations to increased risk of childhood leukemia.
Elevated risk was observed within 1000 meters, about 30 to 80 feet, with even higher risk within 250 meters, which is about 88120 feet.
Set back distances do not fully protect nearby residents.
A 2018 study led by environmental health scientists at Columbia University.
Mailman School of Public Health found that significantly more benzene is released by gas stations than previous believed, in some cases, exposing people beyond the commonly cited 300 foot set back distance. The proposal places risks unacceptably close to children and homes. The gas station would be approximately 20.
300 feet from an elementary school.
1400 feet from a popular park, 1200 feet from my own backyard and roughly 500 feet from a neighbor's backyard.

Light pollution would directly impact nearby residents.
Bright, poorly shielded lighting can disrupt sleep by interfering with circadian rhythms, shine into homes, and reduce privacy, and create glare that makes it hard for drivers to see pedestrians and cyclists, particularly at night.
Quality of life would be permanently reduced.
Continuous artificial lighting creates perpetual twilight, eliminates natural darkness, introduces constant visual disturbances into the neighborhood, and is currently residential in character.
There is also a long-term environmental risk fuel transfer between tanker truck storage tanks and vehicles carry spill risk, underground storage tanks and connecting pipes can corrode, rupture and leak over time, posing potential threats to Swale and ground rather groundwater.
Excuse me. Taken together, the proximity of this gas station presents an unacceptably high health and environmental risk, especially to children and nearby residents, and is not appropriate for this location.
Thank you for your time.

WG **Walls, Garrett** 1:48:14
Great. Thank you for your testimony, David. Any questions for David?
OK. Stephanie, who's up next?

BS **Beard, Stephanie** 1:48:22
Our next speaker would be Arvin Martinez.
And Arun, you should be able to unmute yourself.

AM **Arvin Martinez** 1:48:39
OK.
Thank you.
Yeah. My name is Arvin.
I've lived here for almost three years.
In that time I've retired from active duty military and I still work as a space force base here at Buckley.
So my concerns for this project are excessive noise because.
As mentioned earlier, the gas pumps are going to be available 24 hours, so it's almost like the liquor store availability is meaningless considering that cars are going

to be coming here to fill up.
And produce excessive noise, considering that they're going to be two nerves with full throated exhaust and modified for excessive noise, this will be a meeting point for that kind of activity.
So that will lead to excessive loitering, excessive noise in our park areas as mentioned earlier by David and Adam.
There will be more issues with noise that will go unanswered because we are so far away.
From any kind of police presence, if anyone makes any complaint, nobody's going to come out here in time to catch anybody doing anything.
But I want to focus on noise.
Now, the fact that we'll go late into the night is going to be a problem for our residents and we need our sleep to do whatever it is we do. David's right across the street.
He has a small child and other people have families that want to raise.
Here we moved away from the city specifically to get away from.
Disturbances and city like noise environments that this will bring to us out here. So this is not going to be something that will raise the community in the way that the planner or the the presenter had said, because it's not the kind of attention that we want.
Now the other issues with noise.
Yeah, they're gonna come here and go to our park areas and make more noise.
There will be issues for the houses that are the perimeter of the park, areas which we already have problems in the summer with kids and everyone else with the good weather that we have causing additional noise. But now that we have vehicles coming out here to get gas.
And liquor that's available way too late. And as previously mentioned into our quiet hours.
It can only be more noise that we never wanted. Nobody wants this.
Kind of attention in our neighborhood and while saying that, oh, it's gonna get bring more of what we do want that is not worth the price that we're going to pay for the disturbances and the issues that are going to come from this project.
Thank you.

WG **Walls, Garrett** 1:51:26

Thank you for your comments, Arvin.
Any questions from the Commission for Arvind?
OK, seeing none. Stephanie, who's up next?
You're muted, Stephanie.

Beard, Stephanie 1:51:43
Sorry about that. Just a minute.
Our next speaker would be Adetty Desai.
You should be able to meet yourself to provide comment.

Aditi Desai 1:51:51
Hello, commissioners. My name is Aditi Desai.
Can you all hear me?

Walls, Garrett 1:51:55
Yes, go ahead.

Aditi Desai 1:51:56
OK.
Thank you.
I am a harmony and Aurora resident.
I'm also an HOA Committee member in Harmony, and I'm here to speak about our Community culture and values.
They are the reason that my family purchased not one, but two houses in this specific neighborhood. When we first heard about this development, the community instantly started organizing because this is not who harmony is or wants to be as a community.
Our neighborhood is family oriented place that has managed to maintain its charm and warmth over the years.
As a resident, I can personally attest to the peace and safety that make this place feel like home every morning.
I enjoy seeing children playing in the park behind my house, going to school and families enjoying evening walks with their dogs.
This picturesque setting is at risk of being disruptive if a proposed 20 hour a day seven day a week, gas station liquor store are allowed to open in our midst, the

community sentiment is so opposed to this project that I was able to garner.
Hundreds of signatures against.
This proposed gas station liquor store within a matter of days.
The results of the Change.org petition should be included in your hearing packets as of this hearing, 515 members of the neighborhood have signed a petition opposing the gas station liquor store in our neighborhood.
The petition not only includes harmony residents, but also includes residents who live directly across the street in Adonia.
We collectively are speaking up and do not want this specific business or developer coming in and creating something that none of us want.
Will use and will boycott since it will add zero value to this beautiful culture that we have cultivated in addition to 515 petition signers, a number of neighbors wrote comments in the petition.
I'd love to share a few of those on their behalf because they we wanted to limit the amount of people who made public comments to be respectful of your time.
So I'll share some of those comments now. This idea in a neighborhood by schools is crazy.
Safety is a priority and the liquor store will bring Unwant did crowding traffic drama.
The priorities are all wrong.
We need grocery stores.
That's from Rochelle.
I do not support a 20 hour a day seven day a week, convenience store or liquor store.
This is a family neighborhood.
We want businesses that promote safe family activities.
We should not be promoting alcohol to our growing youths.
Try a restaurant or service business instead.
KP while I'm ready for retail growth, this is not it. With terrible fast food that would come in.
That's not exactly what this community is needing.
We've already got two new gas stations down the road. We need beneficial growth.
That's from Courtney.
Thank you, Commissioners, for listening to those of us who represent a majority of our neighbors this evening and feel hopeful that you will take 515 petition signers voices into account when making a final decision on this projects development.
There is fierce community wide opposition to this project.

We'd welcome other types of business development.
We don't want the bare minimum of distance based on code.
This is our home and that is not good enough for us.

Walls, Garrett 1:54:56
Thank you for your comments adidi.
Just one quick question from me. Since you're a member of the HOA, I was curious if the Harmony HOA had any interaction with the master developer on types of commercial development that would be developed in all of these future tracks.

Aditi Desai 1:55:14
One of the neighborhood community committees, and so I can't speak to the HOA, which is primarily consisting of developers.
We have one homeowner who is currently officially a part of the HOA, and they're not present.

Walls, Garrett 1:55:27
OK. Did your neighborhood group, did you have any interaction with the master developer about types of commercial development that you'd like to see?

Aditi Desai 1:55:36
We have we, so I serve with Mark Sax will be on the Neighborhood Advisory committee and in that one of our meeting previous meetings we did share that we would love for local additional different types of local businesses to come into the neighborhood and that those meeting not.
Are always shared with the developers, so yes.

Walls, Garrett 1:55:53
OK.
And was that prior to this application or after you got notice about this particular development?

Aditi Desai 1:56:01
That meeting that I attended was after we saw this application come through.

Walls, Garrett 1:56:06
OK.
Thank you.
Further questions from the Commission for Aditi.
OK.
Thank you for your comments. Stephanie, who's up next?

Beard, Stephanie 1:56:15
OK. Our next speaker would be Marang des Desai.
And I'm just going to allow you to emulate yourself now.
And you should be able to unmute.
And bring you should be able to unmute.
It depends on your, your visual and your screen. You may see a little button that looks like a microphone.
Usually it's on the upper right hand corner, but it may be in a different location.

Virang Desai 1:56:49
Yeah.

Beard, Stephanie 1:56:50
Oh, there you go.

Virang Desai 1:56:50
Yeah, yeah. This is where on this side. I'm a residence of a harmony community.
We moved here a year and a half ago and my daughter. The reason we moved here my we we helped my daughter move here and and the community was so quiet and so pleasant, you know and.
So this gas station and liquor store and convenience store it will, it will cause a chaot and.
Traffic jams and you know, even if you put the lights on Alameda, the traffic gonna back up because it's gonna be longer, longer. Red lights and 12:00 people gonna they gonna close 12:00 midnight. People gonna buy the liquor, they gonna hang out till two in the.
Morning, you know, especially in the summertime, you know, so.

It I hope you know you guys understand, you know.
That we want a quiet neighborhood, and that's all I have to say.
Thank you so much.

WG **Walls, Garrett** 1:57:55
OK.
Thank you for your comments, Veron. Any questions for Veron?
OK. Stephanie, who's up next?
Next.

BS **Beard, Stephanie** 1:58:04
Our last speaker that we have is.
Rita Desai and I'm just looking through our attendee list and I don't see.
Rita on the list.
I'll just give an another look to make sure that I'm not missing.
Chair walz. I'm not seeing Areita Desai on our list.
Still of attendees to provide public comment that would be our last speaker forum and I'll just go ahead and double check to make sure I'm not missing anyone.
Looks like we just had a a form submitted for a Cameron.
I'm just seeing if Cameron is on the call.
I don't see a Cameron as an attendee.

WG **Walls, Garrett** 1:58:50
Do you have the last name by any chance?

BS **Beard, Stephanie** 1:58:54
Not not the last name.

WG **Walls, Garrett** 1:58:56
OK.

BS **Beard, Stephanie** 1:58:56
Just like just Cameron.
Oh, I see somebody raise their hand.

Walls, Garrett 1:58:58
Oh, we just had.
Charlie. Yeah.

Beard, Stephanie 1:59:02
Oh, there you are, Charlie. OK.
I'll go ahead and assume that you are the individual I'm mentioning.
I'll allow your mic if you could please say your first and last name. If you're resident, you would be able to provide public comment.

Charlie 1:59:15
Hi. Yeah. Sorry about the name mishap there.
So my name is Cameron.
I do live in harmony. My wife and I have been here going on two years now.
I was one of the unfortunate people to be victims of a high value theft in the neighborhood. Whenever we first got in here.
Something to the tune of like 60 or $70,000 truck, camper, trailer and our belongings got stolen. And that is part of our introduction to Colorado.
As an active duty military family, so that being said, yeah, having a liquor store nearby is not something that I'm very interested in having.
I would like to prevent any of the riffraff that comes in with stuff associated with that.
And then one thing that was brought up as well, I'm not sure if the applicant provided responses to the neighborhood meeting comments. So I'd like to have that looked at.

Walls, Garrett 2:00:15
OK. And Cameron, I missed your last name.

Charlie 2:00:19
Yeah, it's more.

Walls, Garrett 2:00:20
OK.
Thank you very much.

Questions from the Commission for Cameron.
OK.
Thank you very much Cameron, for your public testimony.
Is anyone else as an attendee on the call that potentially hasn't signed up to speak that would like to be heard before the Commission on these two agenda items?
You can raise your hand if you're in the active session of the team's meeting.
OK, seeing none, we will now go to the applicant who will have 5 minutes to wrap up.

Manraj Singh 2:01:00
All right.
I appreciate all those comments.
To just get right into it, first comment was about house prices.
I would like to disagree with that study, as a lot of those.
Price decreases may have been because of older gas stations.
Any new development next to a community is usually a good sign and is actually great for the house.
Developer as well as they get to sell more lots and kind of just grow their community quicker, faster.
And then there was comments about, you know, having a Stanley marketplace type more of a community oriented retail but.
Unfortunately, that would not work here as the.
As there's not enough traffic and just overall population yet.
And then I know a lot of these speakers also said stuff about, you know, there's multiple other gas stations, but those are over 2 miles away and even more with if you account just Rd. if you were to take a road, I think it's over like 3 miles.
But.
Once it's all said and done once this whole.
Whole area community is built. This gas station will honestly just blend in and it really won't be.
You know, as big of a deal as it is now.
It as more houses get built more, more retail will show up.
And this. Yeah, there won't be as big of a problem.
Also there was issues about.
Local.
Local restaurants, which I would even, which I even said I would provide.

A tenant as being a local.
Restaurant owner pollution.
I mean, there's there's a oil and gas.
I believe drilling to the South and to the north, so I don't believe the gas station is.
You know.
That could be even considered, as you know, a polluter. I mean, yes, but there's studies and we're compliant with Colorado State.
Emissions and everything like that, which we get tested for once a year.
And lighting pollution we there's a photometric done on that which you know should be compliant with everything.
And then.
Yeah, I mean.
Everything else I believe was kind of already addressed with.
A lot of the.
You know, studies that's included in our application.
But yeah, I'll just leave it at that.

WG **Walls, Garrett** 2:04:11
OK.
Thank you.
Final opportunity for questions from the Commission for the applicant staff or any of the public testimony.
OK, seeing none, I will close this portion of the public hearing and entertain a motion first on agenda item 8H.

HB **Hogan, Becky** 2:04:48
Chair wald. Go ahead, GAIL. Commissioner, Judit.

GJ **Gayle Jetchick** 2:04:48
The system.
Just I'm going to be brave and just go ahead and do.
A agenda item 8H conditional use for motor vehicle fueling dispensing station MUC zone based on staff recommendation.
The presentations and discussion at this evening's public hearing I move to approve with one condition that conditional use for a motor vehicle fuel dispenser dispensing

station because the proposal complies with requirement of.
Section 146 dash 5.4 dot three dot A .3 of the Unified Development Ordinance for the reasons stated in the staff report approval to be subject to the following condition related relating to the conditional approved conditionally approved fueling station. The applicant shall substantially comp.
With the operations outlined in the letter of introduction of record.
Significant changes to the business operation may be approved administratively if they do not establish.
A new use or expansion of the use that is not permitted by zoning.

Walls, Garrett 2:06:00
Thank you, Commissioner jedrzek.
It's been moved to approve agenda item 8H. Is there a second?
Thank you, Commissioner Riley.
It's been moved and seconded to approve 8H.
I'll open the floor for discussion.
Due to the overwhelming impact of the public testimony, I encourage all Commissioners to go on record in discussing this motion for adoption.

Gayle Jetchick 2:06:26
This is Commissioner Jeczek.
This happens almost every Planning Commission where we have a gas station or liquor store and the public needs to understand Commissioners have to go by Section 146 of the code.
We're not the policy makers that is City Council. I feel really bad because I'm a neighbor too, and I have the same thing.
We've got a liquor store that wants to open right in our neighborhood and we've had 500 signatures against it.
But Planning Commission has to go by one section 136 of the code. If it passes, the development passes all all the criteria. Then we have to approve it.
It's going to be City Council.
That is the policy maker that can change this.

Walls, Garrett 2:07:15
Great. Thank you, Commissioner.

Judg IK further discussion on 8H.
Go ahead, Commissioner, bank.

Sunny Banka 2:07:25
Sorry, I was muted.
I want to just echo what Gal has said, Commissioner.
Jacque has said.
And that is, you know, whether we think it's good, bad or indifferent, if it meets the regulations, it meets the code. You know, as Commissioners, our hands are pretty tight.
I've, you know, spoken out on a few things and and have.
Very much learned that if it if it crosses the T's and dots the IS. That is that is the limit of our job.
So anyway to the public that is not excited about this happening in their area, I do sympathize. But please know that you know as Commissioners.
We're we're bound by strict rules as well.

Walls, Garrett 2:08:23
OK.
Thank you, Commissioner. Venkum further discussion on 8H.

Gayle Jetchick 2:08:29
This is Commissioner Jesse again.
One more thing, your your option is whatever we vote on, you can always.
What's it called?

Walls, Garrett 2:08:42
Appeal.

Melvin Bush 2:08:42
Appear.

Gayle Jetchick 2:08:43
Appeal to City Council and take it up with them.

Walls, Garrett 2:08:49
Thank you, Commissioner judge and Commissioner Hogan.

Hogan, Becky 2:08:54
For the city attorney, because one of the criteria for the conditional use for motor vehicle fuel dispensing.
Is any adverse impacts to the surrounding area have been mitigated to a degree practicable?
With this much neighborhood opposition.
In the city attorney's opinion, does this qualify as an adverse impact to the surrounding area?

Gayle Jetchick 2:09:25
Good, good.

McClelland, Lena 2:09:32
Hi commissioners and chair walls, Lena McClelland, senior assistant city attorney with the city of Aurora.
So I'm going to try to little lightly here because.
It's not my role to tell you all how to interpret the criteria.
You all are the Commissioners. That is your role.
However, what I will say is that that criteria is does allow some room for.
Are you to interpret that?
And decide amongst yourselves if you do not feel that the criteria has been mitigated, I will say.
That I would call you to the language at the end of that sentence where it says, to the degree practicable, I think it's important to note.
In their conversation, what you believe is practicable or not in that determination, but I I.
Cannot answer that for you.
You all need to decide whether or not it meets the criteria.

Walls, Garrett 2:10:39

Thank you, Lena.
I'll go ahead, Commissioner Hogan.

Hogan, Becky 2:10:46
You know, based upon that criteria, it would be, if I have to vote on this today, it's gonna be a no vote for me. What I would rather do is encourage the applicant to go back to the neighborhood and try to meet the degree practicable because I believe.
There is some work to be done.
There seemed to be quite a distance between the last neighborhood meeting.
In which people in which some of these issues were.
Responded to in this public hearing.
So it would be my hope that either opt for a continuation of this.
Or again, you have the ability to appeal that based on tonight's testimony, I will be voting no on this.

Walls, Garrett 2:11:40
Thank you, Commissioner Hogan.
That's, I think sort of a perfect segue into my comments.
We're we're in a difficult position because we're bound by code section 146.
There are very few criteria within 146 where our interpretation of that code comes into play.
I think one of the key elements there is what Commissioner Hogan just brought out is that we're here stuck with kind of balancing the overwhelming public testimony.
A petition, I mean, we have 557 on record.
We had eight testified tonight.
Balancing that public testimony and that is the surrounding neighborhood.
And are any of the potential adverse impacts which we've covered a few, we've covered traffic. I think the needs and warrants for traffic will be satisfied with future development.
So I'm not as concerned with that. We've talked about lighting.
We've talked about noise, we've talked about potential.
Access to younger members of our families we've talked about.
Many of the issues I think that could be adverse impacts and I'm not convinced that this conditional use.
Those impacts have been mitigated to a degree practicable for this community, so I

think I don't think that I can support this either.
I think that, along with Commissioner Hogan, I would like to see this applicant, this is time, time for you to double down if if you expect this communities to support this commercial development.
When clearly there's this much negative demand against your development, it's time to go back to the drawing board and sit down.

Sunny Banka 2:13:20
OK.

Walls, Garrett 2:13:26
And make it a collaborative effort. This is part of a master plan that master plan is dependent upon the residential community that surrounds the commercial development.
It's absolutely dependent upon it, so I think it's incumbent upon the applicant to go back to this community and hold open forums and talk about what the desire is, what the wishes we obviously cannot within the bounds of code section 146, say we like this bus.
We don't like this business, but before this is a conditional use and the conditional use does weigh heavily upon any of those potential adverse impacts to the community. So as it stands now with the application before me, based upon me feeling that those adverse impacts have not been.
Mitigated to a degree practicable for this community.
I can't support this particular agenda item.
For the discussion on 8H.

Gayle Jetchick 2:14:23
This is Commissioner Jetchuk again.
I'm feeling the same way. That was very well put.
The quiet zone, the 10:00 PM that bothers me. I would hope that the developer could work with that with the neighborhood and honor the 10:00 PM quiet zone.

Colonel Mike Riley 2:14:43
They have.

Walls, Garrett 2:14:44
Commissioner Riley, Commissioner Bush, if you have any comments, I do see the applicant raised their hand.
I won't allow any new additional testimony, but if the applicant is agreeing to either withdraw or continue, we'll take that. I'd like to hear your comments first. If you have any, and then I'll go to the applicant.

Colonel Mike Riley 2:15:05
As a new member.
I I get a little astounded by the overwhelming public comment and and personally I think that we as a Commission or I need to learn more about it as well, because in my opinion it's not well received and therefore it is not well thought out and it is.
Not well incorporated into the design to make sure that people are satisfied both.
The developer.
And the residents.

Walls, Garrett 2:15:43
Thank you, Commissioner Riley, Commissioner Bush.

Melvin Bush 2:15:45
Oh, I believe all, all, all of the presenters tonight.
Really validated.
Their their comments.
It wasn't just an emotional.
But but there were specifics and and because of that, I will definitely be voting against this.

Walls, Garrett 2:16:17
How would the Commission feel, rather than voting down this particular motion, to vote similar to what we did on jewel cottages, to vote, to lay this on the table and give the applicant some more time to work with any of the residents if the applicant certainly isn't willing?
To do that, then we can obviously re calendar the agenda item and vote it down if that's the Commission's wishes at that point.

Would that?
Would that motion be favourable to the Commission?
What do you guys think about that strategy?

Colonel Mike Riley 2:16:50
I concur.

Hogan, Becky 2:16:53
I do too.

Sunny Banka 2:16:53
I agree.

Gayle Jetchick 2:16:54
That's good.

Walls, Garrett 2:16:56
OK. Then at this time I rise to move to lay agenda items 8H and 8I on the table indefinitely. Is there a second?

Colonel Mike Riley 2:17:07
2nd.

Gayle Jetchick 2:17:07
Lena's got her hand up.

Walls, Garrett 2:17:09
Yeah, it's recorded with the second Colonel Riley. Lena, go ahead.

McClelland, Lena 2:17:14
Sorry, I'm so sorry.
Cherry wells. There is already a motion on the table.
So you all will need to withdraw that motion and and then do the other motion.

Walls, Garrett 2:17:23
Correct, sorry, I misstated I. This motion can be secondary to that motion.

McClelland, Lena 2:17:25
Thank you.

Gayle Jetchick 2:17:25
OK.

Walls, Garrett 2:17:30
I'm laying that motion on the table.

Gayle Jetchick 2:17:32
OK.

Walls, Garrett 2:17:33
Is that correct?

Gayle Jetchick 2:17:33
So do do I need to with this is Commissioner Jejuk.

Walls, Garrett 2:17:35
That was a that was a question for Lena. Sorry.

Gayle Jetchick 2:17:38
Yeah. Do I need to withdraw my motion?

McClelland, Lena 2:17:41
If you're doing this secondary to that, that's OK.

Walls, Garrett 2:17:45
OK.
Thank you.

So to make it clear for the Commission, I'll restate, I'm I'm moving or I rise to move that we lay the approval of eight H on the table indefinitely.

McClelland, Lena 2:17:46
Yeah.

Walls, Garrett 2:17:56
The motion that was made by Commissioner Jecic and Colonel Riley understood and still desire to 2nd.

Colonel Mike Riley 2:18:03
I do.

Walls, Garrett 2:18:04
Kate, that's a non debatable motion. I'll call the roll Commissioner Jecic.

Gayle Jetchick 2:18:09
Agree. Approve.

Walls, Garrett 2:18:11
Commissioner Riley.

Colonel Mike Riley 2:18:12
I concur.
I approve.

Walls, Garrett 2:18:14
Commissioner banka.

Sunny Banka 2:18:16
Approve or incur.

Walls, Garrett 2:18:17
Commissioner Bush.

Melvin Bush 2:18:19
I approve and understand.

Walls, Garrett 2:18:24
Commissioner Hogan.

Hogan, Becky 2:18:26
Approve.

Walls, Garrett 2:18:27
And Commissioner Walls also votes to approve, so we will lay the motion for 8H on the table.
And Lena, legal questions since 8H is that particular motion to approve is laid on the table.
Does that also lay with it I or it becomes moot?

McClelland, Lena 2:18:47
No, they are separate agenda items.
I.
I I would suggest that you open that hearing and make a motion to lay that agenda item on the table as well, conditional on the 8H coming back.
The site plan would not move forward if the conditional use failed obviously, but at this point the conditional use has not failed.

Walls, Garrett 2:19:17
Sure. OK.
Thank you.
Considering agenda item 8I, I move to lay agenda item 8I on the table indefinitely 6 conditioned upon.
That the re calendaring or bringing back agenda item 8H to be considered by the Commission.
Is there a second thank you, Commissioner Bush, that is also non debatable.

Melvin Bush 2:19:37
OK.

Sunny Banka 2:19:37
Good evening.

Walls, Garrett 2:19:40
I'll call the roll Commissioner Jacquel.

Brubaker, Christy 2:19:41
Did you have to go pee?

Gayle Jetchick 2:19:42
Approve.

Walls, Garrett 2:19:44
Commissioner Bush.

Melvin Bush 2:19:46
Approve.

Walls, Garrett 2:19:47
Commissioner Riley.

Colonel Mike Riley 2:19:49
I approve.

Walls, Garrett 2:19:50
Commissioner, Banco.

Sunny Banka 2:19:51
Approve.

Walls, Garrett 2:19:52
Commissioner Hogan.

Hogan, Becky 2:19:54
Approved.

Walls, Garrett 2:19:55
And Commissioner Walls also votes to approve SO8H the motion to approve and the agenda item eight. I will be laid on the table.

Brubaker, Christy 2:20:06
Good job, Bronx.

Walls, Garrett 2:20:06
OK.
Let's go back to my agenda here. Sorry I will.

Mark Saxelby 2:20:11
Hey, Garrett, sorry for my ignorance here, but can you tell me what all?

Walls, Garrett 2:20:18
Go ahead, Stephanie. You can unmute the applicant.
I think that was the applicant.

Beard, Stephanie 2:20:21
OK, I can.
Sorry about that, Mark.
I think that was a public speaker. Mark Saxelby had a question.

Walls, Garrett 2:20:28
Oh wasn't OK.

Mark Saxelby 2:20:28
Yeah. Hi.

Hi Garrett, it could.
You could you start from arguments here, but could you take what you just said out of British Commonwealth usage and put it into plain English? What you just decided on for us?

Walls, Garrett 2:20:38
Sure. So rather than the Commission voting down any of the particular agenda items with respect to this particular application, we've decided to lay it on the table so that it cannot be decided tonight and in the hope that the applicant would work with the Community and then bring.
The application notify planning staff of any changes and bring the application back to be removed off the table.

Mark Saxelby 2:21:04
Is there a time frame for that?

Walls, Garrett 2:21:06
No time frame, it's indefinite.

Mark Saxelby 2:21:09
And what happens if the applicant doesn't approach us?

Walls, Garrett 2:21:14
Then it wouldn't be calendered on the agenda.

Mark Saxelby 2:21:20
Select.

Walls, Garrett 2:21:24
OK. Any other process?
Questions can be directed to staff offline outside of the meeting, so I encourage you to contact City staff.
They'd be happy to walk you through the process.
OK.

Moving on, Stephanie, do we have any members of the public signed up to speak on non agenda items?

Beard, Stephanie 2:21:41
No chair, we do not.

Walls, Garrett 2:21:43
OK. We will move into our miscellaneous items of business comments by Commissioners. The first thing on our agenda is the 2026 officer elections.
So we will first start with the position of chair. Do any of the current members of the Commission need an explanation or do you have any questions about the position of chair?
Before we open nominations.
OK, the floor is now officially open.
I'll accept nominations for the position of Chair of the Commission for 2026.

Gayle Jetchick 2:22:22
This is Commissioner Jeetzek.
I nominate Garrett Walls for chair again.
He's done such a fabulous job.

Hogan, Becky 2:22:29
Yeah.

Walls, Garrett 2:22:30
Thank you very much GAIL.
Is there a second to Commissioner Jecic nomination?
I think.

Melvin Bush 2:22:35
I say can.

Walls, Garrett 2:22:36
Thank you, Commissioner Bush. Thank you, Commissioner benka.
OK.

It's I don't believe we need any discussion.
Are there any other nominations?
Sorry, I should ask for other nominations.
OK, seeing none, we'll move to a vote Commissioner Jecic.

GJ **Gayle Jetchick** 2:22:52
Yes.

WG **Walls, Garrett** 2:22:54
Commissioner Bush.

MB **Melvin Bush** 2:22:56
Yes.

WG **Walls, Garrett** 2:22:56
Commissioner Riley.

CR **Colonel Mike Riley** 2:22:58
Hardy endorsement.

WG **Walls, Garrett** 2:23:00
Commissioner, bank.

SB **Sunny Banka** 2:23:02
Absolutely.

WG **Walls, Garrett** 2:23:04
Commissioner Hogan.

HB **Hogan, Becky** 2:23:05
Heck yeah.

WG **Walls, Garrett** 2:23:07
Great. And I don't feel the need to vote for myself.
Thank you very much.

I will serve as chair for 2026.
I will open anyone have any questions on the role or position of First Vice Chair or the responsibilities there too?
Seeing none, I will open the floor for nominations, Commissioner. Banco.

SB **Sunny Banka** 2:23:29
I'd like to nominate Becky Hogan.

WG **Walls, Garrett** 2:23:32
OK. And I would like to 2nd Becky's nomination, I'm assuming you accept Becky.

HB **Hogan, Becky** 2:23:38
I will with one caveat, and that's that I'd very much like to have a second vice chair that will shadow me.
I think that it has been an honour to be vice chair, but it is time for people to learn how to organize, study sessions and you know, have that opportunity.
So I would very much like to job share this for 2026.

WG **Walls, Garrett** 2:24:04
Fair enough.
Are there any other nominations for First Vice Chair?
Sing Nana. Call the roll, Commissioner jecic.

GJ **Gayle Jetchick** 2:24:12
Approve.

WG **Walls, Garrett** 2:24:13
Commissioner Bush.

MB **Melvin Bush** 2:24:14
Approve.

WG **Walls, Garrett** 2:24:15
Commissioner Riley, Commissioner banca.

Colonel Mike Riley 2:24:16
Yes.

Sunny Banka 2:24:19
Absolutely yes.

Walls, Garrett 2:24:20
Commissioner Hogan, you don't have to vote if you don't want to.
Commissioner walls votes yes.

Hogan, Becky 2:24:26
Thank you.

Walls, Garrett 2:24:28
OK.

Melvin Bush 2:24:28
Alright.

Walls, Garrett 2:24:28
All right. Congratulations. You'll serve as the first vice chair for 2026. Second Vice Chair, the 1st Vice chair has made an edict that this person will be in training and share the responsibilities and and assist with helping study session and any of the other administrative kind.
Of things that help the Commission run.
In terms as it relates to each one of us.
So I will open the floor for nominations for Second Vice Chair.

Gayle Jetchick 2:24:58
This is Commissioner Jetchek.
I nominate Colonel Riley for 2nd next year.

Walls, Garrett 2:25:04
I second that nomination. Colonel Riley, do you accept?

Melvin Bush 2:25:05
Alright.

Colonel Mike Riley 2:25:08
I do.
Particularly because of our conversations and then with Becky saying I could shadow.
So I feel much more comfortable in my nascent role here.

Gayle Jetchick 2:25:15
Here.
Good.

Melvin Bush 2:25:20
Ha ha.

Walls, Garrett 2:25:22
Other nominations for Second Vice Chair.
OK.
I'll call the roll commissioner Jejukuk, Commissioner Bush.

Gayle Jetchick 2:25:28
Yes.

Melvin Bush 2:25:30
I proof.

Walls, Garrett 2:25:31
Commissioner Riley.

Colonel Mike Riley 2:25:33
I'll abstain.

Walls, Garrett 2:25:35
Commissioner, banker.

Sunny Banka 2:25:37
Absolutely.

Walls, Garrett 2:25:38
Commissioner Hogan.

Hogan, Becky 2:25:39
Yes.

Walls, Garrett 2:25:41
And Commissioner Walls also gives a resounding yes.
Commissioner Riley, congratulations.
You are the 2nd Vice chair for 2026.

Colonel Mike Riley 2:25:48
Thank you very much.

Walls, Garrett 2:25:51
Alright, guys. Commissioner Banka, thank you so much for stepping in when you were needed and assisting Becky this last year as Second Vice Chair.
Your insight, your humor, your presence has all been felt and appreciated.
So thank you for serving as Second Vice Chair this last year.
OK. Any other miscellaneous items of business or any comments by the Commissioners?

Sunny Banka 2:26:12
I got it.

Walls, Garrett 2:26:16
Colonel Riley, go ahead.

Colonel Mike Riley 2:26:18
I have two items.
Again, it's education in my neighborhood GREE filing 17 will get an admin decision.

I'm assuming every time.
Janine writes an admin decision.
A sign must go out saying that's done, but they're still asking for public comment.
What value is there for public comment if there is an administrative decision?

Walls, Garrett 2:26:41
Brandon, I would happily go.
Or you, Janine. Either one of you.
I'll go to either one of you.

Rustad, Jeannine 2:26:47
Riley and.
It's been a long week.
Chair walls, Commissioner O'Neill, under the code, we do have the option of moving something to the planning and zoning Commission, so if for some reason all of a sudden there was a lot of opposition that came out after public, the the sign was posted, we could move it.
Brandon.
Anything else?

Cammarata, Brandon 2:27:21
Well, when?
When we noticed to the limited amount of people that we noticed to meaning by code, meaning the abutting landowner's not necessarily the HOA's. You know, those are the folks who have the ability to appeal.
And so that's kind of making them aware of it.
One final time to kind of accommodate that.
That doesn't apply to the HOA's and and all that kind of stuff.
But that would be the other piece to that.

Colonel Mike Riley 2:27:47
OK. And then Brandon, you and I have talked about 537 signage when they go up, when they come down, what's the standard for that?
Is there going to be an opportunity for us to become involved in that?

I mean, I just feel pretty strongly about complying with that particular part of the UDO.

Walls, Garrett 2:28:07
And before you respond, Brandon, could I jump on there and just add some more context or color to that question? I met with Lena today in response to my concerns about the agenda item for quick trip, about the notice and we've had it actually not too far in.
Where maybe a sign disappeared or blew over, or we weren't sure if it happened and and I was noticing in code there's the director does have some some leeway or some I'm missing the word.
The appropriate word.
You have some discretion in being able to determine rules about how things are posted and their location.
So I was wondering, wanting to add that on with Colonel Riley and and ask if there's a process that we could start to maybe.
Look at some of those rules.
For posting and standardized them a bit and make more semi permanent. Posting a rule or something like that so that so that we can see these. We have a committed Commission this year that visits sites very regularly and we're looking for those signs, number one to tell us.
Where the project is at.
But yeah, that's the question.

Rustad, Jeannine 2:29:16
So we are as part of the work plan and I have offered to take this one on looking at notice.

Colonel Mike Riley 2:29:21
Yes.

Rustad, Jeannine 2:29:25
Appeal rights and part of that we'll be looking at best practices in the state.
Lena's also going to be helping with this, so we'll take that forward.
We can first talk to you in study session with some of our findings.

This is probably give us a little time to pull some research together.
Get some ideas before you.

Cammarata, Brandon 2:29:50
And I would add I I think you have inserted yourself into the discussion by letting applicants know if they don't do.
Notice that can can stand up has a reasonable chance of standing up for 10 days.
You know that that it creates uncertainty in in their process.
So, you know, I think that anecdotally helps in the interim as as well probably.

Colonel Mike Riley 2:30:15
Thank you. And I had one last comment. I want to make.
I did read 177 pages.
I'm learning but I have to say tonight's staff presentations were exemplary because of the detail they went in and the fact that when I had a question I I didn't have to waffle, I felt much more comfortable making decisions.
So thank you to everybody in the puzzle palace at the AMC for all the great work they do.

Walls, Garrett 2:30:42
Thank you, Commissioner Riley, Commissioner Hogan.

Cammarata, Brandon 2:30:43
Thank you.

Hogan, Becky 2:30:46
Quick question related to signs Brandon who actually posts the signs?
That's the planner.
Do they post the sign in the ground and take a photo of it?

Cammarata, Brandon 2:31:00
The applicant posts a sign.
We produce the sign. The applicant picks it up and posts the sign.

Hogan, Becky 2:31:04

OK.
OK.
So they indeed are responsible for doing that.

Cammarata, Brandon 2:31:11
Correct.

Sunny Banka 2:31:12
Interesting.

Hogan, Becky 2:31:12
OK.
Thank you.

Walls, Garrett 2:31:17
Any other comments, questions, concerns. I I think first I want to start with a huge thank you. You know, today was a little bit of a confusing day and the applications were spread out to the corners of Aurora.
It felt like so we spent a lot of time visiting sites, but when I had issues or questions on the QuikTrip location.

Hogan, Becky 2:31:31
Yeah.

Walls, Garrett 2:31:39
Steven Rodriguez was available and spoke with me on the phone.
And I know that Commissioner Hogan was able to speak with Susan while she was on the site having some of the same similar questions, and I just wanted to give a huge, heartfelt thanks to the staff for being available to us.
That's sort of beyond the expectation you guys have no clue when we're going to do site visits and whenever it works into our schedule.
So I just wanted to thank you for your staff taking the time to respond to us and then follow up Ani followed up with an e-mail.
To Commissioner Hogan and I, showing the pictures of the posting and.
Things like that. So it's not lost on us and I just wanted to convey that gratitude and

also a special thanks to Lena, who I didn't ever imagine that I would catch randomly on a Wednesday afternoon, an hour before the end of the day, who took my call. And took the time to go through the code. The posting code with me and potential options for the meeting and walk through that with me.
It's invaluable as chair to have you guys as that resource.
It makes the job so much easier so.
Is a huge heartfelt thank you to you guys.
OK.

CB **Cammarata, Brandon** 2:32:51
Thank you.

WG **Walls, Garrett** 2:32:52
Well, that that's out of the way. We will go to our report by our Planning division manager, Brandon Yura.

CB **Cammarata, Brandon** 2:33:00
Thank you, chair wells.
Just one administrative decision I believe to to report to you over the last couple weeks more activity and and Stafford, Stafford Industrial is South of Colfax, West of Piccadilly.
That area is picking up, with the interchange being developed there and then, obviously Steven.
Stephen D Hogan below and all that stuff functioning together so that.
Occurred.
I'm pretty sure you'll ask me about.
Bubble bath car Wash, which was appealed.
I will say it went to City Council.
I think we should have limited comment about it because you know, we're still trying to absorb where the next steps are.
And so that's where I would like to leave that.
That's the end of my report.
Any questions?

WG **Walls, Garrett** 2:34:12

Are you?
Are you allowed to just announce the outcome of the appeal?

Cammarata, Brandon 2:34:17
Yeah, I mean, that's public information.
The conditional use was approved and the site plan was denied.

Walls, Garrett 2:34:26
Thank you.
Any questions for Brandon?
Commissioner Hogan.

Hogan, Becky 2:34:32
Brandon related to the conversation, even after that regarding interviews for planning commissioners, is it confirmed that Commissioner Bush is staying?
That's number one.

Cammarata, Brandon 2:34:47
I believe so.

Hogan, Becky 2:34:47
Is Commissioner Bush?
Saying since he I I understand the Council did not choose to interview him again, but he was he appointed as my question.

Walls, Garrett 2:34:52
Steph. Yeah.

Beard, Stephanie 2:34:54
Yes.

Walls, Garrett 2:34:59
Stephanie, the floor is yours, yeah.

Melvin Bush 2:34:59
Yes.

Beard, Stephanie 2:34:59
He was appointed, yes. Oh yeah.

Melvin Bush 2:35:01
Yes, I I.

Hogan, Becky 2:35:02
Yeah. Yep.

Walls, Garrett 2:35:04
Yep.

Melvin Bush 2:35:04
Have the letter. I have the letter and everything.

Hogan, Becky 2:35:04
Happy Ryan.

Walls, Garrett 2:35:06
Yes.

Hogan, Becky 2:35:08
Awesome.

Beard, Stephanie 2:35:08
Mm-hmm.

Walls, Garrett 2:35:08
Yeah, the the clerk's office did send out notification that he was reappointed so.

Hogan, Becky 2:35:12

Awesome. And then my second question, Brandon, it's my understanding that Council did select three of the applicants to actually interview for Planning Commission and a is.
Can you confirm that?
And B did they give a date that they were going to interview these folks so that we can be fully staffed again?

CB **Cammarata, Brandon** 2:35:36
I do not have access to that information right now.
Stephanie, if you do, that's fine.

BS **Beard, Stephanie** 2:35:40
I I might. Yes, I do.

CB **Cammarata, Brandon** 2:35:41
Yeah, of course you do.

BS **Beard, Stephanie** 2:35:41
I took notes ahead of time.
So sorry.
So three people were were will be interviewed for the the open position on the Planning Commission.
We have a Robin Becker, Allison Spink and Stephen Elkins would be interviewed and the interview date is on January 26. And then the final appointment is for.

HB **Hogan, Becky** 2:36:04
OK.

BS **Beard, Stephanie** 2:36:06
The date is supposed to be on the 2nd.
I'm sorry, the 9th of February, when the the Council decides of those 3.

WG **Walls, Garrett** 2:36:16
Those interviews, conducted in study session or in full council.

Beard, Stephanie 2:36:21
I I would have to look that up.

Walls, Garrett 2:36:23
OK.

Beard, Stephanie 2:36:23
I believe they're conducting an study session, but I would have to verify that.

Walls, Garrett 2:36:29
OK. Further questions for Brandon.
OK. Sing nan. Lena, you are up with our City Attorney report.

McClelland, Lena 2:36:39
Hello, commissioners.
So not too much to report this evening, except for just let you all know that the.
State legislative session has officially started.
So be ready to hear all about that as things come.
In, I'll try to keep you guys updated as bills are introduced and let you know as I hear about them as they relate to land use items.
If you have any questions about any bills, please don't hesitate to reach out to me directly.
And then the only other thing, and this is really for chair walls and vice Chair Hogan.
Think it was in December? I sent you all a draft of an update to the bylaws to bring it into compliance with the new resolution from Council.
And so just want to hop that up to the top of your.
Your inbox.
And just let you know that I'm ready to bring that forward whenever you guys are ready for me to bring that to you all to make a vote on that.
So just let me know.
And other than that, that's all I have for tonight.

Walls, Garrett 2:37:53
Perfect. Thanks, Selena.

I will get together with Commissioner Hogan and we will get either comments or suggestions for calendaring and we'll get that on the way.

McClelland, Lena 2:38:04
Fantastic.

Walls, Garrett 2:38:05
Any questions for Lena?

Hogan, Becky 2:38:08
It's not a question for linga, but by way of reminder, it still can tie into legal. I think we have to do those financial disclosure forms.

Walls, Garrett 2:38:08
Cool.

Hogan, Becky 2:38:17
So if you haven't done it, you have to do it.
Just FYI.

Walls, Garrett 2:38:22
I will search my inbox.

McClelland, Lena 2:38:22
An excellent reminder.

Walls, Garrett 2:38:24
Thank you for that.
I know it's somewhere in my inbox.
And then, Commissioner Riley, I wasn't sure if you got that or had any question.
We almost always have questions on that.

Colonel Mike Riley 2:38:33
Completed, completed and returned.

Walls, Garrett 2:38:36
Oh great.
You're a student.
OK.
I think that's it.
One last thing.
Oh, I just wanted to get some feedback before we close. How did everyone?
What was your experience like with the timer feature within teams today?
Is that something that you feel works?
Is that good? Any staff feedback?

Colonel Mike Riley 2:38:55
Yeah, yeah.

Walls, Garrett 2:38:58
Back on that, Brandon, OK.

Hogan, Becky 2:38:58
That was cool.

Colonel Mike Riley 2:38:58
Yeah.

Melvin Bush 2:38:59
That was perfect, yeah.

Walls, Garrett 2:39:02
OK, sounds good. All right.
Any final announcements before we adjourn?
Seeing none, I move that we adjourn.
This evening's meeting.
Do I have a second?

CR **Colonel Mike Riley** 2:39:11
Suck it.

WG **Walls, Garrett** 2:39:12
Thank you, Colonel.
Have a good evening, everyone. Meeting adjourned.

CR **Colonel Mike Riley** 2:39:14
Alright, bye bye.

MB **Melvin Bush** 2:39:15
All right, great meeting and congratulations, Garrett.

SB **Sunny Banka** 2:39:17
Thank you.

WG **Walls, Garrett** 2:39:20
Thank you, Melvin, and thank you for the support. Yeah, thanks.

SB **Sunny Banka** 2:39:21
Yes.

MB **Melvin Bush** 2:39:21
Alright, alright.

◉ **Beard, Stephanie** stopped transcription

Planning and Zoning Commission (Study Session 500 p.m. Regular Meeting 610 p.m.)-20260513_181007-Meeting Recording 1

May 13, 2026, 12:10AM

3h 1m 3s

Cammarata, Brandon 0:03
Who we have.

Hogan, Becky 0:03
Believe so.
We should see sunny in just a minute.

Chapel, Susan 0:07
Recordings been started.

Hogan, Becky 0:09
Great. Thank you.
Miss Sani.
I see she's on mute still.
All right folks, I have 610. Good evening.
Welcome to the planning and Zoning Commission meeting.
It is Wednesday the 13th, 2026.
I'm going to call roll call now.
Please indicate if you are present, Commissioner Jejuk.

Gayle Jetchick 0:46
Present.

Hogan, Becky 0:47
Commissioner Bush.

Melvin Bush 0:49
Present.

Hogan, Becky 0:50
Commissioner.
Commissioner walls is not present.
Commissioner Becker.

Robin Becker 0:59
Present.

Hogan, Becky 1:00
Mission urbanca.

Sunny Banka 1:02
I'm here. Sorry.

Hogan, Becky 1:04
There she is.
All right, Commissioner Riley.

Colonel Mike Riley 1:08
I am here.

Hogan, Becky 1:10
And Commissioner Hogan is here.
Chair Walls will not be able to join us this evening, but with all Commissioners, all other Commissioners, we do have a quorum.
The Pledge of Allegiance will not be read this evening, as this is a virtual meeting approval of the Minutes for April 22nd.
Did everyone receive their minutes?
And have an opportunity to look through them.
Did anyone have any changes on the Minutes?
If no changes, no amendments, no corrections.
No objections.
I'm going to ask that that we have unanimous approval on the Minutes. Do you

concur?
Just nod your head.

Colonel Mike Riley 2:02
Aye, yes.

Hogan, Becky 2:03
All right, awesome. Thank you.
Tonight we have 7 items on the general business agenda across three applications.
The first vice chair moves to approve the agenda as presented without objection.
Is there any?
Do we have a second?

Colonel Mike Riley 2:24
2nd.

Hogan, Becky 2:25
Thank you very very much for the 2nd.
With no objection. We're all good. Thumbs up. Yep. Cool.
Now I'm gonna read the policy. This is my not favorite part, so bear with me.
Please make sure that your home or computer microphone is on mute. Unless you are speaking the planning and zoning meeting is a quad slide judicial hearing.
There's no swearing in of those who will give testimony.
But it's presumed that all parties are telling the truth.
When addressing the Commission as an applicant or applicant's representative, please state your first and last name as well as the organization that you are represent, that you are representing.
And you may additionally state if you are an Aurora resident if you're addressing the Commission as a member of the general public.
For public testimony, please state your first and last name, and if you are a resident of Aurora, for each agenda items, there will be an initial presentation by staff.
Afterwards, Commissioners may ask any questions of staff.
Discussion at the agenda items by Commissioners will be conducted only following a motion and a second following the staff presentation, the applicant or their representative.

May choose to make a presentation or answer questions. The applicant has 10 minutes for their presentation.
Commissioners may ask questions of the applicant, members of the public that have signed up to speak will each have 3 minutes to speak on agenda items during public comment. It is asked that only new information be presented.
The same argument should not be repeated.
Commissioners may ask questions of the public.
Following their comments after public comments, the application excuse me, the applicant will have 5 minutes to address any public comments.
Commissioners may ask further questions of the applicant.
The chair will ensure that all Commissioners have no further questions of the applicant or staff.
The chair will then call for the question after a motion that has been made and seconded. The Commissioners will then.
Discuss.
The case amongst themselves after the discussion, the Chair will call for question Commissioners or finders of that, and the vote will be based on their evaluation of the evidence that was presented.
As compared to code Section 146, all rulings by planning and Zoning Commission are normally final except.
Let me start over.
Are normally final exceptions or zoning map amendments, zoning code amendments and comprehensive plan amendments that need City Council approval decisions by the Commission can be appealed to City Council by presenting written appeal to the city manager within 10 calendar days of the public hearing. City Council may also.
Call up.
Upon their discretion, any case, whether it is appealed or not.
Notices of this virtual meeting were published posted to the city website, and the development projects were posted with signs on the property.
Notices were mailed to adjacent land owners.
There are no consent items at this evening's agenda.
Again, if you wish to speak to this, Please note.
The QR code that you can use to sign up to speak.
This evening our first agenda item is the tributary.
Now this project has.

1234 different items which we will actually take individually, but we will have one presentation of all four items.
Staff.
Let's see. Our case manager is Miss Sarah Wiles and our applicant is property reserve, I believe.
That Norris is also presenting on their behalf.
But let's kick this off to miss Sarah.

Wile, Sarah 7:03
Good evening, commissioners.
My name is Sarah Weil and I'm a senior planner.
Three, before you tonight are multiple items for the tributary development.
The applicant and property owner PRI is requesting approval of a new master plan with two adjustment requests and three zoning map amendments. The 960 acre site is located South of Interstate 70 and east of E470. The property is currently zoned mixed-use Reg.
Or MUR and medium residential R2 within sub area C the site is identified within the urban district commercial Hub, City corridor and emerging neighborhood place types.
In the Aurora places comprehensive plan.
The master plan is bounded by Interstate 70 to the north Trussville St. to the E 6th Ave. to the South, and de Gaulle St. to the West.
Surrounding land uses include single family residential to the South and E data centers and other industrial uses to the West, and industrial uses to the north across Interstate 70.
It is currently undeveloped and bisected by First Creek, which flows from the southeast to the north.
West.
Through the site you can also see the site work beginning on the harvest I-70 interchange, which is towards the top of the map, and that's being constructed by the Eritropolis Regional Transportation Authority.
The property is currently zoned MUR mixed-use regional which is shown in red and R2 which is shown in yellow. As previously noted, there are three zoning map amendments proposed with the application that would change the location of the zone districts.

As well as to rezone some of the land to MUA mixed-use airport.
So this is the play site map from the Aurora places comprehensive plan, which was adopted in 2018.
The western portion of the master Plan area is located within the city corridor, commercial hub and urban District place types, while the eastern portion is designated as emerging neighborhood. The proposed master plan is generally consistent with the intent of these place types.
The mix of uses St. Network and planned parks and open spaces, together with the proposed design standards.
Support the comprehensive plan vision for walkable and connected development within these areas.
This is a photo of the site looking N from 6th Ave. near the future Harvest Rd. location that will connect with 6th Ave. and this is a photo of the site looking W from Pohatt and Rd.
122 adjacent property owners in nine register neighborhood organizations were notified of the application, with the first submittal of the application in May.
20243 written comments were received that expressed potential concerns regarding traffic increases, environmental impacts, residential density and the need for more commercial uses in the area.
Saf requested that the applicant host a neighborhood meeting and this meeting was held on September 24th, 2024.
One resident attended the meeting and no concerns were raised and no additional comments were received throughout the review process.
Notices were sent and six signs were posted around the property frontage adjacent to 6th Ave. Pohatt and Road, and the I-70 frontage Rd.
Major issues discussed and resolved throughout the review process included the proposed Li induces the three zoning map amendments, parks and Open Space, St. connectivity and cross sections.
Design standards.
Public improvements and phasing and the two adjustment requests.
So the proposed master plan includes a diverse mix of land uses, including single family detached 2 family, single family attached and multi family residential along with commercial uses, parks and open space, A Recreation Center, a school site and a fire station.
The northern portion of the site is planned for commercial mixed-use in multi family

development to capitalize on visibility from the future I-70 and Harvest Rd. interchange currently under construction. Additional commercial and mixed-use acreage was incorporated during the review process to preserve more opportunities for higher.
Intensity commercial uses along this key corridor in the city. The southern portion of the site is primarily planned for residential neighborhoods.
The exception to this is a 27 acre commercial parcel at the northwest corner of 6th Ave.
And Harvest Rd. that is designated as an administrative activity center. The land use side map identifies approximately 435 acres for single family, detached to family and single family attached residential 58 acres for multi family residential and 81 acres for commercial and mix.
Use development. Residential densities range from three dwelling units per acre for single family detached areas.
Up to 25 dwelling units per acre for multi family areas.
This is the current zoning map for the area. As I previously said, the western portion is zoned MU R mixed-use regional and the eastern portion is owned R2 Medium residential district. This is the proposed zoning map. SO3 zoning map amendments are proposed in conjunction with.
The master plan to align each planning area's anticipated uses with an appropriate and consistent zone district.
In total, approximately 436 acres are proposed for rezoning, including 104 acres from R2 to MU.
A.
189 acres from R2 to MUR in 143 acres from MUR to R2, accounting for the proposed zoning map amendments.
The master plan will include approximately 104 acres on mixed-use airport, 190 acre, zoned MUR and 666 acre zone R2. The proposed rezoning is generally aligned with the comprehensive Plan play site map and are compatible with the.
Existing.
In anticipated development in the surrounding area.
So the master plan estimates up to 4859 dwelling units, which equates to an anticipated population of over 12,000 residents. Based on this population, tributary is required to provide almost 38 acres of neighborhood parks, 14 acres of community parks, and 90.

8 acres of on site open space based on the city's parks, recreation and Open Space Department standards.
Tributary includes around 207 acres.
The parks and open space that are shown in light green and dark green on the map, including roughly 56 acres of floodplain that will not receive open space credit, but will still.
Be areas that can be recreational areas for the residents. The proposed system includes 6 neighborhood parks of about 6 acres each.
A regional trail and associated open space corridor along First Creek in multiple locations.
Whole trail and open space connections running NS that intersect with the First Creek corridor parks and open space.
Receiving pros credit will be required to include amenities and improvements consistent with the department's design manual.
This tributary will be accessed from Interstate 70 to the N 6th Ave. to the South Pohatton Rd. along the eastern portion of the site, and future extensions of 10th Ave. and 14th Ave. Tributary Parkway from the West, providing a well connected St. network that aligns with the streets.
And cross sections identified in the Northeast Area Transportation study, also known as.
Neetz, while minimizing crossings of First Creek, was a priority for the city during the process.
US key transportation elements that were addressed included the realignment of 14th Ave. and Tributary Parkway, the Ultimate Cross section for Harvest Rd. and the removal of the existing I-70 frontage Rd. In addition to the arterial and collector St. Network planning staff requested an exhibit showing the concept.
Local St. patterns.
That's on your screen to demonstrate that an interconnected local St. network can be achieved with an all planning areas.
This analysis was particularly important for this master plan, given that First Creek bisects the development and may limit St. connectivity and access between portions of the site in the future.
Saff and the applicant collaborated to develop a comprehensive set of design standards for tributary as required for all master planned developments within the city. The applicant has provided a detailed set of design standards that establish the

framework for urban design.
Landscape design and architectural design across all proposed land uses within the project area. These standards are intended to guide the overall character quality and visual cohesion of the development as it builds out over time.
In several instances, the proposed design standards are more restrictive than the baseline requirements in the UDO.
Additionally, the applicant proposes the establishment of a design review committee for tributary that would review future development proposals.
To ensure the adopted standards are consistently applied in the overall vision is maintained.
Details on the changes that were made to the retail architectural standards in Tab 12 since the original planning and Zoning Commission hearing was scheduled in late March, are included in the staff report.
I'm also happy to answer any questions related to those in the applicant or their consultants can as well.
The public improvements plan for tributary identifies the infrastructure improvements required to support development within each planning area.
These improvements include components related to streets, drainage, utilities and parks, and open space, and are intended to ensure that necessary public infrastructure is constructed in coordination with the phase build out of the development.
Major issues that were evaluated and resolved included the timing and phasing of St. improvements.
Long Harvest Rd. and Pohattin Rd. The location of St. Crossings along First Creek.
The alignment of Tributary Parkway and the cross section and connectivity of Trussville St. to adjacent roadways.
Additionally, the relationship between open space construction and required drainage improvements along First Creek was carefully reviewed to ensure that stormwater infrastructure and open space amenities can be integrated.
To support the public improvement plan, the applicant also submitted a master traffic impact study.
Master drainage report and master utility study, each of which evaluates the capacity and design of the proposed infrastructure systems needed to serve the development.
Two adjustments to the Unified Development Ordinance are requested as part of the master plan.

The first adjustment is from Section 146 dash 4.2.3.8.3, which states that a master plan may include a maximum of 50% small residential lots.
The primary intent of this standard is to ensure a diversity of housing types and lot sizes within master planned communities.
The applicant is proposing to increase the percentage of small residential lots to 65% within each neighborhood of tributary, which would add around 333 additional small lots throughout tributary compared to the 50% limitation.
To offset this, increase and maintain overall neighborhood quality of the applicant.
Has proposed several design enhancements that will apply to these neighborhood.
These enhancements include larger open spaces located near homes, increased pedestrian tracked widths to enhance walkability, reinforce block length standards, and stricter requirements related to housing type diversity.
Staff worked closely with the applicant throughout the review process to refine these provisions and ensure they would effectively maintain neighborhood character.
Based on these enhancements, staff finds that the intent of the UDO is still being met and is supportive of their requested adjustment.
The second adjustment request is from section 146-4 point 10.12, which permits one large scale sign within a master planned community with a maximum height of 30 feet and up to 400 square feet per sign face. The applicant is requesting approval for.
Two large scale signs along Interstate 70, each up to 75 feet in height and up to 770 square feet per sign face.
Shown in the locations in the bottom image on either side.
Of harvest Rd.
These signs are intended to provide visibility and identification for the planned commercial uses within tributary as part of the request, the applicant submitted an analysis evaluating signage, height and letter size relative to driver speeds in viewing distances from Interstate 70.
Staff supports this adjustment because the proposed signage will improve the visibility of long term viability of the commercial areas within.
The development will also minimize.
Visual cutter. It meets the adjustment criteria for signage because it will have minimal visual impact on the surrounding neighborhood and compensates for limited sign visibility at a lower height or smaller size.
This is the approval criteria for the zoning map amendments before you tonight.
And this is the approval criteria for master plans.

So for all three of the zoning map amendments, the planning and Zoning Commission provides a recommendation to the City Council, and the amendments are subject to their approval for item 8A. Staff recommends approval of the zoning map amendment for 104 acres from the R.
Two district to the MUA district because it is consistent with the spirit and intent of the comprehensive plan and the city corridor place type.
And is also compatible with the surrounding developments in the proposed uses in the tributary master Plan.
For item 8B, staff recommends approval of the zoning map amendments for 189 acres from the R2 district to the MU R District. Because it is consistent with the spirit and intent of the comprehensive plan in the Urban district place type and is.
Also compatible with surrounding developments in the proposed uses in the tributary master Plan.
For item 8C, staff also recommends approval of the zoning map amendment for 143 acres.
From the MUR district to the R2 district because it is consistent with the spirit and intent of the comprehensive plan and the Urban district and commercial hub place types and is also compatible with surrounding developments and the proposed uses in the tributary master Plan.
Staff also recommends approval of the master plan with two adjustments for small residential lot percentage and multi tenant monument sign allowances. Because the proposal is consistent with the designated place types.
It complies with the regulations and standards in the Unified Development Ordinance, except for the requested adjustments. It provides a diverse mix of uses that are connected through internal streets, parks and open spaces.
And it promotes quality urban design, landscape design and architectural design.
Approval should be subject to two conditions which are resolving outstanding technical issues.
And obtaining approval of the three zoning map amendments.
It's by the City Council that concludes my presentation. I'm available for any questions and the applicant also has a presentation. Thank you.

HB **Hogan, Becky** 23:16
Thank you very much, Sarah.
Good job getting through all of that.

It's a big presentation, Commissioners first question for you. How many of you had an opportunity to visit this site?
Please raise your hand.
Looks like everybody great.
Thank you very very much for the drive halfway to Kansas.
Second question, Commissioners, do you have any questions of Sarah or any other staff?
Prior to the applicant presentation.
Commissioner Riley.

CR **Colonel Mike Riley** 23:51
Thank you.
Going back to the 50% for this is 65% slide with the small units.
I'm trying to understand what that means.
The 50% are going to go small unit and 65 are going to go small unit.
I.
I didn't understand that breakout.
There you go.

WS **Wile, Sarah** 24:14
So it was basically.
So this slide was meant to show the total number of single family detached to family or single family attached lots within each of the four neighborhoods.
That small lots are permitted by code, and so it was basically breaking down how many potential lots are in each neighborhood, what it would look like with the 50%.
Small residential lot percentage maximum that's currently.
Code versus what it looks like with the 65% small residential lot adjustment that they're requesting. And so it's meant to basically show the difference in the number of lots that the 65% gets them versus the 50%.

CR **Colonel Mike Riley** 24:45
OK.
OK.
OK. And on page 22 of the report that was provided to us.
It talked about the.

Architectural design standards in exhibit L generally preserve the intended level of place, making. What does it mean when you all say it generally preserves rather than say it will preserve?

Wile, Sarah 25:24
So just to clarify, are you referring to?
Commercial or residential related to the adjustment request.

Colonel Mike Riley 25:32
I'm just looking at.
The paragraph middle of page 22 where it talked about generally preserving the intended level place place making.
Oh, it does say viable retail development. That's what you mean.

Wile, Sarah 25:48
Yeah. So I think so for so this is not related to the adjustment request, this is more so related to the design standards in TAB 12.
So since the original design standards were presented to you in March, there were some changes made to the design standards.
There were a lot of meetings held between staff and the applicant and their consultants, as well as the potential commercial developer at 6th and harvest.
And I think there were, you know, there were changes made on both sides, concessions made on both sides to ensure maybe there's not.
The highest level of urban design possible, but it's very realistic to do in more of a suburban context like this.
And so we really tried to strike a balance and I think both on the applicant side as well as the City side, we're happy with the bounce with where we're at in that.
The standards that we did end up with do contain some key place making elements as far as ensuring that drive-throughs won't be too much along the street frontage.
Having higher quality architecture adjacent to St. frontages.
Emphasizing the importance of plazas, walkability, those types of key elements, while also ensuring that the commercial that will go there.
Is viable and won't have a bunch of adjustments from the design standards when a future site plan comes in.
Does that make sense?

Colonel Mike Riley 27:26
Well presented and informative.
Thank you very much.

Wile, Sarah 27:29
Thank you.

Hogan, Becky 27:30
Other questions by Commissioners.
Commissioner jejuk.

Gayle Jetchick 27:39
I was just curious about the timing of the completion of the Harvest Rd. interchange. Is it going to be finished before or during this project?

Wile, Sarah 27:51
They've started construction on it already, so I believe that it will likely be complete before.
This first phase of development.
Which is looking at the land use map and that applicant could verify this, but I believe the first two phases that they're looking at are Pennsylvania, one the commercial and then PA 2 just West of there. And I believe the intent.
Is to have.
Arda, the Air Dropless Regional Transportation Authority have that interchange fully functional and a connection all the way down to 6th Ave. from Interstate 70. By the time these two phases of development would be complete.

Gayle Jetchick 28:41
Perfect. Thank you.

Hogan, Becky 28:44
Any other questions?
Sarah, I do have one question.
Is there any kind of will serve agreement between the City of Aurora, the developer

and Aurora Water to serve this community with the necessary water that it needs to build out?

Wile, Sarah 29:06
I believe as part of the development agreement for the site, Aurora Water by the city entering into that development agreement with the developer that Aurora Water is saying that they will serve this development.
I know that there were some limitations on density that they had to meet and they did meet those as part of the master utility study to ensure that they will be able to serve all of the residents within this development.

Hogan, Becky 29:35
So somewhere it is written so that we do not end up approving something or recommending it for approval and not have the water to serve them. Is that correct?

Wile, Sarah 29:45
The development agreement outlines that they will have water for them.

Hogan, Becky 29:50
Awesome. Thank you, Commissioner Banca.

Sunny Banka 29:58
Sorry, there we go.
Yes, I did have a question.
I'm sorry, I saw an article or something about some of these projects going out East that are going to be all electric and there's no gas lines to them.
Is this one of those areas or is that a possibility?
I mean, it sounds like there are things out east that were underway and then all of a sudden they found out they don't have any gas taps.
And I remember those days back in the late 70s.
So just kinda curious what the gas natural gas situation was for heat stoves etcetera.

Wile, Sarah 30:38
I'm going to defer that question to the applicant or their consultants when after they do their presentation.

I'm not aware of the natural gas situation.
I am aware that of the news coverage about it, a little bit South of here recently, but I don't know about it for this particular development and what their coordination with them has been.

SB **Sunny Banka** 31:04
Thank you.

HB **Hogan, Becky** 31:05
Any further questions by the Commissioner for staff?
If not, we're going to move on to the applicant who is presenting this evening on behalf of the applicant.

EA **Elyse Appelgate** 31:18
That would be me.
I'll be starting us off.

HB **Hogan, Becky** 31:22
OK. If you would please provide us with your first and last name, the organization that you are with and whether or not you are an Aurora resident?

EA **Elyse Appelgate** 31:33
Some.

HB **Hogan, Becky** 31:33
Because this is a combined application, you have 15 minutes.
It is normally 10 we're giving you.
At least we're giving you 15 minutes if you desire for more time, we'll address that.
Only if you need more time. But take it away.

EA **Elyse Appelgate** 31:51
Oh, thank you.
It is a lot.
Sarah had to cover a lot and she did a really great job of that. My name is Elise Applegate. Klink.

I work at Norris design.
I'm speaking on behalf of the applicant and my colleague Sean Malone will also be speaking in this presentation on our topic that he's a little bit more dialed into the address for. Norris Design is 1101 Bannock St. in Denver and I am not a resident of. Aurora.
Alright. Is everybody seeing my screen moving to the next here?

HB **Hogan, Becky** 32:23
Yes.

EA **Elyse Appelgate** 32:24
Wonderful working with multiple screens and wanna make sure everything's looking correct.
So to introduce our team, tonight the property owner and applicant is property reserve and Land reserve.
Those are sort of two arms of the same entity, and that is the development arm of the Church of Jesus Christ Latter Day Saints.
On the consultant side, Norris Design is handling planning, landscape architecture and branding.
Redland is handling civil engineering.
Fox Tuttle is our traffic engineer and kga is providing architecture design standards.
Sarah went over the site.
I'm sure you're all quite familiar at this time, but we wanted to include it in there really with the context of the single family neighborhoods to the South, the Vista Peak School nearby, and our adjacency to I-70 and E 470.
So I mentioned that Norris design did branding.
We spent a long time working with PRI to really understand.
The strengths of this site and what made sense for for creating a vision for the long haul design.
So tributary is a 960 acre mixed-use master plan community located along the banks of Aurora's first Creek.
Imagined as a dynamic confluence of people, parks and possibility, it's been designed to embody his life invigorating life.
Lives invigorating ebb and flow, filled with lively retail, wholesome homes and a cascading park network tributary, is a community alive with movement that brings

neighbors and nature together in a refreshing new way.
And we took this vision and integrated it into all of the design standards that you'll see in the remainder of the presentation.
To advance here one moment.
All right. So with that, I bring you to our land use map.
Sarah described this really well, but some key points that we want to bring up is that First Creek is really at the heart of this neighborhood and we really wanted to emphasize that.
So with that, all of the neighborhoods, you can see some sort of green connections to 1st Creek, whether it's a tributary or an open space, ensuring that people will be able to walk or bike or scooter or roll to make that trail.
Connection to enjoy the neighborhood from a recreational perspective or to be able to get to some of the Commercial Services from their homes.
We really chose to focus the commercial in mixed-use land areas along I-70 given the, you know, upcoming construction of this interchange. It's a key area for commercial uses and makes a little bit more sense for higher intensity uses, whereas the southern portion of the site we.
Really wanted to provide a gentle transition from our neighbors to the South.
With single family detached and single family attached land uses with the exception of that commercial and retail at the intersection of harvest and 6th Ave. we know that this area has really been wanting some sort of commercial land uses for a long time and we're really excited to.
Be able to help provide that in this neighborhood.
Sarah went over the zoning in really great detail, but I'd just like to reinforce that, you know, this initial zoning sort of followed section lines and assumptions of where Harvest Rd. would lead.
And our proposed zoning really follows Harvest Rd. as it goes through the site. It follows Tributary Parkway.
You can see in the western portion and then future E 12th Ave. and E 13th place.
To focus our mixed-use zoning.
The northern portion of the site and R2 in the southern portion of the site.
I did mention that we have commercial in that R2 at harvest and 6th that is an administrative activity center.
So that's what makes that commercial use as possible in the residential zone district.
Moving on to sort of how our our landscape connects to our big idea for tributary.

Landscape elements within tributary establish and enhance the unique character of Colorado's Creekside regions.
The landscape is very intentionally laid out in these design standards to blend the Creekside and natural beauty of Colorado's plains to visually unify the community and pay homage to the native riparian corridor within the community along First Creek.
Plant materials are going to be selected based on their ability to withstand a dry, warm and sunny climate, as well as periods of inundation along First Creek and its tributaries.
So water, water tolerant plants will be used near 1st Creek and other drainage ways in areas with natural runoff.
Irrigated turf will be limited to functional activity areas only and the use of dry stream bed applications in landscape will be utilized throughout.
The community to emphasize and reinforce the Creek and stream characteristics of the community. You can also see in these images there's a lot of flow to it.
We have that concept of ebb and flow of life that we talked about on that second slide.
We really want to reinforce that through curved lines and sort of smooth.
Imagery throughout the neighborhood.
Moving on to architecture, the residential architecture has been very specifically outlined to provide a timeless fashion and cohesive aesthetic throughout the entire community.
The styles of the homes you see here are described as Heritage Homestead, Highland, modern, transitional, cottage, contemporary, rustic and Nordic Alpine.
These homestyle standards are carefully written to provide complimentary design, but we distinguish between these different types of homes.
With different roof plans or roof forms, materials, color schemes and architectural detailing.
Moving on to commercial architecture, these standards blend contemporary elements with nostalgic touches in an effort to provide a fresh interpretation of the past. The standards focus on entryway architecture and facade design to create something really unique and tributary, and the retail architecture prioritizes a sense of human scale.
With really thoughtfully designed entrances that invite visitors.
And foster a really great indoor outdoor connection and emphasize pedestrian

engagement with the community.
Sarah also mentioned that there was a lot of collaboration in recent months and we really appreciate working with staff.
To find standards that really work.
To exceed and improve on some of the Aurora UDO standards and provide future builders with a guide to creating beautiful, welcoming buildings within tributary.
Sarah explained our adjustment request very well, so I won't go into too much detail on the mechanics of it, but I did want to highlight that a part of this as a part of this adjustment request, we have to provide.
Sort of compensation and other ways to make sure that it's still a very livable community with this increased density.
So that compensation that I want to reinforce, there's a requirement that there be parks, trail corridors or open space within 1/4 mile of any home site.
That there are open space tracks on any blocks longer than 600 feet in length to provide a pedestrian connection.
That there's a diversity of homes when there's an arterial Rd. that stretches for more than 1000 feet in length without a street interruption, we're required to have different types of homes. Those types of homes are those defined in the UDO.
We're also required a minimum of five of those home types in each of the neighborhoods that are proposing small lots.
There is a sort of maximum of two contiguous blocks, or 80 lots of the same housing type, anywhere that the small lots are proposed, and then for small lot groupings adjacent to 1st Creek Trail connections to the open space are required to be provided at a minimum of.
One trail connection per 700 feet.
And with that, I will hand the presentation over to my colleague Sean, who will explain our signage requests in a little bit.
More detail.

HB **Hogan, Becky** 41:13
And by way of reminder, Shawn, if you would state your first and your last name please, and the organization that you are with.

SM **Sean Malone** 41:21
Ghirardelli's Shawn Malone with Norris design. I'm a principal and the landscape

architect on tributary and I do not live in the city of Aurora, but I've done a lot of work there over the last 25 years.
So it looks like I have about 3 or 4 minutes left, so I'll try to get through this relatively quickly and if you have questions feel free to ask so you can see the locations that we're talking about are on I-70 on either side of the new.
Interchange that's going in, which I know is pretty exciting for everybody.
So the idea is to be able to capture people so they can see our sign be able to read it, and know to exit in time when they're doing 75 miles an hour.
So. So that's that's what this is. This presentation is really all about.
Go ahead and jump to the next one, Elise, if you would. And so sign code, design code and especially sign code really emerges from conditions that we really don't like, right?
Somebody does something.
You don't like it?
You design you do you build.
Code around preventing it from happening.
City of Aurora did a great job of that years ago and the whole intent was to avoid something that looks just like this.
This is off of I-70 Houghton Wheat Ridge.
This is how things were done a long, long time ago.
The sign code now in the city Aurora is really trying to prevent this from happening.
So if you want to jump to the next site, so we went out and we looked for.
Similar conditions adjacent to high speed interstates.
You know, 75 mile an hour roadways.
Associated with commercial retail development and Southlands is probably the best example I could find that represents trying to follow Toad.
This is this is viewed at about 680 feet.
You can see that the signs are low to the ground.
They get kind of lost in the clutter in the background.
It's letterings pretty small to accommodate to be accommodated by the sign, so they get pretty hard to read.
So.
I went to a couple other locations.
If you wanna jump to the next one, Elise and one of the taller signs that are out there right now in the city is the Old Town center sign. Now I know this was probably done

quite a while ago, before the code was really in place, but it.
Kind of represents that in order to in order to draw attention to a large commercial retail center, the signage needs to be at scale.
There's a better in the next slide. There's a better example.
On the other side of Alameda, where?
When this area?
Was developed.
They went ahead and must have asked for a waiver to get up to about 50 feet.
And there's two signs about this size in this area, and you can see it starts to do a pretty good job.
These are a little closer to the right away than ours will be, and I'll show you that when we get to that portion of the presentation.
Want to jump to the next police? And so we worked with staff to try to address.
You know, signage that probably wasn't really.
Anticipated in the initial sign code, you know.
Signage along high speed interstates trying to draw attention to large retail centers.
So when you when you go around the metro area, you'll find a couple of these.
This is right at the Wadsworth exit Narvada, and this is similar to what we're proposing.
It's pretty far off the road.
It's about 75 feet tall, but the lettering is large enough that you can start to make that out as you're driving by.
Now of course I had to pull over.
Safely and take pictures so this doesn't. This isn't even on the Interstate per southeast.
The Interstate is probably another 50 feet to your left if you want to jump to the next one lease. This is another one that's going in right now out.
In wheat Ridge.
That crossing.
And again, this is about a 75 foot sign.
This is kind of what what we were basing our concept off of.
This is about 75 feet away and I know depending on size of your screen.
Whether you can really read this letter or not, but when you're out there in real life, it's really the adequate size signage.
So we took a lot of the design standards they used here and applied it to what we

were doing. If you want to jump to the next one.
OK, couple. Just a couple minutes left. So this prayer starts to put our location in context.
This is looking eastbound before you approach the interchange.
It was we wanted to show that interchange.
So you can kind of get a sense of scale. The signs not going to sit out there all by itself. It's going to have other things around it. The interchange probably being one of the taller, taller items.
We're about 130 feet off of the right of way.
There is an existing frontage Rd. there that will go away in the future.
But we also have a 30 foot power line easement.
That we have to address.
So we're sitting just behind there.
So when, as we were approaching our design, we did work quite a bit with staff and we appreciate them working with us and understanding our situation.
So they helped, you know, with the size and the mass and making sure one of the big things to make sure it has a decent base. So it doesn't look like it's going to fall over.
So we did go through quite a bit of a design iteration with staff to come up with this design.
So this is the eastbound look I want to jump to the westbound look.
Very similar, you know putting context and in this case your.
You know, still 130 feet off off of I 70s right away or edge and with an extra 30 feet to due to the easement.
If you want to jump to the next one, Elise.

HB **Hogan, Becky** 46:50
Shaun, I'm gonna interrupt you for one moment. Commissioners. Our bylaws do allow us to extend an applicant or presentation an additional 5 minutes.

SM **Sean Malone** 46:53
OK.

HB **Hogan, Becky** 47:03

Are you OK with giving Norris an additional 5 minutes?
Perfect. I didn't want to rush you too much, alright?

Sean Malone 47:10
OK, I can.
I'm gonna. I'm gonna wrap it up even quicker than that.
So this is more of a this is more of a 3D simulation.

Hogan, Becky 47:13
Go ahead.

Sean Malone 47:17
Again, I couldn't stand in the stand in the westbound lane, but this is shooting just from the outside. So you're looking across I-70, you're looking across the eastbound lane as well.
And here we actually put in some some blocks to kind of give you an idea of scale, what that some of the buildings might be at.
You know they're associated with the commercial retail center, so you can start to see that.
It starts to work scale wise.
With what's around it, but it's still very visible.
I'm gonna jump to the next one.
And now this would be your eastbound lane.
And I had to stand on the on the frontage Rd. to get this one.
But again, the power lines kind of show you we have an easement there.
Those power lines may be buried in the future.
We're still working on that, but again, it starts to put everything in scale so.
If you want to jump the next release.
And so that's that's that's the end of the signage presentation.
Looks like I we have a few more minutes.

Hogan, Becky 48:17
All right. Elise or Sean, do you have any other closing arguments or closing remarks related to your presentation?

Elyse Appelgate 48:25
Sure. We just wanted to reinforce the criteria for approval of the master plan and note that we are consistent with the comprehensive plan that first check mark that this master plan will allow future development of the property to comply with all the standards of the UDO that this.
Master Plan proposes a coordinated system of streets, trails, sidewalks, open spaces, and infrastructure systems that do not create significant adverse impacts on the surrounding area.
And arguably will help with a lot more East, West and NS connections.
Roads and with trails and that this master plan will improve and expand upon multimodal connections with an adjacent sites, neighborhoods and urban centres.
So with that, we we welcome your comments and questions and invite you to visit tributary Colorado Com for a little bit more information.

Hogan, Becky 49:18
Thank you very, very much, Commissioners, do you have questions of the applicant?
Commissioner benka.
You're on mute.

Sunny Banka 49:37
I don't believe my question about the natural gas was answered.
I think the applicant was going to answer that.
Staff wasn't sure, but is this going to have natural gas out there?

Elyse Appelgate 49:55
All right.

Dane Hill 49:55
Yes, I can answer that.
This is this is Dane Hill.
I'm with property reserve.
I'm not a resident of Aurora.
But the intent is to have natural gas serve the site. We put in an application with Excel at the end of 2024.

That application is probably old and probably needs to be refreshed.
We have heard that there are restraints in natural gas in the area and that's something we intend to work through with XLS we work through our infrastructure side plan. I mean our yeah infrastructure side plans.

SB **Sunny Banka** 50:29
Perfect. Thank you.

HB **Hogan, Becky** 50:34
Further questions.
I do have one of Sean.
Sean, do you intend for any of these signs being electronic messaging boards?

SM **Sean Malone** 50:45
Yes, actually in in our app in our design guidelines we do have a provision for a certain amount.
I don't think over 50% can be electronic, so it'd be up to 50% in the in the graphics that we showed is probably represented what we're probably looking at doing, which is just about maybe 20% at the bottom. So but that that will allow for.

HB **Hogan, Becky** 51:07
OK.
Thank you.

SM **Sean Malone** 51:09
Things like advertisement of farmers markets, you know, all those type of cultural events that we be able to advertise.

HB **Hogan, Becky** 51:17
Thank you very much.
Again, any other questions by Commissioners?
Yes, Commissioner Riley.

CR **Colonel Mike Riley** 51:25
Thank you.

So exhibit O on page 380 of our report provided neighborhood comments.
I didn't see any answers for those comments.
Were they ever answered during that initial stage?
And I guess while you're digging that up, let's look at how are you looking at Fire and Rescue services out there and policing services?
Is that any consideration as far as your planning with a such a large community?

Elyse Appelgate 52:02
Right. I can get a couple of those items started and I'm trying to find my way through the presentation to be able to advance to an earlier slide.
But with regard to neighbors comments, the comments that we received at their first round of review, all comments were directly addressed in our response to comments letter with the 2nd submittal.
And we also hosted that neighborhood meeting because of the comments received, but we did not have any neighbors actually in attendance at that.
We only had one neighbor in attendance.
At that meeting.

Colonel Mike Riley 52:33
OK.
And again.

Elyse Appelgate 52:38
Right. And then on the topic of fire, we are planning for a fire station at 10th Ave. in the western portion of this site.
We have gone through reviews with Aurora police as well and confirmed sort of which district we're in.

Colonel Mike Riley 52:56
OK. And the last question I had is you talked about future design and phases.
So what we're looking at here right now is not the complete project.
Of of what you're intending to do, you're gonna come before us sometime years in the future to add more to this particular design, or you you looking at other areas outside this particular area that you're looking to rezone?

Elyse Appelgate 53:23
This is the entirety of the tributary master plan as as we've submitted it, if the applicant were interested in another project in this area in the future, it would come in as a completely separate master plan. If there were any sort of immediately adjacent property that wanted to.
Enter into our master plan in the years we would process that through an amendment.
But I can say as of you know, made 13th of 26.
I believe this is the entire.
Project Dane, please correct me if I'm wrong or if there's some more nuance to that.

Dane Hill 54:00
No, that's correct.
I think that maybe the mention of phasing is just more talking about the practical logistics of construction phasing starting, you know development on the South end of the property and moving towards the interchange.
So that'll be done in phases and not all, obviously all at once.

Colonel Mike Riley 54:21
OK.
I just want to make one comment to.
I really appreciate the idea.
The foresight of discussing the signage now we've had some past meetings where we've had a look at signage after development started and at least this has been considered in the beginning.
So we don't have to revisit an applicant's need to improve the signage.
So I wanted to thank you for that.
That's all I have. Thank you.

Hogan, Becky 54:49
Ask call for Commissioners to ask questions for right now.
If not, Susan or Stephanie, do we have anyone from the public that has comments or questions?

Chapel, Susan 55:03
Commissioner Hogan, we do not for this item.

Hogan, Becky 55:06
All right.
Thank you very very much.

Elyse Appelgate 55:09
Thank you.

Hogan, Becky 55:10
All right, based upon this, again, we are going to tackle each one of these items.
Individually, may I please have.
A staff recommendation or excuse me? May I please have a Commissioner recommendation? Yes.

Melvin Bush 55:29
Rush Commissioner Hogan for agenda item.

Hogan, Becky 55:32
Thank you, Melvin for bailing me.
You knew what I meant.

Melvin Bush 55:35
OK.

Hogan, Becky 55:36
No.

Melvin Bush 55:37
Absolutely.
For agenda item.
8.

A.
A conditional use for motor vehicle. Oh.

Hogan, Becky 55:52
Nope.

Colonel Mike Riley 55:58
I have it ready. If you want me to read it, OK.

Melvin Bush 55:58
Here we go.
I have it right here. Thank you.
Agenda item 8A zoning map amendment for 104 acres from R2 to RU-A based on the staff recommendations, the presentation and the discussions that this these public hearing I move to recommend approval of the zone mapping amendment from R.
Two District 2 MUA District 2.
City Council, because the proposal complies with criteria in section 146, Dash 5.4 point, one Point C .3 for the reasons stated in the staff report.

Hogan, Becky 56:42
Have a second please.
Great. Thank you very, very much.
I am taking on that, Commissioner Riley, as our second.
Are there any other comments?
Prior to voting.
Good job to both staff and Elise and Sean with Norris. This was a huge monster.
I don't think people appreciate the time and frankly the funds that it costs to put together a master plan like that.
That so PR I I.
Hope you treat your staff and your consultants well 'cause they did you good.
All right folks.
Roll call time Commissioner jejic.

GJ **Gayle Jetchick** 57:23
Approve.

HB **Hogan, Becky** 57:24
Commissioner Bush.

MB **Melvin Bush** 57:26
Approve.

HB **Hogan, Becky** 57:27
Commissioner Becker.

RB **Robin Becker** 57:29
Approve.

HB **Hogan, Becky** 57:30
Commissioner Riley.

CR **Colonel Mike Riley** 57:32
I approve.

HB **Hogan, Becky** 57:33
Commissioner banca.

SB **Sunny Banka** 57:35
Approved.

HB **Hogan, Becky** 57:37
And Commissioner Hogan approves with Commissioner Walls absent agenda item 8 to B, may I have a motion, please, Commissioner Riley?

SB **Sunny Banka** 57:45
Mm-hmm.

Colonel Mike Riley 57:51
Thank you for item 8B zoning map amendment for 189 acres from R2 to MUR based on the staff recommendation, the presentations and discussions at this evening's public hearing, I move to recommend approval of the zoning map amendment from the R2 Dist.
To the MUR district to City Council because the proposal complies with the criteria.
In section 140.
36-541C3, for the reasons stated in the staff report.

Hogan, Becky 58:31
May I have a second on the motion, please, Commissioner. Banker. I'll take her.

Melvin Bush 58:33
As a second.

Hogan, Becky 58:36
She slipped her hand up.
Perfect. Any further comments from our Commissioners?
If not, call enroll Commissioner Jejuk.

Gayle Jetchick 58:47
Approve.

Hogan, Becky 58:48
Commissioner Bush.

Melvin Bush 58:49
Approve.

Hogan, Becky 58:50
Commissioner Becker.

Robin Becker 58:52
Approve.

Hogan, Becky 58:54
Commissioner Riley.

Colonel Mike Riley 58:55
I approve.

Hogan, Becky 58:57
Commissioner banca.

Sunny Banka 58:58
Approve.

Hogan, Becky 59:00
And Commissioner Hogan approves agenda item 8C.
Commissioner Becker, would you like to read that one for us?

Robin Becker 59:09
Thank you, Commissioner Hogan.
This is for agenda item 8, the zoning map amendment for 143 acres from Murr to R2.
Based on the staff recommendations, presentation and discussions at this evening's public hearing, I move to approve.
8C.
Sorry. Yes, eight. OK, I got lost.

Hogan, Becky 59:33
Sorry.

Robin Becker 59:34
Sorry, zoning map amendment for 143 acres from Murr to R2.
So, because the proposal complies with the code section 146-5, point 4.1 point C3, for the reasons stated in the staff report.

Hogan, Becky 59:52
May I have a second, please, Commissioner Bush?

Thank you very much for your second.
Any further notations by our Commissioners?
If not, it's time for roll call Commissioner Jejic.

Gayle Jetchick 1:00:05
Approve.

Hogan, Becky 1:00:06
Commissioner Bush.

Melvin Bush 1:00:08
Approve.

Hogan, Becky 1:00:09
And Commissioner Becker?

Robin Becker 1:00:11
Approve.

Hogan, Becky 1:00:12
Commissioner Riley.

Colonel Mike Riley 1:00:14
I approve.

Hogan, Becky 1:00:15
Commissioner Banca and Commissioner Hogan also approves item 8C item 8D may have someone read that for us Commissioner Riley.

Sunny Banka 1:00:17
Approve.

Colonel Mike Riley 1:00:29
For agenda item 8D master plan with adjustments based on the staff recommendation.

The presentations and the discussion at this evening's public hearing, I move to approve with two conditions, the master plan with two adjustments for small residential lot percentage and multi tenant monument sign allowances because the proposal complies with the requirements of section 146-5.
Dot 4.1 dot.
E .3, for the reasons stated in the staff report, approval to be subject to the following conditions.
Number one, approval of the master plan is contingent on the three associated zoning map amendments being approved by the City Council.
#2 outstanding technical issues must be resolved prior to submittal and recordation of the master plan.

HB **Hogan, Becky** 1:01:28
May I have a second please?
Commissioner Benke, any other comments by Commissioners?
If not, roll call on 8D Commissioner Jejuk.

GJ **Gayle Jetchick** 1:01:42
Approve.

HB **Hogan, Becky** 1:01:43
Commissioner Bush.

MB **Melvin Bush** 1:01:45
Approve.

HB **Hogan, Becky** 1:01:46
Commissioner Becker.

RB **Robin Becker** 1:01:48
Approve.

HB **Hogan, Becky** 1:01:49
Commissioner Riley.

Colonel Mike Riley 1:01:51
I approve.

Hogan, Becky 1:01:52
Commissioner banka.

Sunny Banka 1:01:54
Approve.

Hogan, Becky 1:01:55
And Commissioner Hogan also approves item 8D, PRI.
Let us be the first to say congratulations on your recommendation to go before City Council for the rezone.
It has been our pleasure to unanimously approve you for this recommendation.
Thank you.

Dane Hill 1:02:17
Thank you for the consideration and the thoughtful questions.
We are grateful for the opportunity to be working with the City of Aurora and its staff.

Melvin Bush 1:02:25
Right.

Hogan, Becky 1:02:25
All right, let's see.
Our next item is Agenda 8 E Cotton Creek Amendment Master plan.
Who do we have presenting this evening?

Bravenec, Benjamin 1:02:38
This will be me.

Hogan, Becky 1:02:41
Ah, Benjamin. All right, Mr. Braverman. Take it away.

Bravenec, Benjamin 1:02:47

Good evening, commissioners. I'm Ben bravonnick.
I'm presenting for staff a master plan amendment for Cottonwood Creek.
The applicant, West Side Investment Partners, is requesting approval of an amendment the Cottonwood Creek Master Plan.
This is the First Amendment to the master plan that was originally approved in 2022.
This proposed amendment updates land use areas including reducing the area of oil and gas facilities and replacing them with residential areas and removing a commercial mixed-use area.
The goal of this amendment is to equally divide development obligations and land plans in half.
East and West sides to represent 2 master developer teams.
The Cottonwood Creek Master Plan is located approximately 4 miles east of E 470.
The property includes frontage along East.
Jewel Ave.
South.
Monaghan Rd. E Yale Ave. S Hayes, Mount Rd. E Mississippi Ave. and South.
Hudson Rd.
The zoning within the master plan is the R2 medium density residential zone district within sub area C.
It is also bounded by the R2 district in Arapahoe County.
The place type designations from the Aurora Places comprehensive plan is predominantly emerging neighborhood with a small corner of commercial hub and a sliver of urban green space.
18 abutting property owners and six registered neighborhood organizations were noticed.
No neighborhood meeting was held.
Legal notice appeared in the Aurora Centennial.
Public notice signs were posted within the master plan.
And mailings sent in compliance with UDO requirements.
This area was originally annexed into the city of Aurora in 2016 and then the master plan was approved in 2022.
Cottonwood Creek is approximately 1232 acres, three commercial areas totaling 13 acres were originally planned.

The plan includes neighborhoods with a mix of single family, attached and detached.
Three existing oil and gas sites.
And proposed several park spaces.
Including larger neighborhood parks, pocket parks and open space following First Creek in Yamaha Creek.
Two schools are planned, one for the West side and one for the east side, as well as a permanent fire station and Community Center.
Within its master plan, Westside Investment Partners owns the land West of Hayes Mount Rd. which will be referred to as Travora Community West.
Cottonwood Creek Investors LLC owns the land east of South Haymount Rd. which will be referred to as Cottonwood Creek Community.
The amendment also reflects the current condition of the existing oil and gas facilities, which is less land area than anticipated, with the original master plan.
In turn, this increases the plan residential areas and the total number of units allowable per the master plan.
The removal of the three acre commercial mixed-use area, PA 79 also contributes to the increase in residential area and the planned number of units.
The proposed amendment will be at 5 dwelling units per acre or less.
And on both ownership side.
Both sides will also retain future APS side the public land dedication has been distributed evenly based on the densities, proposed parks and open spaces change slightly to comply with the increased units and separation of Ethan West.
This is discussed during this review are the proposed use change the separation of ownership and access and connectivity.
The master plan originally had three commercial mixed-use areas totaling 13 acres designated as administrative activity centers.
These administrative activity centers would be required to follow MUC mixed-use corridor standards.
The proposal removes commercial uses from PA 79, located on the southwest corner of Eastville Ave. and S Lanewood St. and replaces it with up to 17 residential units.
PA 78 and PA, 90, will remain in place, leaving 10 acres of commercial use within the master plan.
Approximately 3 miles separate the two remaining commercial mixed-use areas.
Reserving more commercial areas is recommended. However, the proposal meets UDO requirements, which only requires one AAC for a master plan over 160 acres.

The zoning for PA 79 is R2 and is designated as the emerging neighborhood place type of the Aurora Places Comprehensive Plan.
It has been expressed to the applicant that the removal of commercial land uses could limit the number of small lot allowed in the future.
Small lot code amendment is anticipated for this summer.
The oil and gas sites have been decreased in area allowing for more residential units.
PA 81 has been plugged and abandoned.
PA 82 and PA, 83 have decreased in size. The proposal includes an increased units throughout the master plan. The original master plan was approved for a total of 3768 units. With this amendment, it would add an additional 500 and.
32 units.
Or approximately 60.5 acres.
Of residential, resulting in a total unit count of 4300.
This small lots as defined by the UDO are proposed to be limited to 50%, which is the maximum allowedable by code.
Within the existing Cottonwood Creek Master Plan, West Side Investment Partners acquired the land West of South Hayes Mount Rd. In 2024 from the original owner, Cottonwood Creek Investors LLC, which continues to own the property east of South Hayes Mount Rd. With the two master developer groups.
Now in place, the ownership groups have proposed revisions to more clearly established their own boundaries.
Revisions are incorporated throughout the document to label and designate the separate areas.
And responsibility of each group.
These changes are not a requirement of the city, but staff has reviewed the proposed changes to ensure that there is a consistent approach throughout the master plan.
Changes to the street network include the realignment of E Iliff Ave.
E Iliff Ave. was originally approved to curve into the planning areas between South Hayes, Mount Road and S Hudson Rd.
The new proposal will follow the section line shown in red.
Additionally, the PIP amendment proposes options on a secondary access to the site.
Access will be primarily from East Troll Ave. and Yale. Interim will provide a secondary access thrown in purple.
However, there may still be vulnerability for access blockages on East Jewel, Ave.
Monaghan Road or South Hayes Mount Rd. Were added with this amendment to

provide alternative secondary action access options shown in green.
The alternative options allow the master developer the flexibility to determine the best way to meet access needs. Depending on the improvements in the proximity of the project at the time of construction.
Staff's analysis finds the proposed master Plan amendment complies with the UDO'S approval criteria for the following reasons.
The master Plan amendment is consistent with Aurora places comprehensive plan and the purpose statements for the R2 medium density residential zone district.
Future development of the property will comply with applicable standards of the UDO and does not request any adjustments.
The master Plan Amendment will result in better access to the area with E DL Ave. and South Hayes Mount Rd. that do not create adverse impacts at the surrounding area.
The master Plan amendment incorporates additional design criteria to ensure a walkable and well connected development.
The master plan retains 2 designated areas for mixed-use, 10 acres in total.
And a 4.4 acre Community Center.
Staff finds with one condition the master Plan Amendment agenda item 8 E complies with the requirements of code sections 146 Dash 5.4 point, one point E3 of the Unified Development Ordinance.
The recommended condition is the resolution of outstanding technical issues prior to recordation of the master plan.
That concludes my presentation.
The applicant has also prepared a presentation.
I'm here to answer questions for staff.
Let me know if you would like them to present or if you have any questions for me.

HB **Hogan, Becky** 1:12:31
Let's start out with questions for Ben, Commissioner Banca.

SB **Sunny Banka** 1:12:37
I'm going to ask the same question because this is out in that area.
Is this is this area going to have natural gas or is it right now all electric?

BB **Bravenec, Benjamin** 1:12:50

This isn't the same area.
This is a pretty high level plan where a lot of infrastructure site plans will be need to be put in place for this to develop and that'll have to go through Excel if the applicant has any more information than I do, they might be able to help more.
But I haven't had any conversations about this for this master plan.

SB **Sunny Banka** 1:13:11
Thank you.

HB **Hogan, Becky** 1:13:13
Other questions by Commissioners.
If not, if the applicant would please state their first and last name, the company they are with and who they are representing.
And you can present yourself.

AC **Alan Cunningham** 1:13:35
Ben, will you be running our presentation or am I sharing my screen and doing it?
Oh, there we go.
You are OK perfect.

BB **Bravenec, Benjamin** 1:13:39
I can do it for you.

AC **Alan Cunningham** 1:13:42
Good evening everyone.
Commissioners, nice to see you again.
I'm Alan Cunningham with PCs group.
We're 200 Calamath street, Denver 80223 and I am not a resident of Aurora. On behalf of Westside Investment Partners and James Boholsky in Cottonwood Creek investors, I'm pleased to be here to give you a quick presentation on our master Plan Amendment request for.
Cottonwood Creek. I'll try not to be too redundant because Ben did a pretty thorough job.
So any of our slides, I might go sorta quickly.
Through them, can you go ahead and do a next slide please, Ben?

So on the call this evening with me are Sienna move with Westside Investments, James Boholsky with Cotton Creek investors is here.
Garrett Graham with our company PCs group is on as well.
Bonner Gilmore with inertia Consulting and I believe Chris Mcgranahan with LSC Transportation is on here as well.
So between us, we'll do our best to answer any questions that you might have.
Next slide please.
Just to get you oriented obviously quickly, I think you know where the site is now, but it's down SE portion of the city.
Sits. You can see the the site is in red with the two mile circle around it.
It's it's about 3 1/2 miles to the east of E470 on Jewel Ave. Next slide please.
So for a little more context here, we've overlaid the proposed master plan for Cottonwood Creek on this kind of regional context map that lists a bunch of the other projects.
As you can see, it sits to the South and east of Parklands in harmony and to the north of the state Land Board parcels so as such this is an integral piece of the future growth of Aurora in this area.
Next slide.
So here we'll jump into kind of the master plan amendment and the that's really under consideration this evening. Next slide.
So just at a glance, just some of the key pieces of information pertaining to Cottonwood Creek, you can see that it's about 12132 acres as Ben mentioned originally approved in 2022 with the planned Amendment, it's will allow up to 4300. Homes mix of single family, detached and detached and blended.
That'll equate to about 3.7 Duple Acre across the entire.
Community so Stillwell below the Five DU breaker that's permitted within R2, we anticipate approximately 11 miles of trails and multi use paths throughout the community.
A little over 177 acres of parks and open space, including 32 1/2 acres of neighborhood parks, and we'll be designing water consciously to meet Aurora's enhanced standards while providing compatibility with surrounding communities.
And hopefully with pending code changes that we know are in the works with the city.
And then also providing secondary access connectivity to the area. So that'll help with improved life safety in the area. Next slide please.

Just a quick text summary here of the main revisions included within this master Plan amendment. As mentioned, part of the goal with this was to have some ownership distinction between the East and West sides of the property. Since West Side Investment Partners bought a portion of it the.
Next slide will show you that.
There was oil and gas.
Oh, you already went ahead, OK?
There's some oil and gas consolidation to current reverse setbacks and PNA wells.
I love Ave.
Get straightened out. As Ben had mentioned and there is one small commercial parcel that went away due to the need to locate an enlarged detention facility in that location so I can touch on that as well.
So with this slide, you can see breaking down Cottonwood Creek peace to the east in blue is still owned by Cotton, Cotton Creek, Cottonwood Creek Investors and James Boholsky. The western portion shown in that reddish orange is the portion that was purchased by Westside Investment Partners in 20.
25.
This portion has been rebranded to Tri Vera, so you may see it referred to as that or cut Cottonwood Creek West this side. The western side has several applications active right now.
So you may be a little more familiar with it.
It's had site plans and Platts and construction drawings in various stages of review and approval with the city.
Also labeling here you can see with the additional units that are coming into the community, there's approximately 300 that are on the Tri Vera side, the Western piece and a little under 225 units being added to the Cottonwood Creek piece in Blue and.
The proposed densities still shown on there, and as you can see well below, the allowed five duple in R2.
Next slide please.
So while this slide's not technically part of the master plan, I wanted to show it to you just to provide some context to the revisions that were requesting.
This is kind of future anticipated lotting for the Community, things that have been being worked on.
In conjunction with builder input and and largely the changes. Obviously Ben

mentioned this, the shrinking of some of the oil and gas and so getting back some developable ground with that happening, but also working with the builders to bring in some smaller product types.
To help with Attainability so the different colors you're seeing on here represent, there's townhomes, paired homes or duplexes.
There's some 35 foot wide alley loaded lots and then a range of different front loaded single family detached homes as well.
And so with that builder input, obviously we're hoping that this this amendment makes Cottonwood Creek and Travora capable of evolving with market conditions and namely to provide smaller homes on smaller lots.
To aid with Attainability in the community.
Next slide please.
So again, you've seen this, the comparative one, just to point out a couple of things. The the slide on the right, you can see there is a Red Cloud around a portion of it that identifies where the physical changes. Parcel designations change things like that within the master plan. The oil and gas areas are the ones shown in Gray.
So if you see on the left hand side, there's three areas shown in grey on the the far left down at the bottom, and then a large one in the center portion of the community.
The one for this left has been plugged in, abandoned so that one shrinks to dramatically and you can see even down on the very bottom that one shrinks somewhat with new reverse setbacks.
And what's there?
And then the center 1 shrinks a lot.
I think we got back about 55 acres from oil and gas to come into the developed part of the community.
The small commercial piece that Ben referenced is.
In the eastern side of the site, to the right of that large grey oil and gas you can see.
I apologize.
I should've had a bigger slide for this, but you can see a small blue parcel beside the red one.
That red one was that internal commercial piece with some of the changes with the oil and gas sites going away, the changes to the different parcels, the efficiency that came with straightening out Iliff, there became a need for a larger detention area.
And so that corner that was.

Shown in Red was where that commercial piece was the IT had planned for a small detention pond associated with it.
It and with the changes that detention Pond has actually grown to about 3.6 acres and from a grading standpoint, that's the location where the detention ponds going to want to be to handle the drainage before it goes into First Creek.
And so that's the reason why we were asking to remove that small piece of commercial combined with the fact that we still have the two mixed-use commercial as Ben pointed out.
Aecs, when we would be required by code to have one.
In addition, there are some increases in neighborhood park space and Pocket park space throughout the community in relation to meeting pros requirements with the increased unit count that has come. Next. Slide please.
So this one was just to blow up the one other thing I wanted to touch on is while that red clouded area is where parcels physically changed on within the community within the master plan, the ability to add small lots is throughout the community.
So even the portions to the east where the bubbles haven't changed at this point in time will be allowed to have small lots added into the community, namely the 35 foot alley.
And just smaller product throughout the community to help with attainability.
Next slide.
So before wrapping up, we'll quickly touch on the master Plan Amendment criteria.
So if you can go next slide for me please then.
So this one depicts the master Plan Amendment approval criteria in the essence of time. And since staff did a good job of going through these in the staff report and in their presentation, I won't go through them verbatim. But suffice it to say, we agree with staff that.
This master plan amendment is consistent with the approval criteria. The five ones that are listed here.
And with that are asking for your approval. Next slide please.
So in summary, we agree that we're proposing a master plan that's compliant with the city's approval criteria.
We also believe that this amendment will allow Cottonwood Creek and Travora communities to better evolve with market trends and integrate more small lots and alley loaded homes to aid with attainability as this community develops.
With that, I will conclude our presentation. Members of our team are here to answer

any questions.
Commissioner Banca, to your question about gas, yes, we've seen those articles and we're aware of it too.
I'm not an expert in it, but my understanding is that there is natural gas available for the area.
I believe that it's sort of the status of it.
Is that it needs to still be worked out with their chosen provider, presumably Excel.
You know what is needed for delivery of that natural gas, but my understanding is that it's available in the area and developers in the area in Excel and the PUC are all working together to try and.
Figure out the delivery of that natural gas.
Task. With that said, we're definitely working on some communities where builders are transitioning to all electric.
So you know that is an option in different parts of the state and in the metro area.
So I think you know there might still be another solution there, but this is as I understand it, it is being worked on as we speak.

SB **Sunny Banka** 1:24:09
Thank you.

AC **Alan Cunningham** 1:24:10
You're welcome.

HB **Hogan, Becky** 1:24:11
Further questions from the Commissioners to AL Yes, Commissioner Judget.
You're on mute.

GJ **Gayle Jetchick** 1:24:23
The big question out in this area is when and where can there be a grocery store?
It doesn't look like this either.
Cottonwood Creek, or Rivera, has room commercial room for a grocery store, but do you think you could work since you have so many small lots, a lot more people?
They're gonna need somewhere to shop.
Can you can you work with the other developments like?
Tributary and Harmony to try to figure this out.

Alan Cunningham 1:24:54
Certainly. I mean, I think between, as you mentioned, tributary and Harmony Parklands obviously is a massive development that would be coming online, while not in the city but in the county. Sky Ranch sits directly north and has a huge piece of commercial up towards I-70 as well.
And I think several of those communities are obviously well ahead of this one.
So you know we we believe that a lot of that would be coming online as those develop before.
Cottonwood Creek and Travora actually get to that point.

Gayle Jetchick 1:25:26
OK.
Thank you. That would be appreciated.

Hogan, Becky 1:25:31
Any other questions? Yes, Commissioner Riley.

Colonel Mike Riley 1:25:34
Thank you.
I got two looking at the impact of reducing the oil and gas sites at 8182 and 83.
The mitigation for environmental concerns? How is that addressed?

Alan Cunningham 1:25:47
So I believe that the the two of them are just a matter of revised reverse setbacks and the the fact that those are able to shrink and so they're still ongoing and the oil and gas providers presumably are doing everything they need to to kind of meet all.
The COGC standards the other well has been plugged and abandoned.
I don't know off the top of my head the steps that they would have gone.
Gone through, but I believe that they've had to go through and file all the appropriate paperwork to plug in.
Abandoned that with all of the tracking and things that are required as well.

Colonel Mike Riley 1:26:26
So the standards have to be met before this development can start.

Alan Cunningham 1:26:30

The I mean my understanding of the process is they they file to remove a well it goes through plug in, plugged in abandoned.

They have to go through the process and since some of the developments up North years ago, it's become much more stringent in terms of what needs to be removed and it has to be documented and inspected before it can be signed off on that. The well has been.

Is now compliant with regulations for being plugged in.

Abandoned to.

Then it reduces down to having a work overeasement in that area in case.

Anything needed to they needed to come back in to that area.

So my understanding is that there's now a more formal process that the oil and gas companies need to go through for that abandonment.

Colonel Mike Riley 1:27:13

And the other question I had is I noted that.

Your offering if needed to put a temporary fire station in, but you also have a parcel labeled in magenta that indicates the fire station.

Are you building a temporary fire station for that purpose?

Alan Cunningham 1:27:33

So it's one of those things we work through with life safety. When the plan was originally approved, it was discussed with them to add that in case it was needed as the western portion has moved forward in subsequent discussions we've had with life safety, life safety at that.

Point or at this point isn't interested in having that temporary fire station right now with the secondary connection that would come out to this site. I think they're comfortable that.

There would be adequate life safety access.

To the site and that it will work just fine until such time as the temporary or the permanent fire station is built. So as things move East that could change and we would work with life safety with other applications that come in if they're, if they're wanting a.

Temporary fire station the way I've seen it done in the past is developer will work

with a builder or someone in the area work with the fire department.
On what would be needed for that temporary station.
And then often it gets built and and provided for them for the time that is needed until a permanent station is is built.
So currently it's not needed with what we anticipate anticipate to be the first phase as per life safety and and that one to the East you know could still become a reality as things move forward down the road.
But we'll just have to see where life safety is at that point in time.

CR **Colonel Mike Riley** 1:28:57
OK.
Thank you.

HB **Hogan, Becky** 1:28:59
Further questions from the Commissioners.
I'd like to pair on Commissioner Riley's question.
Brendan, I had asked if there was or could be a representative from oil and gas at the city.
Are they on this call?

CB **Cammarata, Brandon** 1:29:18
Chair Brandon Camerata.
Current planning manager Jeffrey Moore was not able to attend, but we did discuss the item and he re reviewed or took another look at the project.
But overall, his division is part of the review process and they reviewed the proposal of the Reduct reduced areas and and had no comments relating to the reduced areas or any of the other functionalities.
That are are ongoing with. With those endeavors that are that are out there now.
So if there's any specific questions I could try to answer them, but they were an integral part of our review process.

HB **Hogan, Becky** 1:30:01
So just to be clear, he confirmed that what is being proposed tonight is correct with the oil and gas division.
Is that correct?

Cammarata, Brandon 1:30:10
Yes.

Hogan, Becky 1:30:12
Awesome. Thank you very, very much.
I'm Commissioner Riley.

Colonel Mike Riley 1:30:16
So follow up on that.
So in the future, when you have the staff report, would you incorporate that particular discussion item 'cause? I think it's a further E we go, there'll probably be some more of these considerations for capping oil and gas and would be nice to know that staff had part of.
That in their discussion.

Cammarata, Brandon 1:30:38
Understood. Thank you.

Hogan, Becky 1:30:40
Any further discussion from the Commissioners, if not Susan, do we have anyone from the public that would like to speak on this item?

Chapel, Susan 1:30:52
Chair, we do not.

Hogan, Becky 1:30:53
All right, great.
May, given that may I have a a motion please from our Commissioners.

Gayle Jetchick 1:31:05
This is Commissioner Jecic.

Hogan, Becky 1:31:07
Go ahead please.

Gayle Jetchick 1:31:08
Agenda item 8C Master Plan Amendment for Cottonwood Creek Master plan based on staff recommendation.
The presentation discussion at this evening's public hearing I move to approve with one condition, the master Plan amendment, because the proposal complies with the requirements of code Section 146, DASH 54.1 E three of the Unified Development Ordinance.
The proposed master plan amendment complies with the approved approval criteria for the stated reasons and the staff report approval is to be subject to the following condition.
Resolution of outstanding technical issues prior to recordation of the master plan.

Hogan, Becky 1:31:52
Excellent. Thank you, Commissioner, again for item 8. E may I have a second please?
Commissioner Banka, thank you very, very much.
With that, it's roll call time Commissioner Jejuk.

Gayle Jetchick 1:32:07
Approve.

Hogan, Becky 1:32:09
Commissioner Bush.

Melvin Bush 1:32:11
Approved.

Hogan, Becky 1:32:11
Commissioner Becker.

Robin Becker 1:32:13
Approve.

Hogan, Becky 1:32:14
Commissioner Riley.

CR **Colonel Mike Riley** 1:32:16
I approve.

HB **Hogan, Becky** 1:32:17
Commissioner, banker.

SB **Sunny Banka** 1:32:19
Approve.

HB **Hogan, Becky** 1:32:20
And Commissioner Hogan approves on item 8 E.
You have unanimous approval.
Thank you very much, Mr. Cunningham and Benjamin, any other Next up we have item 8F.

AC **Alan Cunningham** 1:32:31
Thanks.

HB **Hogan, Becky** 1:32:37
And I believe we have Ani who is presenting.

KA **Karabashian, Ani** 1:32:42
Yep, that is me.
Can you see my screen?
I want to make sure everything is good to go before I start.

HB **Hogan, Becky** 1:32:48
Arnie, we do see your screen.

KA **Karabashian, Ani** 1:32:50
Amazing. Great.
All right. So I will start it off.
Alright, let's see.
Alright. So good evening, commissioners. Just for some context, this project was

tabled indefinitely at the January 14th, 2026 Planning Commission meeting due to the Commission's concerns regarding the applicant not adequately addressing public concerns raised during the public comment portion of the hearing.

Sunny Banka 1:33:09
Please.

Karabashian, Ani 1:33:20
A neighborhood meeting was held.
February 19th, 2026.
Per Planning Commission's request to work with the public to resolve remaining concerns, the applicant is here tonight to present updates made to their project based on feedback received from the Commission and the public at tonight's hearing.
As a reminder, the request is 1 conditional use for a motor vehicle fuel dispensing station in a mixed-use corridor zone district and a site plan. The location is.
Is southeast corner of E Alameda Ave. and South.
Bohatton Rd.
The applicant is Manh Singh and the consultant is Terence Hoagland.
The zoning is administrative activity center, sub area C and then the place type is commercial hub.
This is the just overall vicinity and aerial map showing the project location which is on the southeastern corner at the intersection of Southwest Road and E Alameda Ave.
As indicated on the screen by the white box.
In terms of the zoning, the project site is zoned administrative activity Center, which is a commercial mixed-use zoning. Any land within administrative activity center must follow the standards applicable to the MUC Zone district, the surrounding area around the project site is zoned medium density residential zone Dist.
Otherwise known as R2 with single family dwellings north of the site as part of Harmony and Adonian neighborhood.
There is undeveloped land to the South and E part of the Harmony site plan #4, which is residential.
And then West of the site across S Mohawkin Rd. which is vacant land designated as an administrative activity center in the Parklands Master Plan. And then, in addition,

the project site is designated as a commercial hub. Place type from the comprehensive plan, which is the proposed commercial land.
Uses are considered primary land use.
Just to also note, the project site is within the Harmony Commercial Master Plan which is approved by the city.
The project site is in planning area. One of the master plan, which is designated as an area for commercial development.
These are site photos which were taken on May 5th. The first one is along Alameda and the second one is along Pohattin.
In terms of Community response, there were nine adjacent property owners.
And six registered neighborhood organizations that were notified public comments were received during the development review period to neighborhood meetings were held on September 23rd, 2025 and February 19th, 2026, and then a notice of hearing boards and mailings were posted and sent.
These were the items discussed during development review as well as.
A update or summary on the February neighborhood meeting.
In terms of context, in the surrounding area, there are existing residential neighborhoods as I as said before in in the surrounding area, including Harmony, Adonia and traditions. In addition, the closest school is 1/2 mile north of the project, which is approximately 2300 feet for context.
The code requires that motor vehicle fuel dispensing stations cannot be located within 500 feet of a school.
The closest commercial development is approximately over 2 miles.
Northwest of the project site, directly east of E 470 at the intersection of East.
6 Parkway and N Gun Club Rd.
The commercial businesses are two gas stations with a convenience store. Both of these businesses are 24 hour operations and then the closest liquor store in the area is approximately 2.8 or 2.48 miles from the project, which is around 13,000 feet for.
Context. The code requires that retail liquor stores separated by 1500 feet in distance.
This is just an overall like summary of the proposal showing the site plan and building elevations.
These, just as an overall overview of what is included is 1 multi tenant building with three tenant spaces with one fuel canopy and a patio area.
The fuel canopy is located behind the building.

Which complies with the code requirements regarding the placement of fuel canopies.
The proposed building is double fronted and meets the building design requirements for single story commercial buildings.
The overall project design complies with the specific standards for motor vehicle fueling stations and then the public improvements include road and sidewalk improvements to all sides of the site.
Right away, improvements are in the compliance with the Harmony Commercial Master Plan Public improvement plan.
This is an overview of the public's comments and concerns shared during the development review period of the project. The September 2025 neighborhood meeting and during the the comments shared during the January Planning Commission hearing.
So in summary, Rasn had concerns that the proposed hours of operation that conflicted with their neighborhood quiet hours of 10:00 PM to 7:00 AM.
The proposed commercial businesses.
The residents had concerns about especially related to the gas station convenience store and liquor store.
And then there were concerns related to noise, light impact and safety.
This again is a over an overview of the February 2026 neighborhood meeting that was based.
Where I apologize.
That so the applicant will go over in more detail regarding what.
Public comments they have addressed in light of the public comments shared in this meeting and previously in the January 2026 Planning Commission meeting.
Overall, the public in attendance was not satisfied with the updated hours of operation. Public had continued concerns related to the liquor store and its impact on public safety.
They still voice concerns related to environmental health and overall impacts of property values. However, there were several of the public in attendance that were in support of the project.
The approval criteria that apply to this project are the conditional use criteria and the site plan with no major adjustment criteria that are listed on the screen. The project complies with the applicable conditional use criteria, including the application complies with the UDO and the Harmony Commercial Master plan.

And is consistent with the comprehensive Plan, commercial hub place type.
And then in addition, the project complies with the site plan.
With no major adjustment criteria of approval, as the application complies with the standards of the UDO and the master plan.
In conclusion, with the approval criteria in mind, staff finds to approve agenda items 8H and 8I for the following reasons listed on the screen, with the approval to be subject to the following condition that the applicant shall substantially comply with the operations outlined in the letter.
Of introduction of record significant changes to the business operations may be approved administratively if changes do not establish a new use or expansion of A use that is not present permitted by zoning. This is the conclusion of my presentation.
Thank you everyone for listening. The applicant is applicant team has a presentation as well and staff and the applicant team are available for questions.
Thank you.

HB **Hogan, Becky** 1:41:35
Excellent. Thank you, Andy.

KA **Karabashian, Ani** 1:41:37
Yeah, no problem.

HB **Hogan, Becky** 1:41:38
Commissioners, do you have any questions of staff?
Seeing none.
Let's see. I do believe we have some folks from Nick's Investments LLC. If you would please state your first and last name for the record as well as the company that you are representing please.
And if you'd like, let us know if you are a resident of Aurora.
You also have 10 minutes for your presentation.

MS **Manraj Singh** 1:42:17
All right.
Good evening, commissioners.
My name is Minaj Singh.

I am the applicant building this all in one in harmony.
I am a resident of Aurora and let me go ahead and share my screen for you.

HB **Hogan, Becky** 1:42:45
I'm not going to start until you have your application up, so you got some time.

MS **Manraj Singh** 1:42:48
OK.
Yeah, that's for some reason I'm allowing me, but just give me one SEC.

HB **Hogan, Becky** 1:43:09
Susan or Brandon, is there a way to help him with this presentation?

KA **Karabashian, Ani** 1:43:16
Here I can.
I can pull up the presentation if you want anuraj.

MS **Manraj Singh** 1:43:22
Actually.
Yeah. Actually, yeah. You're gonna have to 'cause. It's making me restart Chrome, and I don't wanna do that.

HB **Hogan, Becky** 1:43:32
Thank you, ani.

KA **Karabashian, Ani** 1:43:35
No problem.
Give me one moment.
Thank you all for your patience.
I'm gonna try to.
Present this in a way that.
All right. Can everyone see my screen?

MS **Manraj Singh** 1:44:38
Yes.

Hogan, Becky 1:44:38
Yes. And again, Raj, you've got 10 minutes to present.

Karabashian, Ani 1:44:38
All right, manraj.
Yeah, and and just let me know when I need to change screens.

Manraj Singh 1:44:43
Perfect.
OK.
Got it.
So yes.
Good evening, commissioners, and thank you for taking the time to take this meeting. Our presentation about my our flagship store here in Armani that is built in Aurora by an Aurora family and for this neighborhood.
Next slide.
So a little bit about me. I was born and raised and I've been.
In an Aurora for almost 26 years out of my 27, I actually went to school right down the street at Murphy Creek when they first opened.
So I know the area very well.
I live 10 minutes away from here and.
Yeah. And then in 2020?
21 I graduated in from the University of Denver with a degree in hospitality management.
From after graduating, I took on the family businesses and kind of started the expansion from there.
And then today I am building what will be the flagship store for all my future stores. I actually have four other sites that I'm planning in Aurora as well.
And.
I am here for the long term and I don't plan on selling any of these stores.
So here's a vision.
This is not a corner store.
It's my the future of my brand, like I said.
I've spent the last five years traveling to conventions.

Other flagship stores, my competitors and I assembled a design team to basically elevate my store.
This is the prototype that all the all in ones will be built from.
You can see from the materials in one of the next slides that it's high end work.
I have walnut millwork, custom lighting and premium finishes.
I took my degree and actually used it here and added in.
Notes of what you would find in a boutique hotel or a five star hotel.
So it's not a gas station. This is the future. And you know the future of convenience stores and essentially it's.
I think it'll inspire my competitors to raise their standards.
And then this is Aurora.
First, I designed this store specifically for what?
The community wanted.
This means the products the.
The tenants, the.
Every everything, the snacks, beverages, everything throughout the store.
Here is a rendering of what the store will look like.
This is the first initial concept. As you can see the.
Walnut. Millwork. You got bright lighting from the windows.
Custom lighting up up on the ceilings.
Overall high end work.
Next slide.
You can also see that we have wide aisles, a lot of daylight natural materials.
It's like I mentioned before, it's a boutique hotel, 5 star hotel that you want to spend time in.
I've previously mentioned this.
This will be a community hub. Essentially you know we will provide.
Pizza chicken.
You know.
Soda snacks, healthy snacks, as well as beer and wine for all the drinkers in the area as well.
Uh, this was the.
Commercial Harmony commercial approved master plan that was approved back in 2024.
You can see the lot one with the gas station in the corner and then you got the

commercial.
Hubs or I'm sorry? Lots on the east and South side with some mixed-use features in as you guys know pohat and road will be a major arterial.
Road that will run all the way down to the airport and most of Southeast Aurora will be using this road to essentially you can go to the airport according to your guys's 2035 projections, this road is projected to have anywhere between 20 to 40TH.
Cars in the next 10 years.
Next slide.
I'm not also just bringing a gas station. I'm bringing 4 uses, one the convenience store that provides your daily essentials.
Fresh grab and go products, a premium coffee program and we will be closing at 11:00 PM.
The cafe and restaurant, which is usually a local tenant a you know, mom and pop shop that I've done in all my previous locations.
So this is someone from the community that wants to open up their own restaurant or cafe.
And I give them the opportunity to do it at a very low cost compared to what these major developers would be charging.
It's also a wine and spirits store with the curated selection high end store from 8:00 to 11:00 PM and then the fuel station will not be 24 hours. It will be from also from 4:00.
Supposed to say 4:00 AM to 11:00 PM to get that early morning traffic for people going to work.
These are the building elevations that you guys saw.
It's a very modern, sleek look.
Custom lighting to bring ambience to the site.
This is a site that you'd want to pull in and.
You know, spend your money here in Aurora.
So why this site and why now?
Right now, residents are driving further than they should for basic services and a developer needs to come in and kind of take the risk.
Development doesn't happen all at once.
It happens once because one developer takes the risk 1st and proves to the market and everyone else follows.
So one I'm bringing infrastructure that unlocks everything.

I'm not only funding the roads.
The.
The traffic signals, drainage and attention.
That will provide infrastructure to not only the residents, but future tenants.
That will follow the site. #2 retail follows retail. I currently have ALDI, Ace Hardware dental and a vet as possible tenants who are looking at the rest of the lots, but.
They won't commit because one there's no infrastructure and they wanna see the traffic flow to the site.
3 The Rooftop's already here as you guys saw from the previous two presentations, this area is exploding and there and this Alameda and Pohat and corner is right into the and right in the middle of it.
10,000 residents will basically surround this site.
It's one of the fastest growing sites or corridors in Colorado, and there's definitely a gap and I'm filling the gap with this opportunity.
And every vacant day costs Aurora.
This is, you know, tax money that we could be collecting to fund other services that the city needs, and residents are just driving out and leaking.
That money and to other cities that could be used here in Aurora.
So as you guys saw the community concerns and here's how we address them.
Oh, sorry, go back.
Uh to list them off again, crime and safety residents were worried about loitering, criminal activity and the store attracted crime light pollutions.
Neighbors concerned about the glare from the fuel canopy and store lighting, property values, community members fear the gas station or community store would reduce nearby home values.
Environmental and spill risks.
Concerns about fuel leaks, soil contamination and environmental risk to the area.
Area or hours of operation.
Concerns about overnight operations and generating noise and activity while the neighborhood is at rest and ongoing accountability.
Neighbor residents wanted a formal mechanism to hold the developer accountable, even after approval.

HB **Hogan, Becky** 1:54:19
Mr. Singh, you have reached your time of presentation.

Manraj Singh 1:54:20
Yes.

Hogan, Becky 1:54:25
Or can you go ahead and wrap up?

Manraj Singh 1:54:27
Yes, I can.

Hogan, Becky 1:54:28
Please do.

Manraj Singh 1:54:30
So here's what we did to address crime.
We are adding obviously 24/7 8 high DEF cameras license plate readers for APD to use and overnight staff member who will just patrol the property and clean inside on site panic buttons.
No strict, no loitering policies and alighting code, plus lighting.

Hogan, Becky 1:54:56
All right.
Thank you.
We're gonna have you conclude your presentation if you would be so kind.

Manraj Singh 1:55:02
Sure.

Hogan, Becky 1:55:03
And ask Commissioners, do you have any questions of the applicant?
I also failed to ask you how many of you were able to view.
Mr. Singh's site.
Awesome. So just so that you know, we came out there and we made sure we knew where you were.
All right, let's see. Any other questions from the Commissioners?

If not, miss Susan, do we have anyone from the public that would like to speak?
Week.

Chapel, Susan 1:55:38
Chair, we have several this evening.
The first is Rhiannon mathi.

Hogan, Becky 1:55:40
All right.
Go ahead. If you would unmute yourself and please state your first and your last name for the record and whether or not you are a resident of Aurora.

Rhiannon Athey 1:55:58
Hi yes, my name is Rhiannon Athey.
Can you all hear me?
Sorry, I just want to make sure. OK, perfect. My name is Reena Athey.

Hogan, Becky 1:56:04
Yes, we can.

Rhiannon Athey 1:56:08
I am a not only a resident of Aurora, but a resident of harmony.
Where this development will be adjacent to?
What I'd like to point out is, you know, a lot of us have come to these meetings to express our concerns.
I know that there was this meeting in February where he was advised to come back to the Community addressing our concerns and I will be honest in that meeting.
I do not feel like anything was addressed this operation.
Hours are outside still of the community quiet hours.
We still want a very community focused development.
Nobody hangs out and gathers at gas stations.
This isn't the type of development that the community is looking for. We are looking for community centric, family focused.
Development.
You know, some examples of these types of development live all throughout the city.

There's a Nita park.
There's, you know, the areas over by Bistro and Dome, where between you know, 22nd, 23rd and Kearney in Park Hill.
All of these have local businesses sit down, restaurants and all of them shut down no later than 10:00 PM and open at hours that aren't going to be disruptive to the community.
You know, we would like areas where kids could go play and hang out. One concession that he pointed out in the last meeting was, oh, I'll put in, you know, a neighborhood book Nook Thing where people can leave their books there. And it almost feels kind of like.
A slap in the face of saying that's the community centric thing that I'm going to put in the neighborhood for you.
Really what we want to see is development that is going to benefit the Community. With other local small businesses, dry cleaners, coffee shops, you know, book stores, something else that is going to draw families and people of the neighborhood together.
Oh, I think.

CR **Colonel Mike Riley** 1:58:23
You're on mute, Becky.

HB **Hogan, Becky** 1:58:28
My apologies.
Thank you very much for your input. Susan, who is next, and please be reminded you have 3 minutes to speak.

CS **Chapel, Susan** 1:58:39
Our second speaker is Arvin Martinez.
Just give me a second here.
There is a lot of people on here.
Arvin, you should be able to unmute yourself.

AM **Arvin Martinez** 1:59:04
Yes. Yeah. My name is Robert Martinez.
I am a resident of harmony.

I live directly across the street from the proposed development and because of that I hear like a whole bunch of noise that already is coming to our area frequently, especially in doing the spring and summer months.
And this is only going to exacerbate that problem.
There will be increased loud vehicles coming to the gas station, which we do not need because the price is already so high at the nearby gas stations.
Why would we want one right next to us?
Gonna be excessive as well. The fact that he's refused to change the hours to accommodate our quiet hours still from several reviews is clearly.
An obvious point to the fact that they do not actually care about our concerns.
It's just all lift service.
We've seen reviews where cost of, well, the values of our homes are going to drop by having a gas station liquor store right next to it.
There is gonna be excess of light pollution that cannot be helped because the gas pumps are 24/7, so they have to be sufficient lighting due to safety standards that will get in the way of our dark skies and will attract the element that we don't want.
Because already we have issues with our basketball courts being occupied by people disrupting our peace and quiet.
Basically, we moved away from the city.
The guy says that all stuff is so far away and then text money will go to other cities.
That's absurd.
Are considering everybody knows that the gas stations are very nearby, so if that money is not going to leave Aurora, we're not leaving anything on the table. But we moved away from the city to get away from the noise.
The less we want is the city to come to us.
The worst part of it?
That's kind of a stab in the back. We don't want to have peace and quiet that we more than sacrifice for when we bought our homes to be thrown away just to make a few dollars.
If bad enough, their community is getting datacenters.
That's going to have its own.
Environmental impacts.
We don't need the slow decay of our neighborhoods, accelerated by a project that nobody asked for, and no one who actually lives in the neighborhood wants so they can be plants. Whoever this gentleman brings that belongs to whoever he knows the

supports that then actually live in the.
Whatever they say, it's not going to be something that reflects the hundreds of people that signed a petition, which he despares.
The authenticity of the study.
So yeah, I'm going to question his honesty. If he's going to question ours because we have a lot more to lose here.
Mainly that the environmental impacts and the noise pollution, the gas, the air, all the stuff that's going to be affected.
For us, considering where we are.

HB **Hogan, Becky** 2:01:49
Thank you. Mr. Martinez, you have reached your time.
Thank you very very much for your testimony, Susan. Next.

AM **Arvin Martinez** 2:01:55
Thank you.

CS **Chapel, Susan** 2:02:00
Next we have Shelby Moore.
And just a second.
Oh, I'm having a hard time here.
Just give me a SEC.

HB **Hogan, Becky** 2:02:12
All right.

CS **Chapel, Susan** 2:02:13
Why is that doing that?
Shelby, you should be able to unmute yourself.

SM **Shelby Moore** 2:02:20
Yep. Can you guys hear me?

HB **Hogan, Becky** 2:02:22
We can, Shelby, thank you very much. You've started your time.

Shelby Moore 2:02:24

Perfect.
My name is Shelby Moore.
I am a resident of harmony as well.
I wanted to point out the UDO code 146.5 dot 3.9 dot D .1 which I also had sent in as a public comment. So one state's evidence as a condition for this Council that they can deny an application evidence of.
False or misleading statements in application materials or public hearings.
In response to the neighbor's concerns of property values dropping.
Applicant in the most recent neighborhood meeting referenced 2 studies in particular with their presentation.
One their company pulled property values of homes in the Murphy Creek area by the previous gas station liquor store.
The applicant built the values that they pulled were from 2024 comparing to 2025.
However, that gas station was built in the 2010's sometime between 2012 and 2016.
This study is misleading as the gas station has been established for 10 years.
And the values have stabilized since then.
Additionally, they referenced a study from NYC data Science that stated home values go up after a grocery store is built near homes.
This study is completely irrelevant as they are not building a grocery store and have stated multiple times that they will not be building one another.
Issue the neighbors brought up is regarding the health of the individuals living near gas stations.
The health studies have multiple sources which were cited in that call as well.
However, on the call, the applicant blatantly dismissed the studies, stating that they were incorrect but could not provide any show his position. The applicant also stated in his presentation that their safety testing exceeded the state requirements and was presented as if the company does the testing of their.
Own accord, after asking questions regarding the the testing the applicant regarding the testing, the applicant conceded that the quarterly testing is actually a city imposed mandate and that they are just following the city standards.
These misleading statements make the applicant seem to care about our concerns and are doing additional testing.
But after questioning the applicant, they admitted they are only doing the minimum

state testing city testing. Additionally, the applicant stated numerous times how he's focused on keeping it local to the Council and to the neighbors.
However, the applicant has historically built gas station, liquor store combos and sold within a couple of years.
He purchased the land for the Murphy Creek Gas station liquor store in 2012, built the gas station and sold it in 2016.
He also bought land in 2018 in Parker, Co, built another gas station liquor store combo installed in 20/12/2022.
His statements are keeping it local are misleading as his his historical pattern has been to build and sell.
The neighbors have no confidence that he will not follow the same exact pattern with this gas station, and the quality will decline significantly after he sells. Addressing his most recent comment that every vacant day costs Aurora is false.
All three gas station nearby and social areas nearby are in the city of Aurora.
So all the residents are spending money in Aurora. This is a blatant lie told by the applicant.
Lastly, the applicant stated in this presentation that the project isn't a copy and Paste project.
However, this building mirrors the gas station liquor store cafe he recently built and sold in Parker.
These are just a few of the numerous misleading statements and false statements the applicant has made to the neighbors, as well as Council over the previous meetings.
Thank you.

HB **Hogan, Becky** 2:05:48
Thank you.
Susan, the next speaker.

CS **Chapel, Susan** 2:05:54
Next speaker is Cameron Moore.

HB **Hogan, Becky** 2:06:00
Cameron, you are up.
Go ahead, you up 3 minutes.

Cameron, we cannot hear you.
I see your hand is up.

Chapel, Susan 2:06:36
Cameron, can you try again?
I just made you a presenter.
Chair. I know I no longer see him on the call.

Shelby Moore 2:07:02
Apparently.
Sorry.
This is Cameron now.
Shelby's husband is if this works, we can't get them.

Hogan, Becky 2:07:12
Yes, it does work.
I can hear you now, Cameron.

Shelby Moore 2:07:17
Awesome apology for that.
All right.
So I'll go ahead and start here.
So reference code 146.5.3.9 dot delta .2 evidence of bad faith and interactions with the public property owners, stakeholders or city staff are appointed or elected officials the applicant.
The February neighborhood meeting did not adequately address the concerns of the neighbors that were brought up in the previous council meeting. Applicant on numerous occasions in that meeting stated that he did not need to take any of the neighbors concerns in mind or address them, and that he.
Did not need any neigh to be an agreement for him to build the gas station and liquor store.
The neighbors asked why he kept pushing for gas station or liquor, and he stated that that is the business he is in and he wouldn't pivot from that applicant shows bad faith to the public and property owners by clearly having no regard for the concerns, only acting to.

Check the box of having a meeting as directed by the Council to get the application approved.
We also asked asked staff to document the applicants dismissal of our concerns from the February meeting as a meeting was not recorded.
And then we have code 146.5.4.3 dot A3 dot Charlie and Delta.
The size, scale, height, density, multimodal traffic impacts and hours of operation of the pros use are compatible with existing and planned uses in the surrounding area regarding the hours of operation, the applicant continually refuses to accommodate business hours to the existing quiet hours, which I think Rhiannon covered.
Previously and then let's see.
Additionally, there is a possibility.
That hours may change if this project is approved and once opened that he will not need Council approval and the neighbors will not have any way to correct that. And then delta the proposed use will not change the predominant character of the surrounding area, which it would having.
The liquor store and gas station changes the character of the neighborhood.
Adding the gas station, the liquor store will likely impact the character of the neighborhood. If you look on the LexisNexis crime map, almost every gas station in Aurora.
Has some sort of. Whether it's a robbery or motor vehicle, theft, storms, some sort of crime going on within like, I don't know, 500 feet of it.
And that's something that anyone can check.
The parks in the neighborhood are city owned and maintained, and one major concern is that people that are intoxicated coming from the gas station may end up coming to the parks that are in the neighborhood and loitering and we just don't want it right outside of the neigh.
Let's see.
And then the neighbors are not against having commercial businesses as zoned.
However, the businesses should align with the current character of the neighborhood. Again, as previously suggested, things like a coffee shop, dine in restaurant, doctor's office, and other things that comply with quiet hours. And I think that.
Is it?

HB **Hogan, Becky** 2:10:02

Thank you very much, Cameron.
Susan, do we have anyone else that would like to speak?

Chapel, Susan 2:10:09
Yes, we do, Adidi Desai.

Hogan, Becky 2:10:14
Order.

Aditi Desai 2:10:14
Hi, my name is I'm here.
My name is Aditi Desai.
I'm an Aurora and Harmony resident. Safety and security are paramount for our community.
The primary reason many residents chose this area of Aurora was for quieter, safer living conditions away from high intensity commercial activity. Even with reduced operating hours, that still doesn't meet our quiet area. Our quiet hour standards of 10:00 AM to 7:10 PM to 7:00 AM a gas.
Station liquor store would still bring unwanted activity during evening and nighttime hours.
Including people who might be impaired by alcohol or lingering after alcohol purchases.
This introduces additional risks for our families and children who live nearby. Our residential streets were not designed for this type of sustained commercial traffic.
This would fundamentally change the character of our community and erode the sense of safety that residents like me and harmony love. Research consistently shows.
That the presence of liquor stores and convenience stores that sell alcohol is associated with increased neighborhood crime and public disorder.
A study published in the Journal of Urban Health found that neighborhoods with liquor stores experienced measurable increases in crime and disturbances.
Studies also indicate that gas stations and their associated convenience stores often act as magnets for crimes of opportunity like robbery, theft and vandalism.
These concerns are not theoretical.
Our neighborhood, as Cameron mentioned, has a public park.
There's already late night loitering, littering, and disorderly behavior occurring there,

and this would exacerbate that behavior.
The proposed safety measures by the developer that he shared at the February meeting and he shared a little bit of in this meeting, do not properly address the concerns we raised.
He has no loitering policies.
24/7 cameras on site. Panic buttons.
Now The thing is, this would only support the safety and well-being of the and its employees, not the neighboring houses. That won't have any additional safety and security measures in place. Once a business like this opens up, people will just keep coming to the City Park to.
Drink and we already have drag racing on two of the major roads in our community. Couple that drag racing with being drunk and that's a recipe for disaster.
We now have 523 signatures on our Change.org petition comments.
There are over 20 comments there. When we met at the Community meeting in February hosted by the developer.
They did not address the comments, the concerns fully.
They even laughed at us and dismissed our concerns.
They dismissed the petition and we believe that there were people on that call.
Ani mentioned that there were several people in support of this.
There were, in fact maybe two or three people in support of this and I don't know if they even live in harmony or an adjoining community because I have never met them.
I serve on a bunch of different advisory committees in our neighborhood, and I I know.
A majority of our neighbors, because it's a small community.
And so in closing, I just want to ask the Commissioners to really consider whether or not this business is appropriate in our Community.
It is not our brand manraj.
It is not our brand.
It is not something that we endorse and we truly feel like he has not been intentional or thoughtful in communicating with residents.
I thank you.

HB **Hogan, Becky** 2:13:19
Thank you.

Susan.
Do we have anyone else?

Chapel, Susan 2:13:26
Yes, we do, varying Desai.
Varying. You should be able to unmute yourself.

virang Desai 2:13:32
Yeah, I'm already on mute.
Hello, good Evening Planning Commission.
My name is and I live in harmony and own a home here.
I own and operate at a gas station and convenience store myself where the liquor store.
And I will tell you a few experience that I had.
I'm a probusiness, but I'm against having a type of business inside a residential neighborhood.
My gas station liquor store was held up twice, once at an ipoint and once at a gunpoint.
And it was terrifying for me, my employees and family.
I had two little children in a school and I don't ever want others to experience that, especially right near my home.
Having experienced that, I know that this type of business can attract bad elements into neighborhood, and our neighborhood is full of families.
Children, teenagers. We want to keep family-friendly and most importantly, safe.
Thank you. Planning Commission for listening to us.
The developer hasn't listened to or fully address our concern.
Thank you.

Hogan, Becky 2:14:50
Thank you very much, Susan.

Chapel, Susan 2:14:53
Our next speaker is bark saxilby or B saxilby.

Mark Saxelby 2:15:00

Yeah. close Mark saxelby.
Hey, can you?
Can you turn on my video and give us the chance to to look you in the eye?

CS **Chapel, Susan** 2:15:09
Ah.
Hmm.
I just turned on your camera.
I don't see you.

MS **Mark Saxelby** 2:15:25
Great. Thank you very much.
Yeah, Mark saxilby.
I am a resident of Aurora for 27 years, a resident of harmony for the beginning five years.
My in-laws own a home. My two children own a home.
We are fully invested into the Harmony neighborhood.
Commissioners, we appreciate your time and I want you to see my eyes because you're also part of this neighborhood and community. We appreciate what you do and you're in a tough spot.
You're you're listening to an applicant.
That's checking boxes.
You've received all of our feedback.
We are not being heard. I know you have to follow due process and let the applicant click what they click.
And check what they check.
You've heard it a couple of times.
There's a lot of people on this call.
You've heard we have 521 residents.
It's common sense, commissioners.
We need you to stand up, support us.
Listen, I don't need to go through all the.
Things that my colleagues or my neighbors have went through and you know the elephant in the room is it's money.
It's about $412,000. If you look up the applicants past history on Murphy Creek.

He generated about $11 million during one year.
So as you know, working for the city that generates 3.75% in taxes to Aurora, which equates to $412,000 per year.
So from a city perspective, we know you're under budget.
We live in your city.
You know, money speaks and and the city wants money.
So the city probably doesn't care where the money comes from.
They just want money.
But please, commissioners.
Take into consideration everything that you've heard from us tonight. We've given you lots of facts and figures. We know you're in a tough spot.
I know this is not common and and you have to listen to the common sense.
And the facts and support us. So we appreciate your time and thank you.

HB **Hogan, Becky** 2:17:28
Thank you, mark.
Susan, do we have others?

CS **Chapel, Susan** 2:17:33
We sure do.
Next is NAV Nagra.
NAV, you should. There you go.

N **Nav** 2:17:46
Yes, I'm here.

HB **Hogan, Becky** 2:17:49
Go ahead Nov.

N **Nav** 2:17:49
Hi, can you guys hear me?

HB **Hogan, Becky** 2:17:51
Yes.

Nav 2:17:56

Hi my name is NAV and I'm a resident and a business owner in the community I'm speaking today. In support of this development because I think it's a vital step towards making our neighborhood more self sustained and safe.
We heard a lot of comments today, but our COM, our neighborhood currently lacks a lot of access to basic daily needs.
By bringing this modern facility, we are reducing.
Over there, whether it's fuel or high speed energy.
As for safety, a vacant land undervalued lot is often a magnet for lottering, which?
I we do not support as that as our Community.
This is a community.
This or this is a lot that will have.
A.
This is also going to boost property values and tax base for all of our residents.
Yeah. So.
Going.

Hogan, Becky 2:19:13

Not you. Keep fading in and out just so that you know.

Nav 2:19:21

Hello.

Hogan, Becky 2:19:22

Aye, you keep fading.

Nav 2:19:22

OK.
My fault.
I think I'm in a bad area.

Hogan, Becky 2:19:25

You might be but.

Nav 2:19:26
Oh, OK.

Hogan, Becky 2:19:28
You've got about another minute.

Nav 2:19:28
OK.
Yeah, I know.
So like I was saying, OK, so like I was saying, this is a smart commercial growth that is proven to driven our residential property value over time.
So I currently live next to or. I used to live next to a development that built in Maverick and I saw significant value in my house prices going up.
This does not lower any of our property value whatsoever.
In fact, this is a super vital need for our basic needs.
There's no grocery store, no.
Fuel market, there's no anything we need.
We need a place, a convenient place to get our bread and butter for our families.
And just in conclusion, we have the opportunity to return this empty lot into a Community asset that pays for our services and protects our streets with 24 hour video surveillance across the whole parking lot.
Well, yeah.
So that's my take.
Yeah. And then also another thing I can add is this area lacks so many restaurants.
We need we need a hub for our we need a hub for our like just basic necessity restaurants, a cafe that will bring to the community and also like the owner discussed. This is a great opportunity for all these to come in which will be a huge benef.
To our community in in general, and if all these comes, there's gonna be other great tenants.
That would also come along the way.
Yeah. Thank you so much, Commissioners, for taking my time and listening to what I have to say of the residents.

I hope you guys agree.
What what we have to say.

Hogan, Becky 2:21:08
Thank you very much, Susan.

Nav 2:21:10
Thank you.

Hogan, Becky 2:21:10
Who else do we have?

Nav 2:21:10
Thank you so much.

Chapel, Susan 2:21:12
The next person is envyere purewal.

Hogan, Becky 2:21:18
All right.

Anvir Purewal 2:21:20
Hi everyone.
Can you hear me?

Hogan, Becky 2:21:22
Yes, please state again your name for the record.

Anvir Purewal 2:21:26
Yeah. My name is Andre Perez, and I live on East Adriatic drive here in Aurora. So I'll be honest, I was honestly really skeptical at first when I heard first heard that a gas station was coming in.
I wasn't really sure how to feel about it.
I didn't really want some dingy rundown store moving in next door and, you know, lowering our property values.

But I went to the neighborhood meeting back in February and September, and I listened.
And I do have to say this developer actually did show up and he listened back, you know, from the renderings.
It it wasn't really what I pictured.
It looks like a really, really well done development and it feels like it's gonna be something that's really gonna.
Elevate the neighborhood.
And I'm really glad that they gave us a chance to see the plans and weigh in on them and what I really care about is that this corner has been sitting empty for years right now. Like, I think there's a new kiktrip in 7-11.
But we're really driving out of our way for gas and coffee.
I just live a couple blocks away from Po hat and Alameda and you know, with gas prices, the way they are right now, like every mile adds up and I don't really want to be spending that extra money.
To just go fill up and you know, there's really nothing to eat nearby either.
There's no restaurants, so I'm glad that they're bringing in a restaurant user as well.
And you know, this project is gonna change that.
But honestly, it's like bigger than just the gas station. Someone does have to take that first step and show that other businesses, you know, they can come to the area and the area is worth investing in.
And that's how neighborhoods like ours grow. And I'm really excited to see what comes next.
I'm glad that it's a developer who really took the time to actually engage with us rather than just push something through.
And I'm glad we're seeing all their plans and you know, they're actually listening to listening to our comments and and hearing us out.
So overall, yeah, I'd say I'm supportive.
You know, they've done the work and I'm looking forward to seeing it belt.

HB **Hogan, Becky** 2:23:35
Thank you very much for your testimony, Susan.

CS **Chapel, Susan** 2:23:40
The next person is Soupier Dion.

Hogan, Becky 2:23:47
Go ahead please.

Sukhbir 2:23:52
Good evening and thank you for the opportunity to speak.
Commissioners, my name is Suk Pier Dillon and I live nearby in the Harvest Ridge area. As someone who's part of the community, I was honestly surprised to see the level of opposition to this project because from a residence perspective, this is exactly the kind of thoughtful and respons.
Development we need right now I regularly travel through harmony and there's a clear gap when it comes to convenient convenience store or convenient access to fuel.
Food and everyday essentials. Right now, many of us are driving farther and farther away just to get everyday essentials.
Then we should.
We're crowding into the same few commercial areas just to meet basic needs. This just doesn't create.
This doesn't just create inconvenience, it creates traffic in already busy areas and pulls spending away from this side of the of Aurora, where where you know, expanding and having this kind of growth.
This project helps correct that by bringing services closer to where people actually live.
The gas station business is usually the building blocks for other, bigger commercial businesses, international says.
Coffee shops or other grocery chains as well, so usually a gas station is what comes first before those other chains anyway.
Currently, that lot is underutilized, dark and not contributing to the community in a meaningful way. Leaving land like that underdeveloped doesn't preserve value.
It limits it this development when it transformed that space into a safe, active environment with modern.

Mark Saxelby 2:25:20
Interesting. Interesting.

Sukhbir 2:25:22
Lighting 24/7.
Surveillance and consistent activity.

Mark Saxelby 2:25:24
For some students.

Sukhbir 2:25:26
A well lit well managed property creates natural visibility and accountability, which is a proven detergent to unwanted activity compared to vacant or unmanaged land.
It's also important to recognize that this is not just a traditional gas station model.
This is a modern, high quality development with strong design focus on a restaurant component.
Something that is currently lacking within several miles of our area for residents like myself.
That means less time commuting across the city for basic services and more convenience within our own community. As such, mentioned by the rising gas prices and issues that we face every day.
We need something that's more local from an economic standpoint.
This project brings multiple layers of benefit. It keeps tax revenue within Aurora instead of losing it to near neighboring cities.
It creates both short term construction jobs and long term Employment Opportunity and it signals to other businesses that this area is ready for investment. High quality developments like often as act as anchors once they're established, other tenants and services tend to follow, which helps build a more comple.
And functional community over time.
And anyway, more more stations in general.
Also bring the gas phases down.
So this is economically more important to to the everyday consumers.
Well as customer, I also wanna emphasize that this is a locally owned community focused developer that focuses because local ownership screens are higher level of accountability when the people behind the project live and work in the same area, they are more invested in maintaining high standards.

Hogan, Becky 2:27:01
Thank you.
Thank you very much for your comments.
Your time is exceeded, Susan.

Sukhbir 2:27:07
Perfect.

Hogan, Becky 2:27:07
Do we have someone else?

Sukhbir 2:27:09
Thank you.

Chapel, Susan 2:27:11
Yes, we do.
The next person is Angad Singh.

Hogan, Becky 2:27:18
Go ahead, state your name and.
Your first and last name please.
And you have 3 minutes.

Chapel, Susan 2:27:42
I don't see them on the call anymore.
I'm not sure what happened to them.
Do you want to move on?

Hogan, Becky 2:27:51
OK.
Please.
And if Mr. or Miss Singh, whichever you are, if you did not get through, you can call back.
But let's go ahead and move on.

Chapel, Susan 2:28:03
So the next next speaker is Zara Carr.

Hogan, Becky 2:28:10
Go ahead, Zara.

Zahra K 2:28:21
Hi there.
Can you guys hear me?

Hogan, Becky 2:28:23
Yes, we can.

Zahra K 2:28:24
Hi there. My name is Zara and I'm also a resident in Harmony. And I would like to point out the obvious and mention that this is one of the only developers currently investing in commercial growth in the area, which would only also be attracting additional businesses to the.
Area over time and I think this is a great location that's bringing needed needed services closer to us like for US residents like gas, groceries and even like a restaurant option.
And again, by having more gas stations, it's an opportunity to bring gas prices down in the area. And personally, I have kids of my own and sometimes we need a quick snack and gas before we head over to their soccer practices and whatnot.
So I think this is a great opportunity while also creating more, more local jobs.
And also bringing a dentist nearby, which is great. Instead of driving 20 minutes to get to the nearest one.
So I totally support this.
Yeah.
Thank you guys for listening and considering was what US residents need most in this neighborhood.

Hogan, Becky 2:29:30

Thank you very much.
Sarah. Susan. Who else?

Chapel, Susan 2:29:36
Next is Keith Schooler.

Hogan, Becky 2:29:40
Go ahead, Keith.

Keith Schooler 2:29:42
Thank you.
Good evening, commissioners, and thank you for the opportunity to speak.
My name is key schooler and I'm a resident in the harming harmony neighborhood.
I just wanted to add my voice to those who stand opposed to this proposed development.
Agree with all the previous points that have been brought up and so I won't rehash those. One thing I did want to touch on is the harmony development is currently at 20% of its build out and so the.
Vast majority of the remaining build out.
Is along E Alameda Ave. including to the South of it.
Pretty much along where this proposed commercial or the proposed gas station is and everything effectively, what that does is East Style Meta becomes the gateway into our community and that is the main thoroughfare for all current residents and new residents that are going to be coming out this.
Is basically what runs bilaterally through our neighborhood, and it's it doesn't fit with the character.
Of what we're looking for, you know we're we want when welcome a commercial space that's truly there for the community. As the applicant mentioned, with all the increased traffic and everything on poet and that's expected, that's already a log jam as is.
We don't want even more being brought into our residential community as we stand with the presentation for the tributary neighborhood just due north and all the developments that are happening down South at Jewel and everything, there are plenty of opportunities where all that.
New development is going where there can be commercial zoning right off of those

main main thoroughfares that are ideal for gas stations.
At the entryway to a quiet bedroom community that is not where a gas station needs to be.
And it, you know, again just kind of going with that as far as with the entryway to the Community, you know you can use take Aurora Highlands as an example, just where you have your main conduit.
With that, you come into and they've got.
That clock tower and everything as a monument there to kind of highlight and beautify the area and everything.
And again, this is already zoned for commercial.
That's fine, but we want something that fits the character of the neighborhood, not something that's adding a lot of light.
A lot of noise and a lot of additional traffic. And with that, I thank you for your time.

HB **Hogan, Becky** 2:32:07
Thank you very much, Keith.
Susan, who do we have next?

CS **Chapel, Susan** 2:32:12
Jerry goodborn.

HB **Hogan, Becky** 2:32:16
Go ahead, Mr. Goodborn.

JG **Jerry Goodborne** 2:32:20
Hey, are you guys able to hear me?

HB **Hogan, Becky** 2:32:21
Yes.

JG **Jerry Goodborne** 2:32:23
Alright. Hi guys, I'm Jerry.
I live in Edmonia just a little ways off of harmony.
I recently moved there.
It's been about a little bit of a time, but I've just been thinking why I'm for this

development is because in my childhood I used to live in Conservatory and we ran into something very similar.
I remember my mom being very upset that a neighborhood gas station is gonna be built and she's really against and, you know, as a child, I'm with whatever she wants to believe in.
So I remember being against it as well. And as I grew up as I was with that gas station which was approved and everything I remember like it was real fun.
It was a very good community place and ironically my mom was one of their biggest like customers. She made friends there.
She made friends with the owner and I think that's what makes the big thing it this isn't a big company that's coming in.
It's a normal.
Average consumer or not?
Sorry, not average consumer, but average person.
He's not like some big Quik trip or 711 or something. He's gonna be at the store.
I'm gonna be able to say hi to him if I want to, and I think people are just scared of change and I understand that it can be scary.
You're so used to just not having like anything there, so it's kind of freaky to be like, oh, somebody's gonna build a gas station. It's gonna do this.
It's gonna all the people are gonna be racing, and they're gonna be drugs and alcohol, but.
Just looking back, conservatives are very similar to the neighborhood. To this there was no drugs.
There's no alcohol, no racing.
Maybe there was like, here and there under, you know, every once in a while I heard someone might have stolen or something like that, but it was more of a positive.
It was a very good thing for my childhood. I remember, you know, summer comes around.
You wanna go hang out with your friends?
Oh, Mom, can I have $5?
Can I go run over to the store?
And I think people forget that part of, you know, a community.
A gas station.
It doesn't have to be some amazing like Community Center that people go there and, you know, do all these activities and stuff. It can just be a childhood moment.

It can be.
You know your dad takes you over there too.
How many times have you been like Dad?
Can you give me a Slurpee?
It's it's enjoyable, you know, and they're not.
It doesn't seem like he's like, super evil big corporation, where he's like, oh, yeah, I'm gonna take all your money.
He seems like a normal person who's just building a business, and I'm OK with that.
I'm 100% OK with that.
There's many times where I don't have gas in my car.
He's gonna, you know, it's right up the street.
There's many times like I don't have milk.
He's gonna be right up the street.
It just it does make a positive influence on my life and I, you know, I'm 100% for it and I hope you guys go ahead and approve it and we get to see the development.
Maybe I do get to meet the guy and say what's up and ask for, you know, can you carry this item?
Can you bring in this item?
Because he is a local person, so it'd be fun to see.
I really appreciate the time guys.
Hopefully, hopefully we'll see happen. Thank you.

HB **Hogan, Becky** 2:35:23
Thank you, Jerry. Susan next.

CS **Chapel, Susan** 2:35:26
Our next speaker is Harkaran Dillon.

HD **Harkaran Dhillon** 2:35:36
Hey, guys. Can you hear me?

HB **Hogan, Becky** 2:35:38
We can.

HD **Harkaran Dhillon** 2:35:39

OK.
Thank you, commissioners.
My name is Hugo and Dylan, and I've been in Aurora resident for 18 years now.
And honestly, I agreed with everything Jerry just said. I won't take up too much of your guys time.
Never been a part of a meeting like this, but I would like to say I'm very excited about this build.
I'm definitely for this gas station and I love the fact that Mister Singh was raised in Aurora.
It just gives me like gives me a feeling of like I'm actually supporting the community supporting him, you know, since he's been raised.
Seem he seems very professional.
Educated, you know, he he knows how to keep a well kept store. I've been to one of his other locations, and yeah, definitely felt comfortable letting my kids just go in there by themselves.
Grab some groceries, candies.
I do really think he does care about the community, like I wouldn't mind him coming in developing.
And I would love having a grocery store, maybe dentist restaurant near our area.
Thank you guys for your time.

HB **Hogan, Becky** 2:36:47
Thank you very much.
Susan next.

CS **Chapel, Susan** 2:36:53
Just give me one second.
Damien is next Damien V.

DV **Damien V** 2:37:06
Yes. Can you guys hear me?

HB **Hogan, Becky** 2:37:09
Yes, go ahead Daniel.

Damien V 2:37:10
Hey. Yeah, my name.
My name is Damien Valdez.
I am Aurora resident.
I am honestly just kind of shocked.
I was not expecting this that so many people are against such a simple project of a gas station, but I'm I am in support of this.
I don't see what's wrong with a convenient necessity development happening in our neighborhood. Everybody needs gas.
Everybody needs coffee in the morning when they're gonna work.
Everybody wants a quick snack at night. I've been to their locations.
They have Frisbee French to check in.
You know, there's nothing wrong with a gas station coming into a neighborhood.
Gas stations are all over the United States.
It's staple of America.
I don't think so. Just because there's a gas station coming, you know, times are gonna go through the roof.
There's gonna be loading. There's gonna be rag racing. Like Jerry mentioned. There's just.
There's just convenience.
That's the whole point of a convenience store is convenience. You want it close by.
You don't wanna drive 2.8 miles to go get some gas.
You don't wanna drive 2.8 miles just because you need some candy for your child, or a Slurpee or anything like that.
I don't want to take too much time.
I just want to put that out there, but yeah, I approve of this development.

Hogan, Becky 2:38:31
All right, Susan.
Who do we have next?

Chapel, Susan 2:38:35
We have David Clemage and I just need to get his mic to work. There we go.
David, you can.

David Clamage 2:38:48
Hi, can you hear me?

Hogan, Becky 2:38:49
Yes, we can go ahead, David.

David Clamage 2:38:53
Alright, so my comments are gonna be focused on one claim from the applicant that a gas station is necessary to attract future commercial development.
And I don't the record supports that claim.
Residents are not opposed to commercial development.
In fact, we want commercial development.
We want restaurant services gathering places, family friendly businesses and daily needs.
Retail. The question is not whether this area should have commercial activity.
The question is whether a gas station convenience store with extended operating hours.
And liquor store should be the first commercial identity established at this corner.
The application is not simply ordinary retail. It includes a gas station, a convenience store and a liquor store with at least some uses requiring special or conditional consideration.
That matters.
It means this project should be evaluated based on compatibility impact mitigation and whether it fits the surrounding community.
I want to emphasize that this is dead center of the harmony community.
It's not at the corner of an interchange. It's not at the corner of two major roads. It's in the middle of our community. The applicant has suggested that other commercial businesses will not come unless this gas station comes first.
But I've not seen evidence for that. The available market evidence points the other way. This area is being marketed as an undeserved. Sorry.
Underserved retail market with thousands of homes planned.
And or under construction nearby. Harmoni itself is a large and growing residential community.
The commercial demand is already here.

The rooftops are the draw. The family is already living here and moving.
Here are the draw a gas station. Maybe the easiest first project for this developer to finance.
Or least but easiest for the developer is not the same as necessary for the community. The first commercial use matters.
It sets the tone for what follows. Future retailers look at demographics, traffic access and Co tenancy.
Co tenancy matters because the first business.
Influences the identity of the center and the customer base it attracts and the type of businesses that see themselves fitting there. If the first major use at Alameda and Pohattin is a gas station convenience store with extended hours and liquor store that sends one signal if the 1st.
Uses neighborhood serving retail food services, child care, healthcare, fitness or small grocery store that sends a very different signal.
Both are commercial, but they are not equivalent and their impact on the character of this community.
I also want to acknowledge that the applicant has made some changes, including moving away from a 24 hour convenience store.
I appreciate that, but reduced hours do not resolve the core concern.
A convenience store opening very early or closing late, paired with fuel sales and liquor store still creates a late night and early morning commercial pattern that is not compatible with the quiet residential character of this location.
I also want to be clear that residents are not saying gas stations, liquor stores or convenience retail should not exist anywhere in East Aurora those.
Uses may be appropriate in more auto oriented commercial.
Locations, especially along highway corridors, interchange areas and frontage roads.

HB **Hogan, Becky** 2:41:50
All right, David, your time has expired.
Thank you for your testimony, Susan.
Who do we have next?

CS **Chapel, Susan** 2:41:59
Chair. That is all we have.

Hogan, Becky 2:42:02
All right, Mr. Singh, you do have 5 minutes to respond to some of the concerns from mere neighborhood.

Manraj Singh 2:42:16
All right.
Thank you guys.
For all your comments and concerns.
I do believe that I dressed a lot of these comments.
I mean, I think the last neighborhood meeting went very well.
As I think we started to see a shift and a lot of the neighbors as I actually didn't see most of them show up.
And you know, I do want to.
Thank Jerry for actually pointing out that yes, I am a local guy. I am at all the stations every day.
It's I'm not working in my office.
I'm at the stores I'm saying hi to the customers.
I do know, like most of my customers that come in that my regulars.
So yes, this is not a corporate store.
You know, a lot of the Community's concern is about the traffic.
We've done traffic study.
Shows this corridor is well prepared for that after I put in the infrastructure and even in Aurora's own 2035 vision and comprehensive plan, it shows that this is supposed to be a 20,000 to 40,000 VPD St.
That, you know all the all the development that you guys see from the Southwest E will take.
You know, this arterial roads to get to the highway and go to work.
Another concern is home prices, and that is just not true.
We've done our own study and they a lot of the facts that they were saying are incorrect and slightly tweaked to what we actually had presented. And I can have Annie confirm that.
But home prices?
Did stay the same or actually increased as people want a more convenient location?
That's accessible to these amenities.

And As for you know admirement.
Gas stations are one of the most regulated uses. As you guys know, in Aurora you know we have double walled tanks, a continuous leak detection, leak detection system, automatic shut offs and you know stay an EPA oversight.
Another thing is this is going to generate actually $1.24 million per year in tax revenue for Aurora based off of the sales that I pulled from.
The stores I'm currently operating.
This there's no other commercial in this area.
This money is going to, you know, the police, fire, EMS 911 dispatch schools and youth programs in these areas, even to fund these parks and rec centers and libraries that the community wants. It also pays for the road maintenance, snow removal. And, you know, the traffic.
Signals.
That what we get funded through the site.
You know, I I just hope, Commissioners, that you kind of hear this out.
I understand there's four or five people that are really against it, but I can't please everyone as far as the 500 signatures that they got. You know I what about the signatures that for the people that don't mind or actually are for this?
And.
You know this?
How can we verify that these signatures are even legit?
Are they even people from the community?
But yeah, I just.
I just hope that you guys give me this opportunity.
I'm investing a lot of money here.
I've invested already over $400,000 just besides the land to get to this point here, and I plan on, you know, doing business in Aurora.
I believe I'm a key part of your guys future plan. If you guys take, you know, local developers. Seriously.
And.
Yes. And I just, I hope you allow me to paint my Picasso. Thank you.

HB **Hogan, Becky** 2:46:50
Thank you, Mr. Singh.
Commissioners, any follow up questions?

If not, may I have a motion on item 8, F first and then it will be followed by Adam item 8G?
So item 8F, may I have a motion?

Gayle Jetchick 2:47:16
This is Commissioner Jacqui.
Think I'm unmuted, yeah.
Agenda item 8F conditional use for motor vehicle fuel dispensing station and MUC Zone District based on the staff recommendation. The presentations and discussions at this evening's public hearing, I move to approve with one condition. The conditional use requested for a motor vehicle fueling dispense station and.
The mixed-use.
Order Zone District because the proposal complies with requirement of section 146 Dash 5.4 dot 3.83 of the UDO for the reasons stated in the staff report approval to be subject to the following condition, one related to the conditional approval to the.
Conditionally approved fueling station, the applicant shall substantially comply with the operations outlined in the letter of introduction of record.
Significant changes to the business operations may be approved administratively if they do not establish a new use or expansion of the use that is not permitted by zoning.

Hogan, Becky 2:48:29
Thank you, Commissioner judgit.
May I have a second please?

Melvin Bush 2:48:32
I would like to 2nd the motion made by Commissioner Jettek.

Hogan, Becky 2:48:37
Thank you, Commissioner Bush, any other discussion?
What I would ask for the record is depending on how you wish to vote, if you could provide some commentary.
All right. I'm gonna call it roll call, Commissioner Jejuk.

Gayle Jetchick 2:48:56
Approve.

Hogan, Becky 2:48:59
Commissioner Bush.

Melvin Bush 2:49:03
I approve and I approve because I do see the the benefit in it and and I don't see.
The the negative to the extent that that.
But it hasn't mentioned.
But it doesn't mean that that doesn't hold true for the individual.
But overall I I I think the project is a a positive.
Step for the community.

Hogan, Becky 2:49:35
Thank you for your approval on that one, Commissioner Becker.

Robin Becker 2:49:40
Approved and to kind of mere Commissioner.
I'm having a brain fart. Excuse me?
But yeah, it just needs code.
And that's that's what we need to make sure that it's it's it's doing.

Hogan, Becky 2:50:00
Thank you, Commissioner Riley.

Colonel Mike Riley 2:50:04
I approve and and you know, we look at the number of applications we're getting now for the eastern part of Aurora and the growth that quarter is going to grow anyway.
And you know, everybody's going to want to have a design and what they think is most important, but we're going to see development regardless.
So this is a step towards some sustainable development and.

We'll see some more growth obviously in the rest of that.
Harmony area.

Hogan, Becky 2:50:36
Thank you, Commissioner Banca.

Sunny Banka 2:50:41
I also approve it meets the requirements.
It sounds like you did try to meet with the community. It sounds like there's many in the community that are actually looking forward to this project.
It's it's always hard to be the first one and.
I I tend to agree with the Community members that feel that you know this is needed out there.
I know the area's been.
Plan me for a King Soopers forever and and while this isn't King Soopers, at least it gives them a place to buy bread and milk. I think somebody said so. I do approve.

Hogan, Becky 2:51:24
All right.
Thank you very much, Commissioner.
And I am supporting this development to those residents that are there. I want you to know that you were heard, but we must make a decision based upon the facts and the facts are is this development meets the criteria for developments in this area. It had been my.
Hope because I did not support moving this forward the last time it had been my hope that you were able.
Reach a greater consensus.
And to some point, I think that without being in that discussion that you have.
So I vote to approve this as well.
Mr. Singh, you do have unanimous approval on this.
Neighborhood there is recourse if you do not agree with our decision.
On.

Manraj Singh 2:52:25
Thank you so much.

Melvin Bush 2:52:26
OK.

Manraj Singh 2:52:27
This means a lot and I.
Yeah. Thank you.

Chapel, Susan 2:52:32
Chair, you need to make.

Melvin Bush 2:52:33
Anchor I'd like to make a motion on.

Chapel, Susan 2:52:35
Oh, thank you.

Hogan, Becky 2:52:36
Yes, on item. Thank you.

Melvin Bush 2:52:37
Item.
Agenda item 8G site plan based on.

Hogan, Becky 2:52:43
Would you be so kind?

Melvin Bush 2:52:45
This, yes, yes, I will.
Based on the staff recommendation, the presentation and discussion at this evening's public hearing, I move to approve the site plan because the proposal complies with the requirements of Section 2.
146 dash 5.4 point 3 point B .2 of the Unified Development Ordinance for the reasons stated in the staff report.

Hogan, Becky 2:53:16
Do I have a second?

Gayle Jetchick 2:53:22
Commissioner jessek seconds.

Hogan, Becky 2:53:24
Thank you, Commissioner.
Discussion.
The one thing that I would say, Mr. Singh, is I'm very, very pleased to hear that you're a resident of Aurora.
That you grew up here and you are investing in the community, that also puts a good deal of responsibility on you.
So we will look to see that that is fulfilled with great joy when it is.

Gayle Jetchick 2:53:45
Yeah.

Hogan, Becky 2:53:53
Alright, roll call folks missioner.

Gayle Jetchick 2:53:58
Approve.

Hogan, Becky 2:54:02
I lost my sheet, Commissioner Bush.

Melvin Bush 2:54:05
Approved.

Hogan, Becky 2:54:06
Commissioner Becker.

Robin Becker 2:54:08
Approve.

Hogan, Becky 2:54:09
Commissioner Riley.

Colonel Mike Riley 2:54:11
I approve.

Hogan, Becky 2:54:12
Commissioner Banka and Commissioner Hogan. Again, you have unanimous approval on the site plan.

Sunny Banka 2:54:14
Approve.

Hogan, Becky 2:54:22
All right, public invited. Be heard on non agenda items. Do we have anyone? Miss Susan on non agenda items.

Chapel, Susan 2:54:32
Chair, we do not.

Hogan, Becky 2:54:34
Hey, I see somebody with their hand up, but I'm not sure it's on the non agenda item.

Chapel, Susan 2:54:41
We have several previous speakers with their hands up.

Hogan, Becky 2:54:47
OK, great. All right.
Comments by planning Commissioners on miscellaneous items of business.

Melvin Bush 2:54:59
I would like to make a just to compliment you Commissioner Hogan for the excellent study sessions.
You know, I've really learned a lot and and and I appreciate that.
So thank you.

Hogan, Becky 2:55:17
Good. Those are always fun.
I got help from Commissioner, Commissioner Riley this time too.

Melvin Bush 2:55:23
Alright, teamwork.

Hogan, Becky 2:55:25
Any other comments?
I do have a question for planning Commissioners present.
Are you all planning on attending our in person?
Staff retreat advance whichever you want to call it.

Gayle Jetchick 2:55:42
Yes.

Colonel Mike Riley 2:55:42
Yes, yes.

Melvin Bush 2:55:43
Yes.

Sunny Banka 2:55:43
Yes.

Hogan, Becky 2:55:43
Awesome. Awesome. So.

Colonel Mike Riley 2:55:46
And and will you talk about our booth at the?
AMC, the Commission booth.
I mean I I think we should.
I would like to be there.

Hogan, Becky 2:55:56
Yes, actually I'm going to have staff talk about that. And Brandon, maybe you can fill us in because we had a wonderful opportunity and I would encourage everybody that could to participate.

Colonel Mike Riley 2:56:00
OK, good, good.

Hogan, Becky 2:56:09
So we're going to roll in to our planning Division manager report.
Go ahead, Brandon.
Brendan, you are muted this time.
I know.

Cammarata, Brandon 2:56:24
Sorry. Thank you.
Right. So a couple things.
You know, we're working towards the.
Workshop the 21st correct.
Yes, 21st, which is Thursday Thursday afternoon.
And so yeah, that's in person.
We should have some staff attendance there as well.
We're working on the agenda framework that Becky provided us, and so we'll we'll be in touch with you Commissioner Hogan shortly as we kind of, if we have any questions or start to flesh that out.
With regards to.
The kind of the tables and things of that sort.
What? What kind of questions?

I think it's a new program for us at the city as well. And so you know, we're we're here to support you all and to support the Board of adjustment, we're going to have some folks from them also show up. And So what kind of questions do you?
Have for that.
I can try to find.
I don't know, Susan.
And if you have additional on that, I know Stephanie sent out that uh, e-mail.
And introduction there.

Chapel, Susan 2:57:42
I do not have anything in addition, I would have people refer back to her e-mail.

Cammarata, Brandon 2:57:46
OK.
Are there specific questions on that?

Hogan, Becky 2:57:56
How many folks have RSVP that they could participate? Would be able to participate in that?

Sunny Banka 2:58:04
What was the date?

Cammarata, Brandon 2:58:09
Hold on.

Melvin Bush 2:58:14
The 21st, I think.

Hogan, Becky 2:58:16
Of.

Melvin Bush 2:58:18
May that's the workshop, yeah.

Hogan, Becky 2:58:19
OK.

Cammarata, Brandon 2:58:19
No, that's for them.

Chapel, Susan 2:58:20
No, no, that's the workshop.

Hogan, Becky 2:58:22
That's a brief 3.

Gayle Jetchick 2:58:22
No.

Sunny Banka 2:58:23
That's the workshop.

Gayle Jetchick 2:58:23
What's the date for the table?

Melvin Bush 2:58:23
Is that it?

Hogan, Becky 2:58:24
I think it's in June.

Melvin Bush 2:58:25
Oh, I got it all wrong.

Hogan, Becky 2:58:25
This is different.
Yeah, this is kind of the roundtables of boards and commissions to help inform folks what you do.

GJ **Gayle Jetchick** 2:58:31
That one second.

MB **Melvin Bush** 2:58:32
OK.

RB **Robin Becker** 2:58:34
What's the latest we can?
Opt into it.

CB **Cammarata, Brandon** 2:58:39
Yeah.

RB **Robin Becker** 2:58:41
I guess if that makes any sense.

CB **Cammarata, Brandon** 2:58:43
I think we've had a couple folks express interest in it and you know we're never going to discourage participation and and these sort of events so.

HB **Hogan, Becky** 2:58:54
Friday.

CB **Cammarata, Brandon** 2:58:56
We can.
Kind of reflect back to you all.
You know who who's signed up to participate and and if you, if you all want to.
Think about how you want to do that.
We can certainly be more transparent and and who signed up and.
Who? Who's expressed interest and things of that sort?
Is that a first step?
There I think so.

GJ **Gayle Jetchick** 2:59:19
Yeah.

CS **Chapel, Susan** 2:59:19
I found the flyer.

CR **Colonel Mike Riley** 2:59:19
Yes.

HB **Hogan, Becky** 2:59:20
I see Susan. Yeah.

CS **Chapel, Susan** 2:59:22
I found the flyer.

SB **Sunny Banka** 2:59:22
Sure.

HB **Hogan, Becky** 2:59:23
Oh, awesome.

SB **Sunny Banka** 2:59:23
What was the date again please?

CS **Chapel, Susan** 2:59:26
So the date is August 6th.

MB **Melvin Bush** 2:59:30
Oh.

HB **Hogan, Becky** 2:59:30
August 6th, OK.

Chapel, Susan 2:59:31
Which is let me see, is the Thursday and it is from 6:00 to 7:30 PM.

Gayle Jetchick 2:59:34
It's.
I can't say one way or the other.
That's way too far out.

Melvin Bush 2:59:48
Ha ha.

Robin Becker 2:59:49
That's kind of how I am too. Thank you.

Melvin Bush 2:59:51
Yeah.

Colonel Mike Riley 2:59:51
I don't know to to Garrett. Becky 'cause. I wasn't sure if we were gonna put together a a Commission response, but I certainly am available and I would love to be part of this event.

Cammarata, Brandon 3:00:05
Let's.

Hogan, Becky 3:00:05
All right. Well, if Susan, if you or Brandon, if you want to ask Stephanie to kind of remind us with intervals. But I do think it's a wonderful opportunity to help people know what Planning Commission does period, because at some point we need to recruit new board members.
We need to create interest, but people also need to know what it means as far as time commitment.
So.

Melvin Bush 3:00:33
Very good point.

Hogan, Becky 3:00:34
So just.

Cammarata, Brandon 3:00:35
So.

Hogan, Becky 3:00:35
Go ahead and keep us informed on that one.

Cammarata, Brandon 3:00:38
What we'll do and and and perhaps the workshop, is an opportunity to discuss that a little more freely as well.
So maybe that'll be kind of our first jumping off point to see if if you all want to have a strategy for that or or or how you want to talk about that.

Hogan, Becky 3:00:54
Thank you.
Any other things from?
Either City Council or administrative.

Cammarata, Brandon 3:01:01
Sure.
Unfortunately not.
No administrative decisions since last meeting.

Planning and Zoning Commission (Study Session 500 p.m. Regular Meeting 610 p.m.)-20260513_181007-Meeting Recording

May 13, 2026, 3:11AM

4m 38s



Cammarata, Brandon 0:03

No administrative decisions since last meeting.

The update for City Council would be that.

That.

Detention Center Ordinance was withdrawn by the sponsor and so that is no longer proceeding.

HB

Hogan, Becky 0:21

At all, or it wasn't just, it was just pulled all together.



Cammarata, Brandon 0:27

That's my understanding it. It was withdrawn from from the process.

HB

Hogan, Becky 0:27

Or it was just delay OK.



Cammarata, Brandon 0:32

So whether it comes back or not is not information I have.

HB

Hogan, Becky 0:38

Miss Lena's got her hand up.

You wanna opine on this now?

Then we'll roll into yours.



McClelland, Lena 0:46

Yeah.

Well, I'm sure Brandon has other things to present.

I was just going to follow up on that and say.

At this point, the sponsor, as Brandon mentioned, did pull the sponsors.
My apologies did pull the item.
It's possible that it could come back, but at this point it is not on an agenda.

Hogan, Becky 1:06
Awesome. Thank you.
And we'll get right back to you, Miss Lena.
Go ahead, Brendan. Anything else?



Cammarata, Brandon 1:12
Sorry, nothing.
Nothing further unless there's questions for me.
So thank you.

Hogan, Becky 1:17
Any questions of Brandon?
I do have a question. Brandon, you're getting into budget time pretty soon.



Cammarata, Brandon 1:24
Mm-hmm.

Hogan, Becky 1:26
OK.
Is there anything huge that we should be aware of?
From a brewing Commission.



Cammarata, Brandon 1:34
Yeah, I mean that.
That would be outside of of my my scope at this time.
So I I have no news on on the budgetary process that would be impactful to to this Commission at this point.

Hogan, Becky 1:48
OK. Susan, I see your hand up.



Chapel, Susan 1:53

Brandon might not want me to mention this, but Becky, you, you and Steve Rodriguez have done a lot of business together in the past.

Steven is retiring at the end of the month.

Hogan, Becky 2:03

Oh, Mr. Rodriguez. Well, we hope to see him and and it would be really encouraging to me. And I'm sure the rest of the Commissioners that we see as many planners as possible at our retreat.

We don't often get to interact with you, and it's joyful for us and it gives us an opportunity to thank you in person.

So again, I hope to that you encourage staff to attend.

And I would love to know if you're sending Mr. Rodriguez off with a meet and greet.

All right, Miss Lena, you're up.



McClelland, Lena 2:52

Hello again, commissioners. Lena McClelland, Senior city attorney.

My only report for you all this weekend is to just let you know that the Colorado State Legislature's regular session.

Was adjourned today. Finally.

So is race to the end.

And the two lot splitting or the lot splitting bill and the minimum lot size bill that we've discussed both failed.

So we're very happy about that.

And.

That is all I have to report for this evening.

Hogan, Becky 3:31

All right.

Thank you very much.

Any questions of our city attorney?

Oh sweet.

All right, this meeting is now adjourned.

I'm sure that Garrett will say Becky.

I could have gotten that meeting done in half the time it took you, and I will say bring it on, buddy.

GJ **Gayle Jetchick** 3:50
Yeah.

HB **Hogan, Becky** 3:53
Well, thank you again.

MB **Melvin Bush** 3:53
Oh great.
Great job.

HB **Hogan, Becky** 3:54
Thank you to staff.

GJ **Gayle Jetchick** 3:55
Good job, Becky.

HB **Hogan, Becky** 3:56
I know it's a little late and I can eat my cold corn dogs.

SB **Sunny Banka** 3:56
Good job, Becky.

RB **Robin Becker** 3:57
Thank you.

MB **Melvin Bush** 3:58
Very good job, Becky.

CR **Colonel Mike Riley** 3:59
Goodnight, good.

Hogan, Becky 4:00
Yeh ha.

Colonel Mike Riley 4:01
Yeah. There you go, alright.

Melvin Bush 4:01
OK.

Gayle Jetchick 4:02
And the add Colorado Avalanche one in overtime.

Hogan, Becky 4:05
Did they woo Hoo?

Melvin Bush 4:06
All right, yay.

Gayle Jetchick 4:07
Yes.

Sunny Banka 4:07
Oh.

Hogan, Becky 4:10
Yay, that's for learnt.

Melvin Bush 4:10
All right.

Gayle Jetchick 4:12
Great. Great.

Hogan, Becky 4:13
Well, thanks for filling us in.

Melvin Bush 4:14
Take.

Gayle Jetchick 4:15
Good night.

Hogan, Becky 4:16
Good night. Good night all.

Melvin Bush 4:16
Care. All right. Good night, everyone.



Chapel, Susan 4:17
Good night everyone.

Sunny Banka 4:18
Thank you. Goodnight.

Melvin Bush 4:20
Bye bye.

Chapel, Susan stopped transcription

HARMONY COMMERCIAL FDP

AURORA, COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18 (SURVEYOR'S NOTE: SECTION 16 PER DEED AND ABOVE PREAMBLE. THIS SECTION #18 IS ALSO INCORRECTLY NOTED IN THE VESTING DEED.), WHENCE THE SOUTHWEST CORNER OF SAID SECTION 16 BEARS SOUTH 00 DEGREES 26 MINUTES 20 SECONDS EAST A DISTANCE OF 5260.44 FEET, SAID LINE FORMING THE BASIS OF BEARING FOR THE DESCRIPTION;
THENCE NORTH 89 DEGREES 26 MINUTES 05 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 168.82 FEET TO A POINT;
THENCE SOUTH 00 DEGREES 33 MINUTES 55 SECONDS EAST A DISTANCE OF 57.00 FEET TO THE POINT OF BEGINNING;

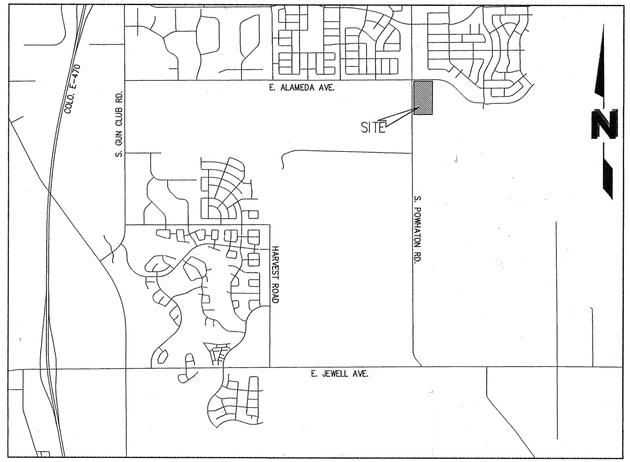
THENCE NORTH 89 DEGREES 26 MINUTES 05 SECONDS EAST, ALONG A LINE 57.00 FEET SOUTHERLY OF AND PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 720.83 FEET TO A POINT;
THENCE SOUTH 00 DEGREES 33 MINUTES 55 SECONDS EAST A DISTANCE OF 1021.82 FEET TO A POINT;
THENCE SOUTH 64 DEGREES 10 MINUTES 12 SECONDS WEST A DISTANCE OF 307.97 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 24 DEGREES 30 MINUTES 28 SECONDS, A RADIUS OF 868.00 FEET, AN ARC LENGTH OF 371.28 FEET AND A CHORD BEARING SOUTH 76 DEGREES 25 MINUTES 26 SECONDS WEST A DISTANCE OF 368.46 FEET TO A POINT OF NON-TANGENCY;
THENCE NORTH 83 DEGREES 01 MINUTES 31 SECONDS WEST A DISTANCE OF 75.63 FEET TO A POINT;
THENCE SOUTH 89 DEGREES 26 MINUTES 05 SECONDS WEST A DISTANCE OF 10.94 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90 DEGREES 07 MINUTES 35 SECONDS, A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.33 FEET AND A CHORD BEARING NORTH 45 DEGREES 30 MINUTES 07 SECONDS WEST A DISTANCE OF 35.39 FEET TO A POINT OF TANGENCY;
THENCE NORTH 00 DEGREES 26 MINUTES 20 SECONDS WEST, ALONG A LINE 144 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1176.29 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 89 DEGREES 52 MINUTES 25 SECONDS, A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.21 FEET AND A CHORD BEARING NORTH 44 DEGREES 29 MINUTES 53 SECONDS EAST A DISTANCE OF 35.32 FEET TO THE POINT OF BEGINNING.

THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL OF THAT LAND CONTAINED IN SPECIAL WARRANTY DEED RECORDED ON DECEMBER 05, 2022 AT RECEPTION NUMBER E2115994 IN ARAPAHOE COUNTY, COLORADO.

PARCEL CONTAINS 871,194 SQUARE FEET OR 19.9999 ACRES.

NOTES

1. TRAFFIC SIGNAL COSTS: OWNER AND/OR DEVELOPERS ARE RESPONSIBLE FOR 100 PERCENT OF SIGNAL COSTS FOR INTERIOR INTERSECTIONS. THE COST OF SIGNALS AT PERIMETER INTERSECTIONS WILL BE PRORATED. SIGNAL LOCATIONS AND COST SHARING WILL BE DETERMINED AT CONTEXTUAL SITE PLAN.
2. STREET LIGHTS. STREETLIGHTS MUST BE CONSTRUCTED ALONG ALL PUBLIC STREETS AS REQUIRED BY CITY CODE SECTION 126-236.
3. ARCHEOLOGICAL FINDS. THE OWNER, DEVELOPER AND/OR CONTRACTORS WILL NOTIFY THE CITY IF ARCHEOLOGICAL ARTIFACTS ARE UNCOVERED DURING CONSTRUCTION.
4. PARKS. NEIGHBORHOOD PARK SITES SHALL NOT EXCEED 3 PERCENT MAXIMUM FINISHED GRADES.
5. RESIDENTIAL DENSITY REDUCTIONS. THE DEVELOPER HAS THE RIGHT TO BUILD AT A LOWER RESIDENTIAL DENSITY IN ANY MAP AREA PROVIDED THE CITY HAS DETERMINED THAT THE USE IS PERMITTED AND COMPATIBLE WITH SURROUNDING LAND USES. A FINDING OF COMPATIBILITY WILL BE DETERMINED AT THE TIME OF PRELIMINARY PLAT OR SITE PLAN REVIEW. THIS REDUCTION SHALL BE CONSIDERED AN ADMINISTRATIVE MP AMENDMENT.
6. MASTER DRAINAGE PLAN. NO SUBDIVISION SHALL BE APPROVED PRIOR TO THE CITY'S APPROVAL OF THE MASTER DRAINAGE PLAN. IN THE EVENT OF ANY PLAN CONFLICTS WITH THE MP, INCLUDING, BUT NOT LIMITED TO, THE SIZE, LOCATION AND REGIONAL DETENTION PONDS AND/OR DRAINAGE WAY LOCATIONS, CROSS SECTIONS AND WIDTHS, THE MASTER DRAINAGE PLAN, AS APPROVED BY THE CITY, SHALL GOVERN. DRAINAGE PONDS DROP STRUCTURES AND OTHER FACILITIES ARE SUBJECT TO PRELIMINARY PLAT OR SITE PLAN REVIEW.
7. 404 PERMIT. THE DEVELOPER IS RESPONSIBLE TO COMPLY WITH ANY REQUIREMENTS OF THE ARMY CORPS OF ENGINEERS (IF ANY) WITH REGARDS TO 404 PERMITTING AND WETLANDS MITIGATION.
8. EMERGENCY ACCESS. THE DEVELOPER SHALL PROVIDE TWO POINTS OF PAVED EMERGENCY ACCESS AND A LOOPED WATER SUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE CITY. THE DEVELOPER SHALL PROVIDE EMERGENCY CROSSINGS THAT MEET ALL CITY STANDARDS. THE DEVELOPER/APPLICANT IS REQUIRED TO PROVIDE ALL OFFSITE ROADWAYS NECESSARY TO PROVIDE THE TWO DISTINCT POINTS OF ACCESS TO THE OVERALL SITE.
9. THE MASTER UTILITY STUDY, MASTER DRAINAGE STUDY AND MASTER TRANSPORTATION STUDY ARE INCORPORATED AS A PART OF THE MP. FINAL APPROVAL OF THESE DOCUMENTS IS REQUIRED BEFORE ACCEPTANCE OF AN APPLICATION FOR THE FIRST WITHIN THE PROJECT.
10. LANDSCAPING STANDARDS. UNLESS OTHERWISE NOTED HEREIN IN A ADJUSTMENT, THE LANDSCAPING STANDARDS OUTLINED IN THE UDO APPLY TO THIS MP. WHERE THE STANDARDS OUTLINED IN THE UDO WITH STANDARDS WITHIN THIS MP, THE MORE RESTRICTIVE SHALL APPLY.
11. FUTURE AMENDMENTS. ANY FUTURE AMENDMENTS TO ARCHITECTURE, LANDSCAPE ARCHITECTURE AND OTHER URBAN DESIGN STANDARDS AND RELATED DRAWINGS MUST DEMONSTRATE AN EQUAL OR BETTER QUALITY THAN THE APPROVED MP STANDARDS.
12. MP ADJUSTMENTS. EXCEPT FOR ANY ADJUSTMENTS LISTED BELOW, THIS MP WILL BE INTERPRETED TO MEAN THAT ALL STANDARDS CONTAINED IN THE MP WILL MEET OR EXCEED ALL CITY CODE REQUIREMENTS.
13. DESIGN STANDARDS. AN MP AMENDMENT AS PER THE REQUIREMENTS OF SECTIONS 3.9, 3.12, 3.13 AND 3.14 OF THE MP MANUAL WILL BE REQUIRED TO BE SUBMITTED EITHER WITH THE APPLICATION FOR THE MP OR AS AN AMENDMENT TO THE MP TO BE SUBMITTED WITH THE APPLICATION FOR THE FIRST PRELIMINARY PLAT OR SITE PLAN IN THE DEVELOPMENT.
14. MAJOR ARTERIAL MEDIANS TO BE PUBLICLY MAINTAINED SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH P&OSD PUBLIC MEDIAN STANDARDS. (THESE POLICIES ARE PENDING COMPLETION.)
15. MAJOR ARTERIAL MEDIANS TO BE PRIVATELY MAINTAINED SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH P&OSD PRIVATE MEDIAN STANDARDS. (THESE POLICIES ARE PENDING COMPLETION.)



VICINITY MAP

1" = ONE-HALF MILE

TABLE OF CONTENTS

1.	COVER SHEET	
2.	LAND USE AND CIRCULATION	TAB 8 & 9
3.	PUBLIC IMPROVEMENT PLANS	TAB 11 & 13
4.	PUBLIC IMPROVEMENT PLANS	TAB 13

OWNER/DEVELOPER:
NICKS INVESTMENTS, LLC
6180 S. OAK HILL WAY
AURORA, CO 80016
(303) 895-1639
MOHINDER (NICK) SANDHU

ARCHITECT:
THE DIMENSION GROUP
5600 S. QUEBEC STREET
SUITE 325C
GREENWOOD VILLAGE, COLORADO 80111
(720) 536-3180
STAYTON R. WOOD, AIA

CIVIL ENGINEER:
THE DIMENSION GROUP
5600 S. QUEBEC STREET
SUITE 325C
GREENWOOD VILLAGE, COLORADO 80111
(720) 536-3180
JOEL TOMPKINS, PE

LANDSCAPE ARCHITECT:
EVERGREEN DESIGN GROUP, INC.
1755 TELSTAR DR., SUITE 300
COLORADO SPRINGS, COLORADO 80920
(800) 680-6630
DARCY BRANDON, PLA

SURVEYOR:
ENGINEERING SERVICE COMPANY
14190 E. EVANS AVENUE
AURORA, COLORADO 80014
(303) 337-1393
JUSTIN CONNER, PLS

SIGNATURE BLOCK

THIS FRAMEWORK DEVELOPMENT PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF Mohinder Singh Sandhu HAS CAUSED THESE
(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENT TO BE EXECUTED THIS 23 DAY OF May AD, 2024

BY: _____
(PRINCIPALS OR OWNERS)

CORPORATE SEAL

STATE OF COLORADO)

COUNTY OF Arapahoe

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF May AD, 2024

BY: Mohinder Singh Sandhu
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

_____
(NOTARY PUBLIC)

ALEX RENNER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214038064
MY COMMISSION EXPIRES SEPTEMBER 27, 2025

NOTARY SEAL

MY COMMISSION EXPIRES September 27, 2025
NOTARY BUSINESS ADDRESS: 24350 E. Smoky Hill Rd.

CITY OF AURORA

CITY ATTORNEY: _____ DATE: 7/16/24

PLANNING DIRECTOR: _____ DATE: 7/22/24

DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATION

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____

COLORADO AT _____ O'CLOCK M, THIS _____ DAY OF _____ AD, _____

CLERK AND RECORDER: _____ DEPUTY: _____

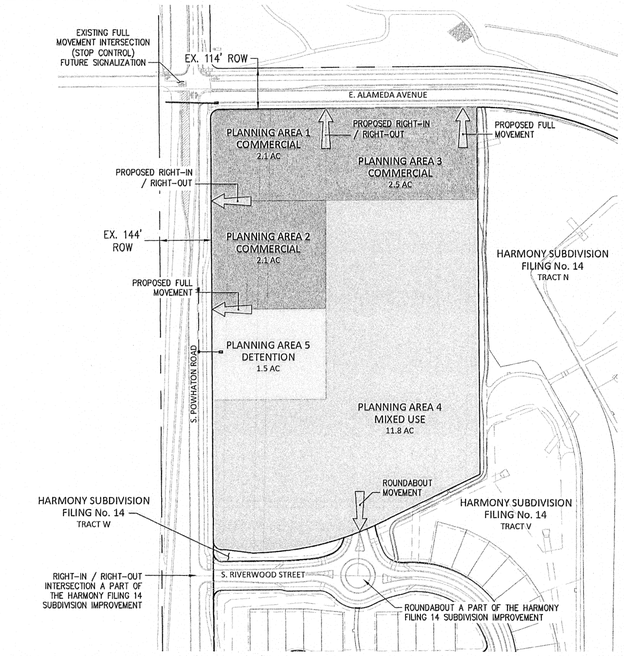
THE DIMENSION GROUP
ARCHITECTURE · CIVIL ENGINEERING · MEP ENGINEERING

HARMONY COMMERCIAL MASTER PLAN
SEC E. ALAMEDA AVE. & S. POWHATAN ROAD
APRIL 26, 2024

FDP

SHEET 1 OF 4

LAND USE MAP



LEGEND

- PROJECT BOUNDARY
- DETENTION AREA
- COMMERCIAL
- MIXED-USE
- ACCESS

NOTE: PUBLIC PLAZA TO BE INCLUDED WITH THE FIRST SITE PLAN SUBMITTAL WITHIN PLANNING AREA 4.

N

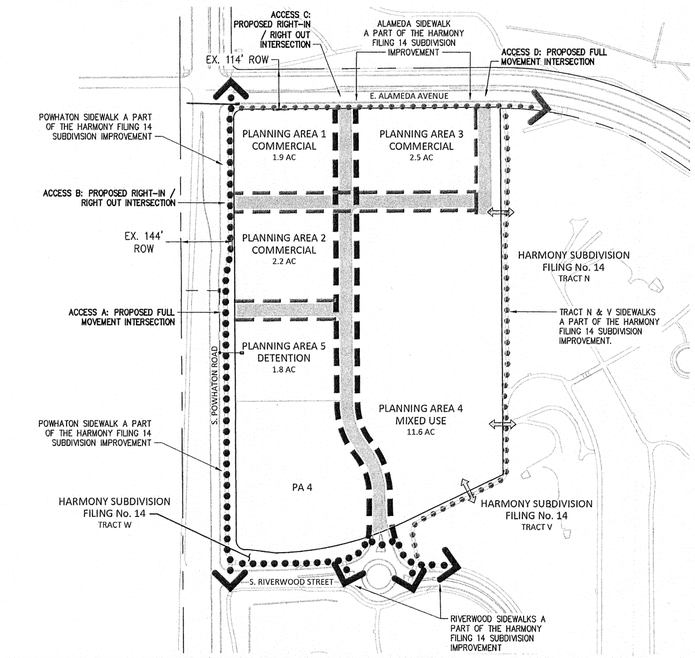
GRAPHIC SCALE
200 0 100 200
1 INCH =200 FEET

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HARMONY COMMERCIAL MASTER PLAN
SEC ALAMEDA AVE. & POWHATAN PKWY.
SEPTEMBER 8, 2023

TAB 8 — HARMONY COMMERCIAL MASTER PLAN - LAND USE MAP

CIRCULATION PLAN



LEGEND

- PROPOSED 6' SIDEWALK**
- PROPOSED 8" SIDEWALK**
- 8' SIDEWALK BY OTHERS*
- 10' SIDEWALK BY OTHERS*
- 8' WALK CONTINUES
- 10' WALK CONTINUES

POSSIBLE CROSS CONNECTION, EXACT LOCATIONS TO BE ESTABLISHED WITH PLANNING AREA 4 SITE DEVELOPMENT PLAN SUBMITTAL(S).

* IMPROVEMENTS ARE A PART OF THE HARMONY SUBDIVISION FILING 14 CONSTRUCTION PLANS TO BE CONSTRUCTED BY MELCOR/TC AURORA, LLC. PLANS APPROVED AUGUST 29, 2023.

**HARMONY COMMERCIAL SUBDIVISION SIDEWALK IMPROVEMENTS TO BE THE RESPONSIBILITY OF THE PLANNING AREA OWNER AT THE TIME OF SITE PLAN SUBMITTAL.

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HARMONY COMMERCIAL MASTER PLAN
SEC E. ALAMEDA AVE. & S. POWHATON ROAD
NOVEMBER 22, 2023

TAB 9 — HARMONY COMMERCIAL MASTER PLAN - CIRCULATION PLAN

TAB EIGHT — HARMONY COMMERCIAL MASTER PLAN, EAST ALAMEDA AVENUE & POWHATON ROAD

FORM D: MASTER PLAN LAND USE MAP MATRIX

A. Land Use Item	B. Planning Area Map Number	C. Map Area Code	D. Gross Land in Acres	E. Land Use Formula	F. Maximum Potential Density by Code (In DUs or SF)	G. Actual Proposed Maximum Density (In DUs or SF)	H. Phasing, Details and Comments (Include phase number or triggering event)
1. Detention Areas	PA-5	DETENTION	1.8	NA	NA	NA	
2. Required Land Dedication Areas for Parks, Schools, Fire Stations, Police Stations, Libraries	NA	NA	NA	NA	NA	NA	Any dedication will be through cash-in-lieu or a component of PA-4
3. Development Areas	PA-1	COMM	1.9	NA	NA	20691 SF	
	PA-2	COMM	2.2	NA	NA	23958 SF	
	PA-3	COMM	2.5	NA	NA	27225 SF	
	PA-4	MIXED-USE	11.6	NA NA	NA NA	126324 SF 400 DUs	These are maximums for each Land Use type
4. Total Map Acreage (Total figures above)			20.0				
5. Less 1/2 of Perimeter Streets Not Owned by Applicant			0.0				
6. Applicant's Acreage Listed in Application (Line 4 minus line 5)			20.0				
7. Total Flood Plain Acreage			0.0				
8. Total Adjusted Gross MP Acreage (Line 4 minus line 7)			20.0				
9. Total SFD Planning areas	NA						
10. Total SFA planning areas	NA						
11. Total MF planning areas	NA						
12. Total residential	NA						
13 .Check for average residential density in subzone	NA						
14. Small Lot Total	NA						
15. Check for maximum allowable number of Multi-Family Units	400						
16. Total retail planning areas	6.6					71,874 SF	
17. Total office planning areas	NA						
18. Total industrial planning areas	NA						
19. Total mixed commercial planning areas	11.6					400 DUs 126,324 SF	
20. Total commercial	18.2						
21. Total neighborhood park land	3.0						If residential units are developed in PA-4, land dedication and/or a cash-in-lieu payment requirements will be satisfied by the developer of such dwelling units. See note 1.
22. Total community park land	1.1						
23. Total open space land	7.8						
24. Total park and open space land	11.9						

NOTES:
1. Any cash-in-lieu of land dedication payment due will be paid prior to recording the plat for the residential lots or tracts.

TAB EIGHT — HARMONY COMMERCIAL MASTER PLAN, EAST ALAMEDA AVENUE & POWHATON ROAD

STANDARD NOTES

1. Traffic Signal Costs. Owner and/or developers are responsible for 100 percent of signal costs for interior intersections. The cost of signals at perimeter intersections will be prorated. Signal locations and cost sharing will be determined at Contextual Site Plan.
2. Street Lights. Streetlights must be constructed along all public streets as required by City Code Section 126-236.
3. Archeological finds. The owner, developer and/or contractors will notify the City if archeological artifacts are uncovered during construction.
4. Parks. Neighborhood park sites shall not exceed 3 percent maximum finished grades.
5. Residential Density Reductions. The developer has the right to build at a lower residential density in any map area provided the City has determined that the use is permitted and compatible with surrounding land uses. A finding of compatibility will be determined at the time of preliminary plat or site plan review. This reduction shall be considered an administrative *MP* amendment.
6. Master Drainage Plan. No subdivision shall be approved prior to the City's approval of the Master Drainage Plan. In the event of any plan conflicts with the MP, including, but not limited to, the size, location and regional detention ponds and/or drainage way locations, cross sections and widths, the Master Drainage Plan, as approved by the City, shall govern. Drainage ponds drop structures and other facilities are subject to preliminary plat or site plan review.
7. 404 Permit. The developer is responsible to comply with any requirements of the Army Corps of Engineers (if any) with regards to 404 permitting and wetlands mitigation.
8. Emergency Access. The developer shall provide two points of paved emergency access and a looped water supply to each phase of the development as approved by the City. The developer shall provide emergency crossings that meet all city standards. The developer/applicant is required to provide all offsite roadways necessary to provide the two distinct points of access to the overall site.
9. The Master Utility Study, Master Drainage Study and Master Transportation Study are incorporated as a part of the MP. Final approval of these documents is required before acceptance of an application for the first within the project.
10. Landscaping Standards. Unless otherwise noted herein in a adjustment, the landscaping standards outlined in the UDO apply to this MP. Where the standards outlined in the UDO conflict with standards within this *MP*, the more restrictive shall apply.
11. Future Amendments. Any future amendments to architecture, landscape architecture and other urban design standards and related drawings must demonstrate an equal or better quality than the approved *MP* standards.
12. *MP Adjustments*. Except for any adjustments listed below, this MP will be interpreted to mean that all standards contained in the MP will meet or exceed all city code requirements.
13. Design Standards. An MP amendment as per the requirements of Sections 3.9, 3.12, 3.13 and 3.14 of the MP Manual will be required to be submitted either with the application for the MP or as an amendment to the MP to be submitted with the application for the first Preliminary Plat or Site Plan in the development.
14. Major arterial medians to be publicly maintained shall be designed and constructed in accordance with P&OSD Public Median Standards. (These policies are pending completion.)
15. Major arterial medians to be privately maintained shall be designed and constructed in accordance with P&OSD Private Median Standards. (These policies are pending completion.)

TAB NINE — HARMONY COMMERCIAL MASTER PLAN, EAST ALAMEDA AVENUE & POWHATON ROAD

FORM J: PARKS, RECREATION, AND OPEN SPACE MATRIX

A. PLANNING AREA DESIGNATION (OR FEATURE IN AN AREA)	B. DESCRIPTION AND INVENTORY OF FACILITIES	C. TOTAL ACREAGE	D. PARKS DEPT. CREDITED ACREAGE	E. FINAL OWNERSHIP AND FACILITY FUNDING	F. TRIGGER FOR EACH PHASE
PA-4	To be determined prior to the recordation of the first subdivision plat that allows/permits development of PA-4	TBD	TBD	TBD	First Subdivision Plat that allows/permits development of PA-4

NOTE: The required dedication acreage is computed based on the projected population for the project, which may be subject to change. Any portion of the land dedication acreage not conducive to on-site dedication shall be satisfied by a cash-in-lieu payment prior to recordation of the first subdivision plat. The amount of the payment is computed by multiplying the dedication acreage by the estimated market value for the land.

Director of Parks and Open Space	Library and Recreation Services
Date:_____ Signature:	Date:_____ Signature:

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HARMONY COMMERCIAL MASTER PLAN
SEC E. ALAMEDA AVE. & S. POWHATAN ROAD
AUGUST 6, 2024

TAB ELEVEN | **HARMONY COMMERCIAL MASTER PLAN**
EAST ALAMEDA AVENUE & POWHATEN ROAD

FORM G: LANDSCAPE STANDARDS MATRIX

	LANDSCAPE ITEM	BRIEF DESCRIPTION OF THE FEATURE	LOCATION OF THE STANDARDS IN APPLICATION PACKAGE
1	Overall landscape concept and palette of plant materials used to carry it out.	The overall landscape character for this commercial development will fit within the surrounding prairie landscape with the use of a native plant palette designed to fit aesthetically with the adjacent developments. Plant quantities shall comply with the UDO and the COA landscape requirements.	
2	Landscape design at entry monumentation and key entry points	Landscape design at entry monuments will accent the entry monumentation.	
3	Landscape standards along E-470 or I-70 (if applicable)	NA	
4	Landscape standards along arterial and collector roads	Landscape along arterial and collector roads - i.e., E. Alameda Avenue and S. Powhaten Road - will provide sufficient buffering through the use of street trees and shrub beds, while providing year round interest. This design will break up uniform views along the corridor as well as highlight commercial architecture and buffer parking. Plant quantities for street trees and buffer plant materials shall comply with the UDO and the COA landscape requirements.	
5	Landscape standards along local roadways	The landscape along local roadways - i.e., the internal connector road running north/south - will consist mainly of street trees and curbside landscaping that comply with the UDO and COA landscape requirements.	
6	Landscape standards in commercial and public gathering areas. (Tree grates & protectors, planters, flower beds, screening at parking lots, etc.)	Landscape within commercial areas will fit within the surrounding prairie landscape theme. The landscape shrub planting will help soften some of the hard rectilinear edges with the use of native grasses, perennial shrub beds & ornamental trees. Contemporary trees grates and planter pots will be used where appropriate to accent the architecture, and all parking shall be screened per the COA landscape requirements.	
7	Landscape standards at detention/ retention ponds and water features	Landscape within detention areas will propose natural pockets of plantings and trees to help soften views and use species of native plants that work well in in drainage areas, and shall comply with the UDO and the COA landscape requirements.	
8	Landscape buffers at parks, open space, and drainage	Landscape design of landscape buffers at open space and drainages shall comply with the UDO and the COA landscape requirements.	
9	Special standards at residential lots. (If residential backyards border open space or parks, indicate special standards.)	NA	
10	Landscape integration at retaining walls	Retaining walls will be integrated into the landscape through the use of natural earth tone materials.	
11	Landscape standards at special facilities	NA	
12	Buffer and setback exemptions for traditional street frontages	NA	

NOTE: The design standards listed in this matrix implement the design themes of the MP and are intended to complement and exceed the UDO standards. Unless an adjustment has been specifically requested and granted, if a conflict should exist between any specific provisions of this matrix and any other ordinance standards, the more restrictive standards shall govern. Any photos or illustrations referenced by this matrix are representative of the level of design quality required by this MP. Final designs to be submitted at the Site Plan level will not necessarily duplicate the exact illustrations, but will contain the same themes and dimensions as shown, and will be at the same or higher level of design quality, extent, and detail.

Harmony Commercial Master Plan
Public Improvements Plan Narrative

This report details the improvements required to support development of the proposed Harmony Commercial Master Plan. The Land Use/Density of the overall Master Plan is consistent with the Medium to High Density Commercial designation identified in Table 5.5 of the Stormwater Drainage Design & Technical Criteria Manual. Included in the discussion are the required roadway, storm drainage, water, and sanitary sewer infrastructure needed for development of the site. Construction of the major thoroughfares – i.e., half-sections of E. Alameda Avenue and S. Powhaton Road adjacent to the boundaries of the Master Plan, and required transitions back to existing conditions, are being constructed by the developer of the Harmony Subdivision, and are required prior to the issuance of a Certificate of Occupancy for any Planning Areas within this Public Improvement Plan. Offsite improvements may be required to meet traffic and life safety needs. The Overall Public Improvement Plan depicts a traffic signal at the intersection of Powhaton Road and Access "A". This signal will be installed once warrants are met, which is not anticipated to occur until full build-out of all Planning Areas within this Master Plan.

Planning Area 1
The public infrastructure requirements needed to develop Planning Area 1 (PA-1) will generally include:
- Construction of a Detention facility (PA-5) designed to serve the entire 20-acre Master Plan area.
- Construction of a right-in/right-out access drive from E. Alameda Avenue, extending south between PA-1 and PA-3. This will ultimately serve as a "spine" road to connect the residential development to the south.
- Construction of a full movement access drive from E. Alameda Avenue, extending south along the eastern edge of PA-3.
- Modifications to the median at the full-movement access drive on E. Alameda Avenue if/when it is constructed to the full lane configuration.
- Construction of a right-in/right-out access drive from S. Powhaton Road. The drive will be extended to the east along the southern edge of PA-1 and PA-3, and will connect to the full movement access drive on E. Alameda Avenue.
- Construction of an 8" sanitary sewer main, extending south from E. Alameda Avenue between PA-1 and PA-3 to the southern edge of PA-1.
- Construction of an 8" water main, extending south from E. Alameda Avenue between PA-1 and PA-3.
- Extension of the 8" water main to the east, south of PA-3, to be stubbed into PA-4.

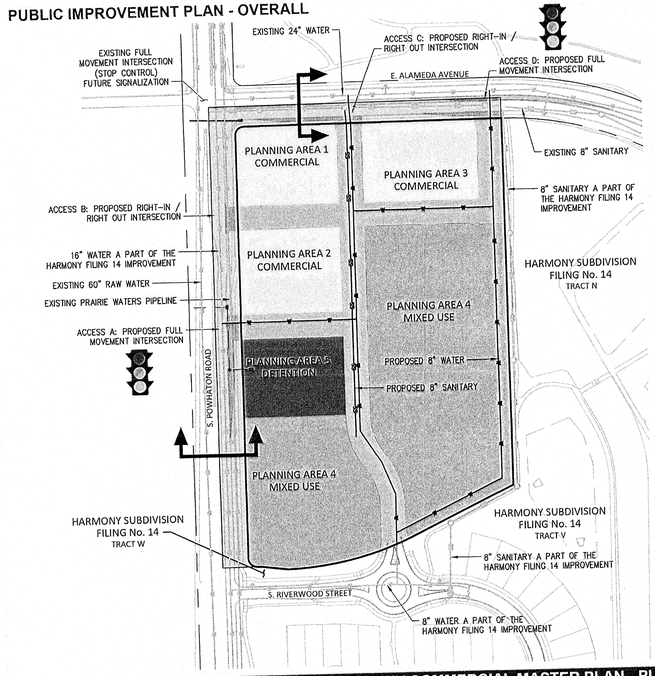
Planning Area 2
The public infrastructure requirements needed to develop Planning Area 2 (PA-2) will generally include:
- Construction of a Detention facility (PA-5) designed to serve the entire 20-acre Master Plan area.
- Construction of a right-in/right-out access drive from S. Powhaton Road, extending east between PA-1 and PA-2.
- Construction of a full movement access drive from S. Powhaton Road, extending east along the south side of PA-2. This access drive will ultimately connect to the spine road.
- Modifications to the median on S. Powhaton Road if/when it is constructed to the full lane configuration.
- Construction of an 8" sanitary sewer main, extending south from E. Alameda Avenue along the east side of PA-1 and PA-2.
- Construction of an 8" water main, extending south from E. Alameda Avenue along the east side of PA-1 and PA-2.
- Construction of an 8" water line along the south side of PA-2 to connect to the existing 16" water main in S. Powhaton Road. This will provide the required water loop.

Planning Area 3
The public infrastructure requirements needed to develop Planning Area 3 (PA-3) will generally include:
- Construction of a Detention facility (PA-5) designed to serve the entire 20-acre Master Plan area.
- Construction of a right-in/right-out access drive from E. Alameda Avenue, extending south between PA-1 and PA-3. This will ultimately serve as a "spine" road to connect the residential development to the south.
- Construction of a full movement access drive from E. Alameda Avenue, extending south along the eastern edge of PA-3.
- Modifications to the median at the full-movement access drive on E. Alameda Avenue if/when it is constructed to the full lane configuration.
- Construction of an access drive along the south side of PA-3.
- Construction of an 8" sanitary sewer main, extending south from E. Alameda Avenue between PA-1 and PA-3 to the southern edge of PA-3.
- Construction of an 8" water main, extending south from E. Alameda Avenue between PA-1 and PA-3.
- Extension of the 8" water main to the east, south of PA-3, to be stubbed into PA-4.

Planning Area 4
The public infrastructure requirements needed to develop Planning Area 4 (PA-4) will generally include:
- Construction of a Detention facility (PA-5) designed to serve the entire 20-acre Master Plan area.
- Construction of a full movement access drive from E. Alameda Avenue, extending south along the eastern edge of PA-3.
- Modifications to the median at the full movement access drive on E. Alameda Avenue if/when it is constructed to the full lane configuration.
- Construction of an access drive between PA-3 and PA-4.
- Construction of a full movement access drive from S. Powhaton Road, extending east along the south side of PA-2. This access drive will ultimately connect to the spine road.
- Modifications to the median on S. Powhaton Road if/when it is constructed to the full lane configuration.
- Construction of the spine road from the roundabout on S. Riverwood Street to a connection on E. Alameda Avenue.
- Construction of an 8" sanitary sewer main, extending south from E. Alameda Avenue between PA-1 and PA-3 to a southern terminus that would serve all areas of PA-4.
- Construction of an 8" water main, extending south from E. Alameda Avenue between PA-1 and PA-3, with an extension to the east, south of PA-3
- Construction of an 8" water main that loops around PA-4, with a connection to the existing 16" water main in S. Powhaton Road.

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PUBLIC IMPROVEMENT PLAN - OVERALL



LEGEND

- PROJECT BOUNDARY
- REQUIRED IMPROVED ROW
- COMMERCIAL
- MIXED USE
- PRIVATE DRIVE AND WALK
- STORMWATER FACILITY
- PROPOSED SANITARY MAIN
- EXISTING SANITARY MAIN
- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- EXISTING FIRE HYDRANT
- PUBLIC ROAD IMPROVEMENT REFER TO OFFSITE SHEET
- TRAFFIC SIGNAL UPON WARRANTS (SEE NOTE).

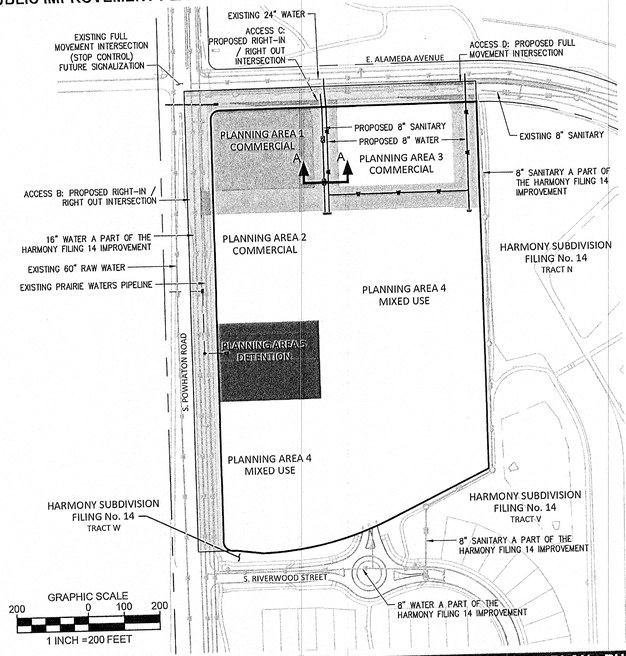
NOTES:
- FOR HARMONY COMMERCIAL SIGNALS ARE NOT EXPECTED TO MEET WARRANT UNTIL FULL BUILD-OUT OF ALL PLANNING AREAS.
- THE LEGEND FOR EXISTING UTILITIES INCLUDE THOSE ITEMS THAT ARE A PART OF THE HARMONY FILING 14 IMPROVEMENTS.

GRAPHIC SCALE
200 0 100 200
1 INCH =200 FEET

HARMONY COMMERCIAL MASTER PLAN
SEC E. ALAMEDA AVE. & S. POWHATON ROAD
JANUARY 31, 2024

TAB 13 | HARMONY COMMERCIAL MASTER PLAN - PUBLIC IMPROVEMENT PLAN - OVERALL

PUBLIC IMPROVEMENT PLAN - PLANNING AREA 1

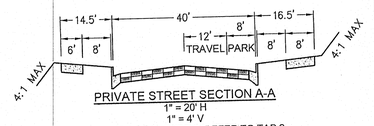


GRAPHIC SCALE
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1 INCH =200 FEET

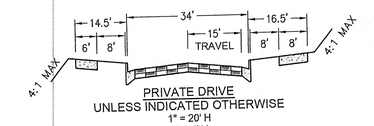
LEGEND

- PROJECT BOUNDARY
- PLANNING AREA 1
- REQUIRED IMPROVED ROW
- PRIVATE DRIVE AND WALK
- STORMWATER FACILITY
- PROPOSED SANITARY MAIN
- EXISTING SANITARY MAIN
- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- EXISTING FIRE HYDRANT

NOTE: THE LEGEND FOR EXISTING UTILITIES INCLUDE THOSE ITEMS THAT ARE A PART OF THE HARMONY FILING 14 IMPROVEMENTS.



PRIVATE STREET SECTION A-A
1" = 20' H
1" = 4' V
MODIFIED LOCAL TYPE 3. REFER TO TAB 9 FOR REQUIRED SIDEWALK WIDTH (6' OR 8')



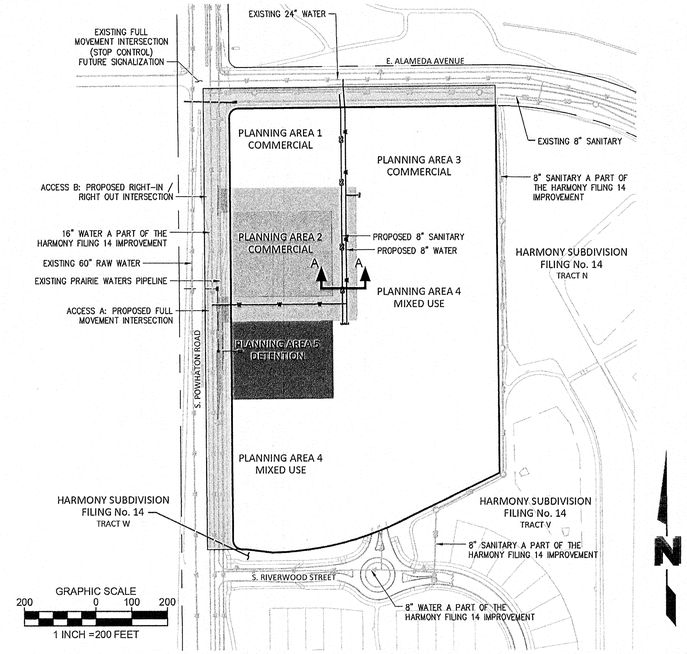
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HARMONY COMMERCIAL MASTER PLAN
SEC E. ALAMEDA AVE. & S. POWHATON ROAD
JANUARY 31, 2024

TAB 13 | HARMONY COMMERCIAL MASTER PLAN - PUBLIC IMPROVEMENT - PLANNING AREA 1

HARMONY COMMERCIAL MASTER PLAN
SEC E. ALAMEDA AVE. & S. POWHATAN ROAD
AUGUST 6, 2024

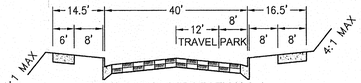
PUBLIC IMPROVEMENT PLAN - PLANNING AREA 2



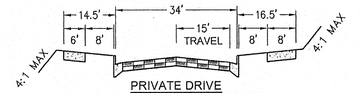
LEGEND

- PROJECT BOUNDARY
- PLANNING AREA 2
- REQUIRED IMPROVED ROW
- PRIVATE DRIVE AND WALK
- STORMWATER FACILITY
- PROPOSED SANITARY MAIN
- EXISTING SANITARY MAIN
- PROPOSED WATER MAIN
- EXISTING WATER MAIN
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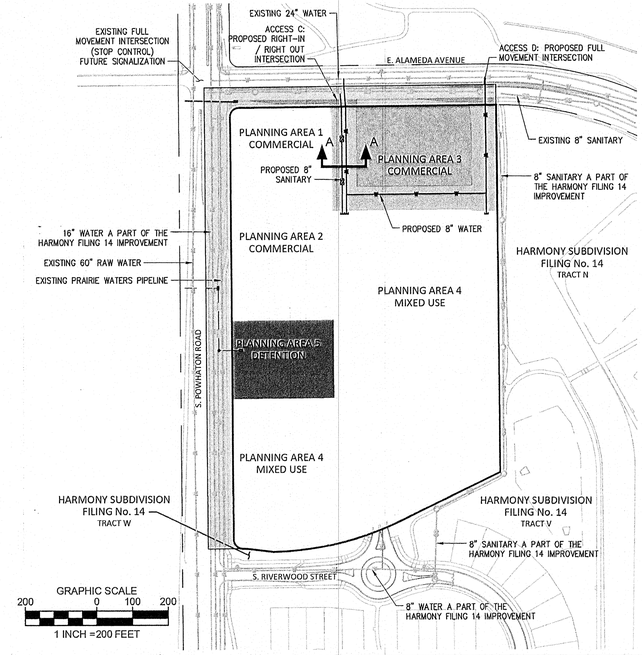


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HARMONY COMMERCIAL MASTER PLAN
SEC E. ALAMEDA AVE. & S. POWHATON ROAD
JANUARY 31, 2024

THE DIMENSION GROUP
ARCHITECTURE· CIVIL ENGINEERING· MEP ENGINEERING

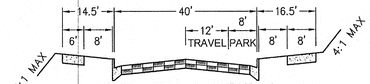
PUBLIC IMPROVEMENT PLAN - PLANNING AREA 3



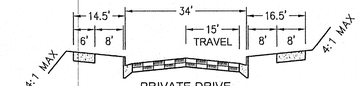
LEGEND

- PROJECT BOUNDARY
- PLANNING AREA 3
- REQUIRED IMPROVED ROW
- PRIVATE DRIVE AND WALK
- STORMWATER FACILITY
- PROPOSED SANITARY MAIN
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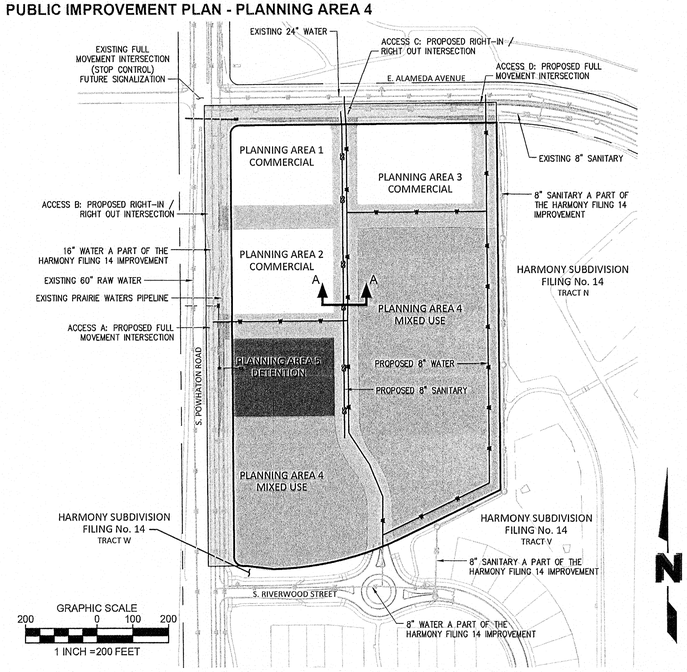


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HARMONY COMMERCIAL MASTER PLAN
SEC E. ALAMEDA AVE. & S. POWHATON ROAD
JANUARY 31, 2024

THE DIMENSION GROUP
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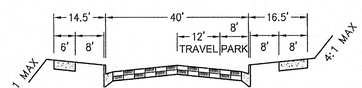
PUBLIC IMPROVEMENT PLAN - PLANNING AREA 4



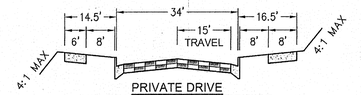
LEGEND

- PROJECT BOUNDARY
- PLANNING AREA 4
- REQUIRED IMPROVED ROW
- PRIVATE DRIVE AND WALK
- STORMWATER FACILITY
- PROPOSED SANITARY MAIN
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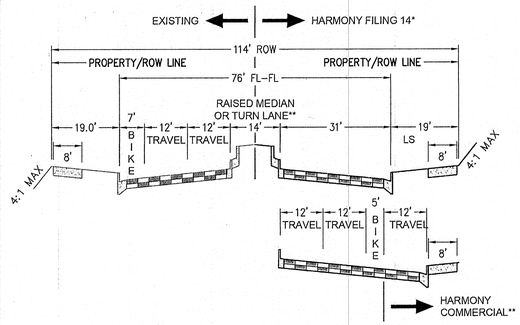


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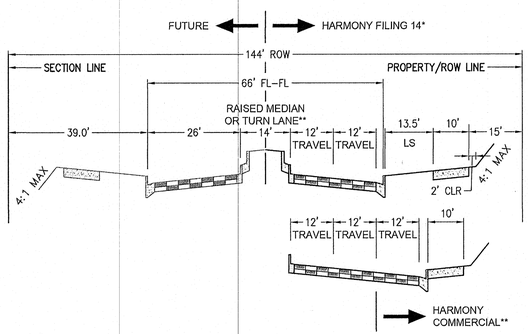
HARMONY COMMERCIAL MASTER PLAN
SEC E. ALAMEDA AVE. & S. POWHATON ROAD
JANUARY 31, 2024

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PUBLIC IMPROVEMENT PLAN - OFFSITE



ALAMEDA AVENUE (ULTIMATE)
1" = 20' H
1" = 4' V
FOUR LANE ARTERIAL W/ RAISED MEDIAN
LOOKING EAST



POWHATON AVENUE (ULTIMATE)
1" = 20' H
1" = 4' V
MODIFIED FOUR LANE ARTERIAL
LOOKING NORTH

* IMPROVEMENTS ARE A PART OF THE HARMONY SUBDIVISION FILING 14 CONSTRUCTION PLANS TO BE CONSTRUCTED BY MELCOR/TC AURORA, LLC. PLANS APPROVED AUGUST 29, 2023. HARMONY COMMERCIAL SUBDIVISION IMPROVEMENTS ARE RELIANT ON THESE PLANNED IMPROVEMENTS.

**HARMONY COMMERCIAL SUBDIVISION PUBLIC RIGHT-OF-WAY IMPROVEMENTS INCLUDE TAPER AND RIGHT TURN BAYS AT ACCESSES A, C, AND D AS WELL AS LEFT TURN TAPER AND BAYS AT ACCESSES A AND D.

HARMONY COMMERCIAL MASTER PLAN
SEC E. ALAMEDA AVE. & S. POWHATAN ROAD
AUGUST 6, 2024

THE DIMENSION GROUP
ARCHITECTURE· CIVIL ENGINEERING· MEP ENGINEERING

THE FLAGSHIP STORE

All In One Harmony

Built in Aurora. By an Aurora family. For this neighborhood.

E. Alameda Avenue & S. Powhaton Road

Presented by Manraj Singh | All In One Colorado | Sandhu Investment Group

Spring 2026

MEET THE OWNER

Manraj Singh — born, raised, and building in Aurora.



Aurora

Raised here

I live here. My family lives here. We're a 10-minute drive from this site. We are invested in this community and want to be good neighbors.

2021

University of Denver

Graduated with a degree in Hospitality Management.

2021–Now

Building the family business

Joined the family operation right after graduation and has been growing it ever since.

Today

Long-term ownership

This is the flagship. I'm not flipping it. We're building something to keep.

THE VISION

This isn't a corner store. It's the future of the brand.

Manraj has spent the past five years traveling to industry conventions, studying flagship retail concepts, and assembling a design team to elevate what a neighborhood store can be. This is the prototype every future All In One will be built from.

01

Flagship design

Architectural and interior detail well beyond convenience-store norms.

02

Material investment

Walnut millwork, custom lighting, premium finishes throughout.

03

Hospitality DNA

Operated with the standards of a boutique hotel — not a gas station. Our interior designer, Studio Lemonade, brings the same craft to this project that they've delivered for luxury hotels across Colorado.

04

Aurora-first

Designed for this corridor — not a copy-paste prototype.



INTERIOR

Architectural lighting. Wide aisles. Daylight. Natural materials. A space for the everyday.

Quick lunch after youth sports. Coffee on the way to work. A neighborhood living room.

HARMONY COMMERCIAL APPROVED MASTER PLAN SPRING 2024



SITE PLAN

Four uses. One thoughtfully designed building.



01

Convenience Store

Daily essentials, fresh grab-and-go, premium coffee program — closes at 11 PM

02

Café / Restaurant

Sit-down dining and morning coffee — 6 AM to 10 PM

03

Wine & Spirits

Curated selection — 8 AM to 11 PM

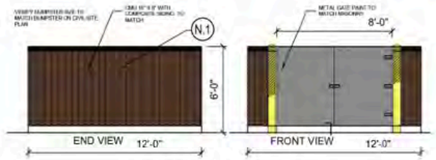
04

Fuel Station

The closest fuel option for thousands of nearby households

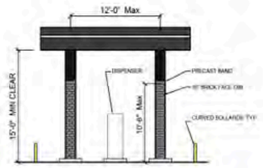
Liquor stores and convenience stores are already permitted by-right in this zone district. Only the fuel sales component requires conditional use approval.

BUILDING ELEVATIONS

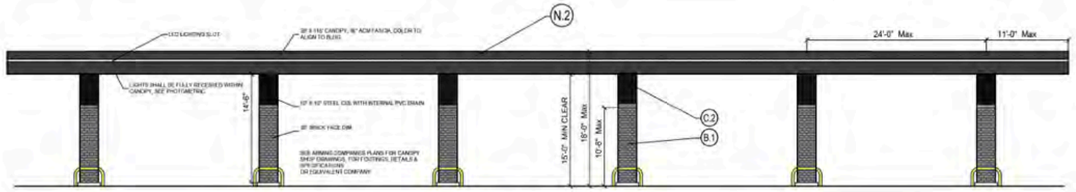


DUMPSTER
SCALE: 1" = 1'-0"

EXTERIOR MATERIAL SCHEDULE		
NOT ALL MATERIALS IN SCHEDULE ARE USED		
NO.	MATERIAL	MANUF
N-1	WOOD COMPOSITE CLADDING	NICHIHA - CEDAR
N-2	FLUSH WALL METAL PANEL CLADDING	PAC CLAD - IRON ORE
N-3	WOOD SLATS - 2X6 MTL	PRE-FAB MTL - FIN TO MATCH N-1
E-1	THREE COAT STUCCO SYSTEM	THREE COAT STUCCO SYSTEM - SW 7035 AESTHETIC WHITE
B-1	BRICK 4X8 SIZE BLACK COLOR	LAKEWOOD BRICK
S-1	ALUMINUM STOREFRONT GLAZING	METAL ACCENTS - SW 7675 'SEAL SKIN'
P-3	PREFINISHED PARAPET CAP	20 GA. PREFINISHED METAL CAP- DARK BRONZE
C-1	PREFINISHED ALUMINUM CANOPY	MAPES LUMISHADE CANOPY - ALUMINUM - BAKED ENAMEL W/ REAR GUTTER CONNECTIONS
C-2	FUELING CANOPY	20 GA. PREFINISHED METAL - DARK BRONZE



GAS CANOPY E/W



GAS CANOPY N/S



SCREEN FENCE

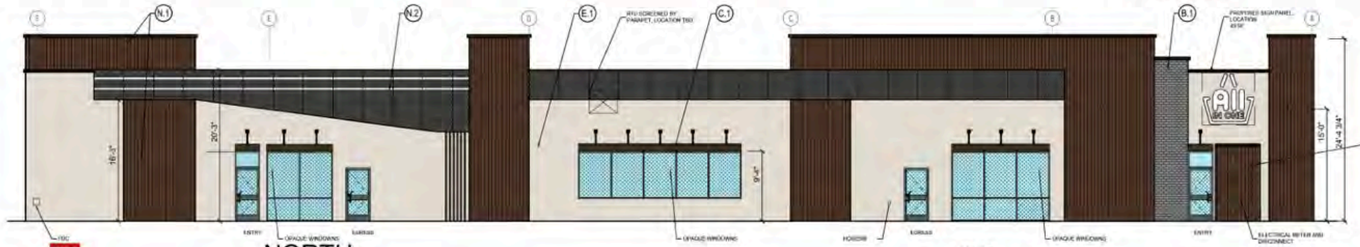


SOUTH

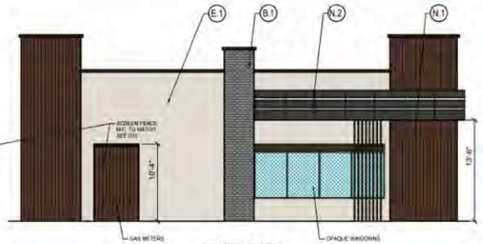


EAST

GRAPHIC SCALE



NORTH



WEST

ELEVATIONS.. CONCEPTUAL
SCALE: 1/8" = 1'-0"

VIGNETTE studios
Planning Landscape Architecture Graphics
PO Box 271789
Fort Collins, Colorado 80527
970.231.6749 T
www.vignettestudios.com

CLIENT
NICKS INVESTMENTS, LLC
10245 E. 56TH AVE
DENVER, CO 80249

OPENBUSCH Architecture, PC
Urban Planning
Facilities
Architecture
Landscape
Forensics
6986 South University Blvd. 220
Centennial, Colorado 80121
Cell: (303) 981-8790
E-Mail: lawrence@openbusch.com

Harmony Marketplace

Site Plan
AURORA, COLORADO

JOB NO:	55016
ACAD FILE:	55016EL1
DRAWN:	TCH
CHECKED:	TCH
ISSUE DATE:	July 16, 2025

REVISIONS	DATE
CITY COMMENTS	9/30/25
CITY COMMENTS	11/24/25
CITY COMMENTS	12.22.25

SHEET TITLE:
BUILDING ELEVATIONS

SHEET NO:
16

Residents are driving farther than they should for basic services. Development is needed.

Development doesn't happen all at once. It happens because one developer takes the risk first — and proves the market to everyone who follows.

01

Infrastructure unlocks everything

All In One will fund the roads, drainage, and detention that make every other lot in the Harmony Master Plan buildable — work no other tenant wants to do alone.

02

Retail follows retail

Aldi, Ace Hardware, dental, and veterinary tenants have expressed interest — but won't commit capital until they see infrastructure being built. We break that logjam.

03

The rooftops are already here

Aurora's southeast corridor is one of the fastest-growing residential areas in the metro. The commercial base hasn't caught up yet. That gap is the opportunity.

04

Every vacant day costs Aurora

Every day this site sits empty, residents drive out of the area to spend money — and that sales tax revenue leaves Aurora. Development keeps it here.

It takes one developer willing to take the risk to put a corridor on the map. We are that developer.

COMMUNITY CONCERNS & OUR RESPONSE

We heard every concern. Here's what we did.

NEIGHBORHOOD CONCERN
Crime & Safety Residents worried about loitering, criminal activity, and the store attracting crime to the neighborhood.
Light Pollution Neighbors concerned about glare from the fuel canopy and store lighting spilling onto adjacent properties.
Property Values Community members feared a gas station or convenience store would reduce nearby home values.
Environmental & Spill Risk Residents raised concerns about fuel leaks, soil contamination, and environmental risk to the area.
Hours of Operation Residents raised concerns about overnight operations generating noise and activity while the neighborhood is at rest.
Ongoing Accountability Residents wanted a formal mechanism to hold the developer accountable after approval — not just verbal promises.

Each concern is addressed in detail in the slides that follow.

CONCERN: CRIME & SAFETY

Active, staffed, monitored — the opposite of a crime magnet.

Research is *clear* on this point. A randomized controlled trial out of Columbia and Penn found that restoring vacant land reduced crime by 29% in surrounding neighborhoods — because vacant lots attract crime, not active commercial use. The CPTED framework, used by police departments across the country including Aurora PD, identifies lighting, active staffing, and cameras as the top three deterrents for criminal activity. This site, with 24/7 cameras, license plate readers, overnight staff, and full-cutoff lighting, will be among the most crime-resistant properties in the corridor — a dramatic upgrade from a dark, unmaintained, unoccupied lot.

Source: Branas et al. (2018), Columbia University Mailman School of Public Health / University of Pennsylvania — published in PNAS, Reliance Foundry CPTED Framework (citing criminologist C. Ray Jeffery and architect Oscar Newman)

24/7 HD Cameras

Live monitoring; footage shared with APD upon request

License Plate Readers

Same system that's helped police recover stolen vehicles at our other stores

Overnight Staff Member

On-site even when retail is closed — patrols, cleans, monitors

Strict No-Loitering Policy

Posted and enforced; staff trained on de-escalation

On-Site Panic Buttons

Direct line to APD; tested monthly

Code-Plus Lighting

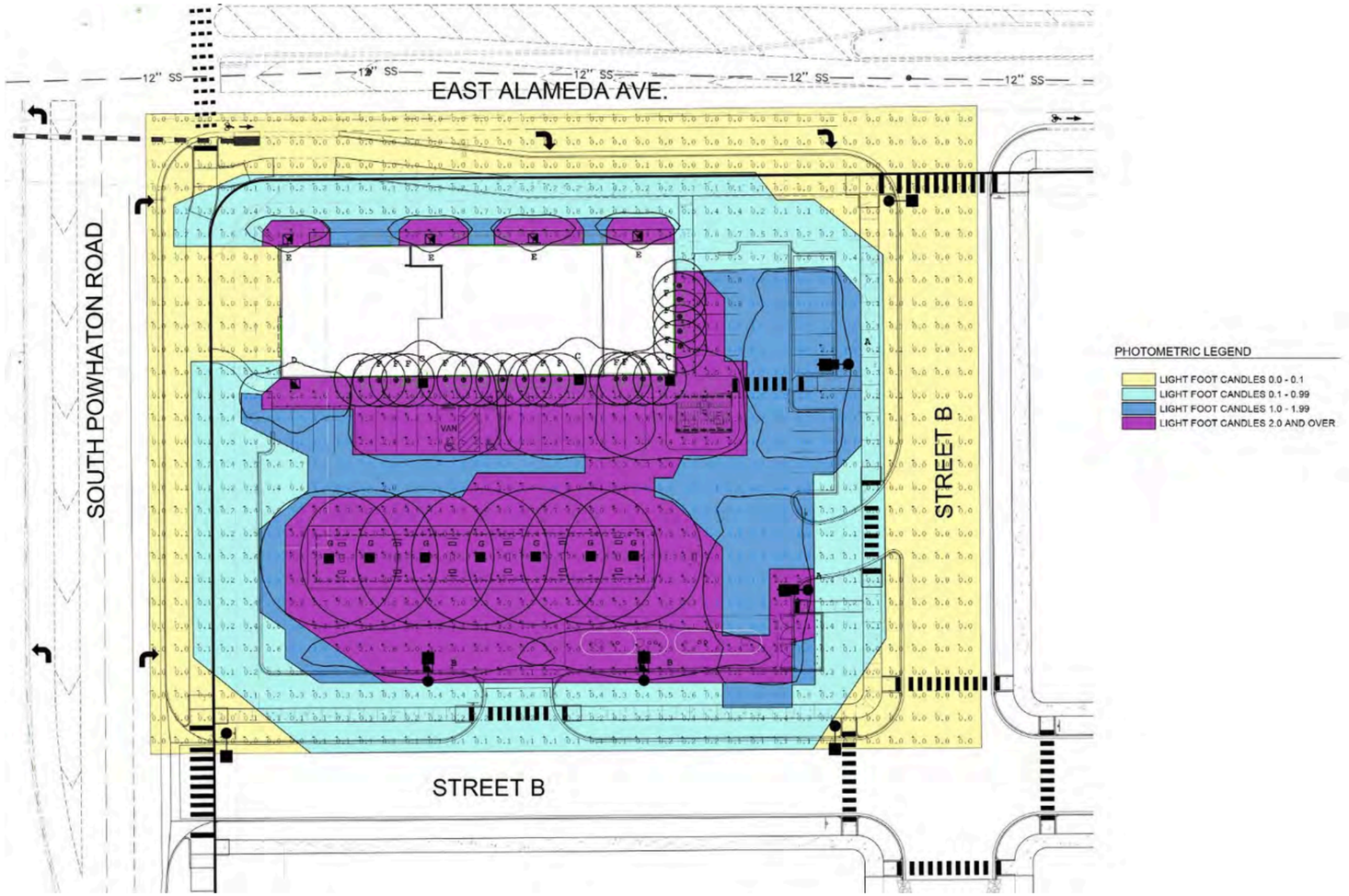
Down-directional, full-cutoff fixtures — bright on-site, dark at property line

All operations close by 11 PM — no overnight retail.

CONCERN: LIGHT POLLUTION

Bright on-site. Dark at the property line.

All lighting is down-directional, full-cutoff LED — meeting or exceeding Aurora's code. The photometric study below is the proof.



0.0 – 0.1

foot-candles at the property line

The yellow band around the site perimeter shows virtually zero light escaping onto neighboring properties or streets.

2.0+

foot-candles at pumps & storefront

Highest light levels are concentrated exactly where safety requires them — at the fuel canopy and building entrance.

Full-cutoff

LED fixtures throughout

Every fixture is shielded so light projects downward only. No glare visible from adjacent streets or residential areas.

Code-plus

design standard

Our photometric plan meets or exceeds Aurora's lighting ordinance requirements — reviewed and stamped by a licensed engineer.

CONCERN: PROPERTY VALUES

Convenience stores don't drag down home values. They predict them.

> *"Supermarkets and convenience stores have a tendency to be a stronger predictive factor for home value than other neighborhood features. An ideal housing location that would maximize price is one situated in a 'convenient' area — close to supermarkets and convenience stores, with a variety of these establishments nearby."*

NYC Data Science Academy — Machine Learning Study of Atlanta Home Sales

+23.5%

value premium in walkable, store-rich neighborhoods

Redfin's analysis of nearly 1 million home sales found homes near shopping and services sell for 23.5% more than car-dependent equivalents.

Redfin / Walk Score — 16 U.S. metro areas

#1

predictor of home value above schools, parks & transit

In a machine learning model of Atlanta home sales, proximity to convenience retail outperformed proximity to schools, parks, and public transit as a price predictor.

NYC Data Science Academy — "The Convenience Factor"

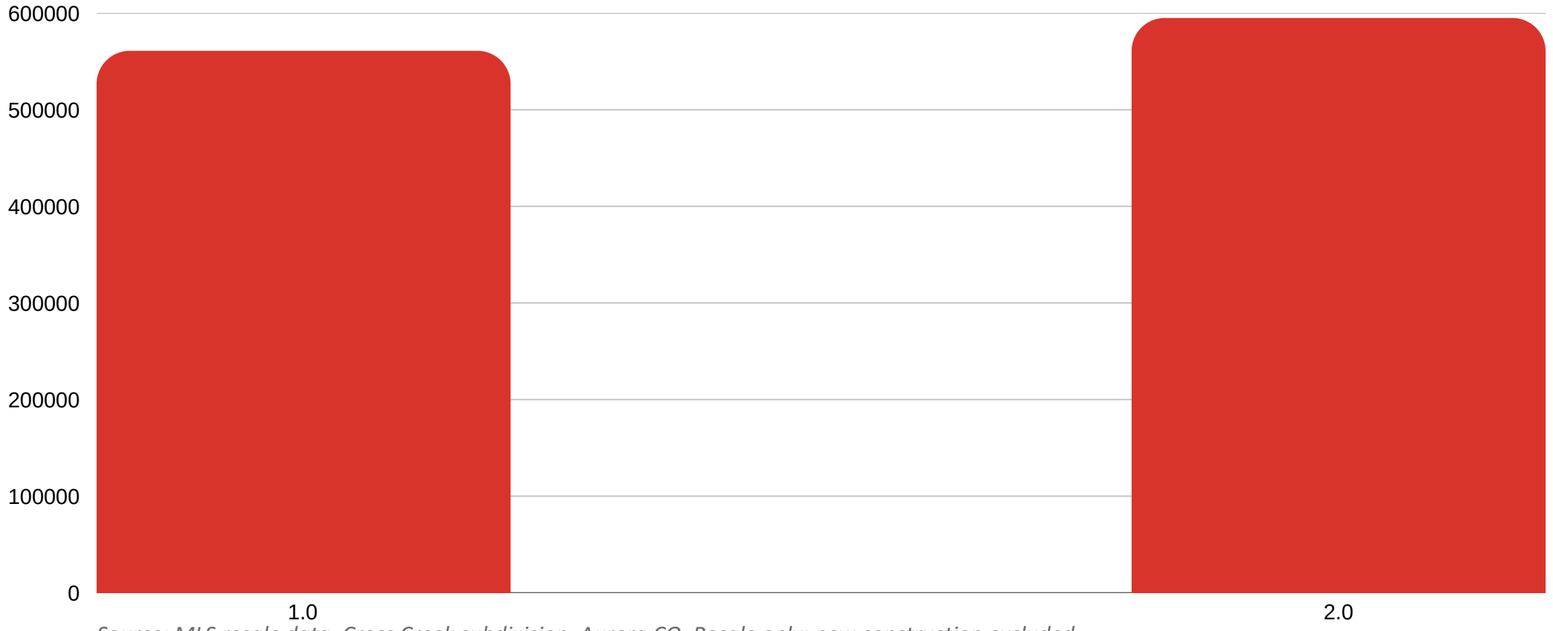
The bottom line: the research consistently shows that convenient retail — including fuel and convenience stores — is an amenity that buyers pay a premium to be near, not a liability they discount.

CONCERN: PROPERTY VALUES

Local home sales tell a clearer story than national fears.

We pulled every resale within ½ mile of the existing 7-Eleven and QT in Cross Creek for the past two years. Here's what actually happened to home prices near operating fuel stations:

In 2024 there were 3 sales with an average price of $561,000 — all sold slightly below asking price.
In 2025 there were 5 sales with an average price of $595,000 — all sold at or above asking price.
There was one additional home that sold in 2025 (just outside of Cross Creek) for $1,100,000 — at asking price.



+6.1%

Year-over-year increase in nearby home sale prices, with existing fuel stations operating in the area.

All 2025 homes sold at or above asking.

Source: MLS resale data, Cross Creek subdivision, Aurora CO. Resale only; new construction excluded.

One of the most regulated land uses in Colorado.

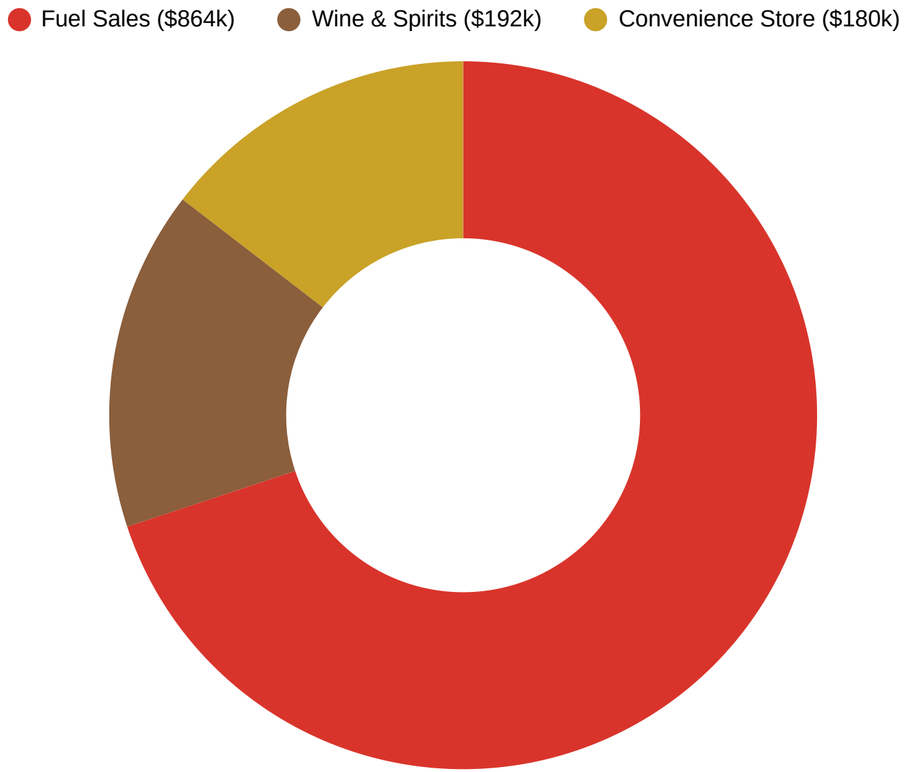
1	**Double-Walled Tanks**	Inner and outer steel walls with continuous sensor monitoring between layers
2	**Continuous Leak Detection**	Automated 24/7 monitoring with immediate shutoff and alerts
3	**Automatic Shutoff Systems**	Stops fuel flow on overfill, leak, or pressure anomaly
4	**State + EPA Oversight**	Mandatory annual testing of tanks and delivery systems
5	**Quarterly Operator Testing**	We exceed state requirements with our own additional quarterly testing

Five layers of protection. Each tested independently. Each capable of containing a failure on its own.

WHAT THIS FUNDS

$1.24 million per year in new tax revenue for Aurora.

This parcel today generates effectively zero sales tax. Once operating, the All In One Harmony will be a meaningful contributor to Aurora's general fund — every year, in perpetuity.



Where this money goes

- Police, Fire, EMS, and 911 dispatch
- Schools and youth programs
- Parks, recreation centers, and libraries
- Road maintenance, snow removal, traffic signals

REVISED HOURS OF OPERATION

Hours revised from 24/7 to 4 AM – 11 PM following community feedback.

At the second neighborhood meeting, overnight operations were identified as a primary concern among residents. In response, we revised the proposed hours for all uses on the site. The convenience store, originally proposed to operate 24 hours a day, will now open no earlier than 4 AM and close by 11 PM — eliminating late-night activity.

Convenience Store/Fueling
4 AM – 11 PM

Previously: 24/7

Café / Restaurant
8 AM – 10 PM

Wine & Spirits
8 AM – 11 PM

Why we made this change

Residents at the second neighborhood meeting expressed concern that overnight operations would generate noise, light, and activity during hours when the surrounding neighborhood is at rest. We take that concern seriously. Restricting hours to 4 AM–11 PM directly addresses it, and these hours are formalized in our Good Neighbor Agreement.

OUR COMMITMENT

Good Neighbor Agreement.

Concrete commitments. We are open to any other suggestions the community may have.

My Little Library and Patio Area

The Patio area will allow neighbors to come and grab food, snacks, and or ice cream to enjoy outside with the family

The library will provide books to the kids around the neighborhood, promoting a family first environment

Community Liaison

Named contact for residents. 24 Hour response

Maintenance Standard

Graffiti and trash removal within 48 hours. Off-site trash patrols within reason.

APD Partnership

Camera and LPR data shared with Aurora Police on request.

Thank You

We'd love to walk you through the renderings, introduce you to our design team, or take you to one of our existing stores. Open for questions.

PROJECT TEAM

Manraj Singh — Owner / Developer | All In One Colorado, Sandhu Investment Group | manrajbusiness@gmail.com | (720) 231-8479

Terence Hoaglund — Land Planning & Landscape Architecture | Vignette Studios | hoaglund@vignettestudios.com | (970) 231-6749

Blaine Mathisen — Civil Engineering | EPS Group

Lawrence Depenbusch — Architecture | Depenbusch Architecture

CITY OF AURORA
Council Agenda Commentary

Item Title: All in One Harmony Commercial – Site Plan (Public Hearing)
Item Initiator: Ani Karabashian, Planner II, Planning and Business Development
Staff Source/Legal Source: Ani Karabashian, Planner II, Planning and Business Development |Hollie Birkholz, Chief Deputy City Attorney
Outside Speaker: Manraj Singh, Terence Hoaglund
Strategic Outcome: Economically Strong: Building a conducive development climate, a diverse mix of industries and housing options, and fostering economic growth so that our community thrives and remains resilient.

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: 7/27/2026

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: ☒ Yes ☐ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

A PUBLIC HEARING AND CONSIDERATION OF A CALL UP BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, TO REVIEW A SITE PLAN FOR A CONDITIONAL USE OF A MOTOR VEHICLE FUEL DISPENSING STATION WITHIN THE MU-C ZONE DISTRICT
Ani Karabashian, Planner II, Planning and Business Development / Lena McClelland, Senior Assistant City Attorney
Outside Speakers: Manraj Signh, Nick Investments LLC / Terence Hoaglund, Registered Landscape Architect (RLA), Vignette Studio

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

☐ Approve Item and Move Forward to Study Session

☐ Approve Item and Move Forward to Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

☐ Approve Item as Proposed at Policy Committee

☐ Approve Item as Proposed at Study Session

☒ Approve Item as Proposed at Regular Meeting

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: Planning and Zoning Commission

Policy Committee Date: 5/13/2026

Action Taken/Follow-up: ***(Check all that apply)***

☒ Recommends Approval

☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation

☐ Minutes Not Available

☒ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

The Site Plan and Conditional Use applications were originally heard at the January 14, 2026, Planning and Zoning Commission Hearing. Following the public hearing and receiving testimony, the project was tabled indefinitely to allow the applicant to go back to the public in order to make a collaborative effort to work with the community, listen to their concerns, and for the applicant to make any adjustments to their project. With the motion to table, the Planning Commission cited the conditional use criteria to "mitigate any adverse impacts to the degree practicable" and noted the applicant should align the proposed hours of operation with the 10:00 PM quiet hours of the neighboring community, as requested by the public.

On May 13, 2026, a second public hearing was held by the Planning and Zoning Commission. The Planning and Zoning Commission voted unanimously (6-0) to approve both the conditional use for the Motor Vehicle Fuel Dispensing Station and accompanying Site Plan for the Motor Vehicle Fuel Dispensing Station, Liquor Store, and Restaurant. The Commission, while empathetic to the residents' opposition to the project, noted that their decision was based on the the project meeting the approval criteria for the conditional use and site plan.

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

The applicant, Nicks Investments, LLC, is requesting approval for a Conditional Use for a Motor Vehicle Dispensing Station in the Mixed-Use Corridor (MU-C) Zone District and a Site Plan for a Motor Vehicle Dispensing Station and Convenience Store, Liquor Store and Restaurant. The project proposal is for a 9,747-square-foot multi-tenant building and fuel canopy on a 1.45-acre lot. The proposed project site is located at the southeast corner of East Alameda Avenue and South Powhaton Road. The site is located within an Administrative Activity Center (AAC) approved in the Master Plan. The AAC is commercial, mixed-use zoning, and the land within the AAC must follow the standards applicable to the MU-C Zone District. No adjustments to the city code are requested with this application.

The proposal is located in Planning Area 1 of the Harmony Commercial Master Plan, which is designated for commercial development. This is the first project proposed in the Harmony Commercial Master Plan area. The master planned area is planned to have other commercial sites to the south and east of this proposal. The proposal associated with this development application includes a 9,767-square-foot retail building, comprising three (3) tenant spaces. A convenience store (4,000 sf), a liquor store (4,000 sf), and a restaurant (1,767 sf) are planned. A fuel canopy with six (6) fuel dispensers and a high-speed diesel dispenser is also proposed. The Liquor Store is permitted in the MU-C zone district and meets the 1,500-foot minimum spacing required between liquor stores. The closest liquor store to the project site is roughly two and a half (2.5) miles away. Lastly, the proposed project will be making right of way improvements on Alameda Avenue and Powhatan Road in accordance to the Public Improvement Plan found in the Harmony Commercial Master Plan.

The nearest existing residential uses are over 275 to the north, across Alameda Avenue, within another Harmony master planned development. Additionally, northwest of the project site is the Adonea neighborhood.

The Comprehensive Plan placetype for the subject property is Commercial Hub. Commercial Hubs are especially critical to the future economic and fiscal health of Aurora. This placetype primarily contains uses that provide goods and services to nearby Established and Emerging Neighborhoods but can also serve other placetypes in the area. This placetype is characterized by shopping centers and areas that provide a cluster of compatible businesses. It may be located along the city's corridors, often at the intersection of two arterial streets. Primary land uses for this placetype are restaurants, commercial retail, and commercial service. The project complies with the commercial hub placetype as it is proposing commercial land uses that are considered a primary land use for the Commercial Hub placetype.

Definitions of Processes Used for Development Review:

Site Plan

A detailed plan depicting how a site will be developed by illustrations and drawings of such site features as architectural building elevations, building locations, sidewalks, parking areas, landscaping, recreational amenities, and other site features.

Applicable UDO Procedure

Site Plan – Development Application:

A Site Plan complying with UDO Section 146-5.4.3.B is required before a building permit may be issued for all new commercial development in the City. Site plan applications are received through the City's development review portal and are reviewed for compliance with the development standards listed within UDO Section 146-4. This approval process is typically an administrative review process unless it is associated with a conditional use request. Since the development of the site is dependent upon the proposed use, a site plan for a conditional use request must also be approved by the Planning Commission.

Comprehensive Plan

Generally, new Development Applications are reviewed for consistency with the goals and intent of the Aurora Places Comprehensive Plan. Aurora Places, the city's comprehensive plan, serves as a foundation for decision-making related to growth and development in Aurora. It presents a vision for the future, with long-range goals and recommended actions for a variety of public activities. The plan addresses topics including land use, transportation, housing, economic development, natural resources, parks and open space, community identity and more. Aurora Places describes challenges and opportunities that face the community and articulates the city's vision and values for how it wants to grow and develop. The plan emphasizes the importance of creating and improving the variety and types of places throughout the city.

Applicant's Request:

One (1) Conditional Use for a Motor Vehicle Fuel Dispensing Station in Mixed-Use Corridor Zone District and a Site Plan.

Major Issues Discussed During Development Review:

- Context and Surrounding Area
- Site Layout and Design
- Conditional Use Criteria

Results of Development Review:

Context and Surrounding Area: The surrounding area is zoned Medium-Density Residential Zone District (R-2) with single-family dwellings north of the site as part of the Harmony and Adonea neighborhoods. The project site is within the planned commercial mixed-use center, which is approximately 20 acres to the south and east. Beyond the commercial mixed-use center, residential uses are planned in the Harmony Master Plan. To the west, across Powhaton Road, is vacant land in an Administrative Activity Center in the Parklands Master Plan. The closest existing commercial businesses are approximately two (2) miles northwest of the subject site, at the intersection of East 6th Parkway and North Gun Club Road. Those businesses are a convenience store and gas station operating 24 hours a day.

Site Layout and Design: The proposed building is located on the northwest corner of the property on the corner of East Alameda Avenue and South Powhaton Road. There is access to the site from both East Alameda Avenue and South Powhaton Road through internal drives that will serve the overall commercial mixed-use center.

The building is situated along East Alameda Avenue, with the canopy behind the building relative to Alameda Avenue, and the building screens the fuel pump canopy from the residential uses to the north. This also complies with the code requirements regarding the placement of the fuel canopy. There are a total of 32 parking spaces, including two (2) ADA parking spaces, meeting code requirements (30 spaces minimum) for the uses. The parking stalls are concentrated around the building, and five (5) bike parking spaces are provided, exceeding code requirements.

The building design integrates a change in roof form with a variation of parapet heights, with changes in fenestration, building materials, texture, and color. The materials used include a combination of wood cladding, stucco, brick, and aluminum storefront in neutral tones of brown, tan, gray, and black. The proposed building design conforms to the Building Design Standards requirements for single-story commercial buildings.

There are three (3) pedestrian sidewalk connections from South Powhaton Road and East Alameda Avenue that lead directly to the proposed building's main entrance. Public improvements include road improvements to all sides of the site, including new sidewalks along East Alameda Avenue, South Powhaton Road, and both private internal drives. The right-of-way improvements are in compliance with the Harmony Commercial Master Plan Public Improvements Plan.

All site lighting is code-compliant, and the proposal includes curbside landscaping along the right-of-way along East Alameda Avenue and South Powhaton Road, buffers along the site perimeter and internal parking area island landscape. The plan complies with the landscape standards found in the city code and the landscape requirements for Motor Vehicle Fuel Dispensing Stations.

Conditional Use Criteria: The motor vehicle fueling station component of the project requires conditional use approval. *The site plan approval is linked to the approval of the conditional use. Without the approval of the conditional use, the site plan is invalid since there are elements of the conditional use, i.e. the motor vehicle fueling station, that are central to the design of the site plan.*

The Unified Development Ordinance (UDO) defines a conditional use as, "a use that may be permitted if found to be compatible with adjacent uses and would not change the character of the neighborhood." The UDO includes approval criteria for decision makers to use.

The project complies with the applicable UDO standards, including the "Use Specific Standards" for Motor Vehicle Fuel Dispensing Stations and Liquor Stores. The property is within the Comprehensive Plan Commercial Hub placetype which the proposed land uses are considered a primary land use. A primary land use is a land use that is compatible with the Comprehensive Plan placetype.

The project site is within the Harmony Commercial Master Plan, approved by the city. This commercial area is planned for multiple commercial uses, and this is the first proposal within it. This planned commercial area is bounded by two major streets (arterials), incorporating buffer and open spaces to integrate with planned neighborhoods to the south and east.

The proposed infrastructure improvements associated with the application include improvements to South Powhaton Road and East Alameda Avenue, new private internal drives and associated sidewalks, and additional infrastructure required as part of the Public Improvement Plan associated with the Harmony Commercial Master Plan.

Summary of Staff Recommendation:

Approval of the Site Plan for a Conditional Use

Summary of PC Decision:
At the public hearing held on May 13th, 2026, the Planning and Zoning Commission voted unanimously (6-0) to approve both the conditional use for the Motor Vehicle Fuel Dispensing Station and accompanying Site Plan for the Motor Vehicle Fuel Dispensing Station, Liquor Store, and Restaurant. The Commission noted that their decision was based on the fact that the project met the approval criteria for the conditional use and site plan.

Public Notification:
For this hearing, legal notice appeared in the Aurora Sentinel on July 16,2026. Mailing and public hearing notices were sent to abutting property owners, registered neighborhood groups and the public hearing notice sign was posted on the site a minimum of 10 days prior to this hearing. This was done in compliance with Code Section 146-5.3.7 of the Unified Development Ordinance.

Community Referrals:
For this hearing, referrals were provided to the following registered neighborhood organizations (RNOs) within one mile of the site: ADONEA METROPOLITAN DIST #2, CLEAN, VISTA PEAK COMMUNITY GARDEN, MURPHY CREEK GUN CLUB NEIGH, E-470 NEIGHBORS, HARMONY MASTER HOA, GOAL

Staff received numerous concerns from neighbors about the proposed use and operations, which are discussed later in this report under *Subjects Addressed by Public Comment*. Two neighborhood meetings were held on September 23, 2025, and February 19, 2026.

Neighborhood Comments:
For this hearing, fourteen (14) abutting property owners and seven (7) registered neighborhood organizations were notified for the application.

A total of fifty-seven (57) comments were received during the development review phase alongside a petition with 500+ signatures from residents opposing the project.

Two virtual neighborhood meetings were held for this project. The first was on September 23, 2025, as a result of the project receiving significant comments and concerns from residents upon its first review. The second neighborhood meeting was on February 19, 2026 after the January 14, 2026 Planning and Zoning Commission hearing. This second meeting was requested by the Planning & Zoning Commission for the applicant to go back to the community to listen and further address their concerns brought up in the January 14th hearing.

Following the notice for City Council, no public comments have been received as of July 15, 2026.

Public Comment History

During the development review phase of the project, the project received neighborhood opposition, with a total of fifty-seven (57) comments received during the development review cycles. A virtual neighborhood meeting was held on September 23, 2025. In total, twenty-eight people attended the meeting, including seventeen (17) individuals from the public. The public expressed opposition to the proposed hours of operation, types of commercial businesses proposed, concerns related to security, safety, and crime, and the general negative impact on their neighborhood when it relates to the lighting and noise impacts. Below is a summary of the major concerns expressed by the public:

- **Hours of Operation and Security:** While the applicant did change the gas station and convenience store hours from 24 hours to 4:00 AM – 12:00 AM and the liquor store hours of operation to 8:00 AM – 12:00 AM, residents did have continued concerns about the hours of operation conflicting with their neighborhood's quiet hours starting at 10:00 PM. There was additional concern regarding safety in relation to the proposed hours of operation, and it draws individuals to the area during later hours of the night. Residents expressed concern about the updated hours of operation not being satisfactory and its potential impact on increasing crime in the area.

  Staff Commentary: The Unified Development Ordinance (UDO) requires retail establishments within 300 feet of residential uses to close by 12:00 AM. These hours can be extended with a condition use approval. The applicant has not requested an extension.

- **Types of Commercial Businesses**: Residents expressed dislike for the project's proposed commercial land uses: a gas station, convenience store, liquor store, and potential restaurant. Residents noted that they would like to see commercial development in this area, but that they prefer other commercial businesses such as barbershops, nail salons, coffee shops, a grocery store, a sit-down restaurant, or similar. Concerns were raised related to the liquor store and how it would perpetuate crime and unsavory behavior in their family-oriented neighborhood. Residents also commented on the size of the proposed restaurant space and noted that the size seemed to reflect a possible fast-food restaurant, which they did not want, but instead desired a sit-down restaurant.

Staff Commentary: All proposed uses are permitted under zoning besides the Motor Vehicle Fuel Dispensing Station which requires Conditional Use Approval. The proposal meets zoning requirements for separating liquor stores by more than 1,500 feet and the limitation of auto-oriented uses to two corners of an intersection. The fueling station is classified as an auto-oriented use under the zoning code (UDO). Restaurants are permitted within the zone district and the proposed project complies with the code requirements established for restaurants.

• **Noise and Lighting:** Residents had concerns about the noise impact of the project, especially at night during neighborhood quiet hours past 10:00 PM. In addition, property owners were concerned about the lighting and the impact of the possible overflow of light from the project site to their property.

Staff Commentary: The proposed lighting meets city requirements, which require downward-facing lighting to minimize glare and limit light spillover onto adjacent properties as measured in footcandles.

A petition with an estimated 500+ signatures was created in opposition to the project. *(Refer to Exhibits D, Public Comments and Exhibit E, Petition & Petition Comments)*

Following the initial public hearing when the Planning Commission tabled the item, another neighborhood meeting was held on February 19, 2026. Thirty-eight people attended the meeting, including two (2) city staff, the facilitator, and two (2) people from the applicant team. The applicant team presented the changes made based on public feedback from the January 14, 2026, Planning Commission meeting, addressed concerns and comments, and answered questions from the public in attendance. Based on public feedback received, the applicant revised the proposed hours of operation to:

- Gas Station (Motor Vehicle Fuel Dispensing Station) and Convenience Store: 4:00 AM to 12:00 AM → 4:00 AM to 11:00 PM
- Liquor Store: 8:00 AM to 12:00 AM → 8:00 AM to 11:00 PM
- Restaurant: 6:00 AM to 10:00 PM (*No Change*)

The applicant proposed an overnight employee to be present when the convenience store and gas station are closed to discourage loitering and outlined security measures he would include on his property to address the public's concerns related to safety. The public during the meeting still shared concerns regarding the updated hours of operation, safety, and environmental impacts of the proposed Motor Vehicle Fuel Dispensing Station. Overall, the individuals from the public that were not in support of the project were not satisfied with the changes proposed by the applicant. However, there were members of the public in attendance who expressed support for the project. *(Refer to Exhibit B, updated Letter of Introduction from the Applicant; Exhibit F, a staff summary of the February 19, 2026, neighborhood meeting; and Exhibit G, Applicant Presentation for the February 19, 2026, Neighborhood Meeting)*

At the May 13, 2026 Planning and Zoning Commission hearing, sixteen (16) individuals from the public attended the hearing and shared public comment. There was a mix of opposition and support from the public. Those opposing the project cited concerns regarding hours of operation, impact on safety, opposition to the gas station and liquor store, negative light and noise impact, and environmental impacts. One individual of the public cited Code Section 146-5.3.9.d.1., Evidence of False or Misleading Statements, stating that during the February neighborhood meeting, the applicant gave false or misleading testimony. In contrast, individuals who shared support all had similar comments, indicating a desire for the proposed businesses associated with the project. *(Refer to Exhibit K, Planning and Zoning Commission Minutes and Exhibit M, Planning and Zoning Commission Meeting Transcript).*

Following the May 13, 2026 Planning and Zoning Commission hearing, residents that opposed the project filed an appeal to the project. However, none of the residents qualified for an appeal, as there properties did not meet the definition of an adjacent property as defined in code, "Lots, parcels, or rights-of-way are adjacent to each other when that share all or part of a common lot line or are separated from each other only by a public street, water body, or public land."

Conformance with Code Criteria:

1. Site Plan with No Major Adjustment Criteria of Approval

Per Section 146-5.4.3.B.2, a Site Plan with no Major Adjustments shall be approved or denied based on the following criteria: *A Site Plan with no major adjustments shall be approved only if the application complies with the applicable standards in this UDO, other adopted City regulations, any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property.*

The Site Plan with no Major Adjustments complies with the Criteria of Approval for the following reasons:

- The application complies with the applicable standards in this UDO, other adopted City regulations, the approved Harmony Commercial Master Plan that includes the property, and conditions specifically applied

to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property.

Applicant Information:

Applicant: Nick Investments, LLC (Manraj Singh)
Agent: Vignette Studios, LLC (Terence Hoaglund)

Exhibits:

Exhibit A Vicinity Map
Exhibit B Letter of Introduction
Exhibit C Site Plan
Exhibit D Public Comments
Exhibit E Petition & Petition Comments
Exhibit F Summary of 1st Neighborhood Meeting
Exhibit G Applicant Presentation – First Neighborhood Meeting
Exhibit H Staff Summary 2nd Neighborhood Meeting
Exhibit I Applicant Presentation – Second Neighborhood Meeting
Exhibit J Planning and Zoning Commission Minutes – January 19, 2026
Exhibit K Planning and Zoning Commission Minutes – May 13, 2026
Exhibit L Planning and Zoning Commission Meeting Transcript January 19, 2026
Exhibit M Planning and Zoning Commission Meeting Transcript May 13, 2026
Exhibit N Harmony Commercial Master Plan
Exhibit O Applicant Presentation

Land Use Analysis

Item	Existing	Permitted or Required	Proposed
Zoning	R-2 / Administrative Activity Center Designation	-	No Change
Land Use	Vacant	-	Motor Vehicle Fuel Dispensing Station, Liquor Store, and Restaurant
Parcel Size	-	-	1.45 acres
Hard Surface Area	-	-	38,569 Square Feet (59.7%)
Landscape Area	-	-	16,265 Square Feet (25.2%)
Building Coverage Area	-	-	9,747 Square Feet (15.1%)
Parking	-	30	32 Parking Spaces including 2 Accessible Spaces
Total Signs	-	Per City Code	TBD
Total Sign Area	-	Per City Code	TBD
Bike Parking	-	2 Parking Spaces	5 Parking Spaces
Patio Area	-	400 Square Feet	410 Square Feet

Surrounding Properties

Direction	Zoning	Actual Use
North	R-2 - Medium-Density Residential District	Single Family Residential
East	R-2 - Medium-Density Residential District	Vacant (Site Plan of Record designates this area for Future Residential Development)
South	R-2 - Medium-Density Residential District	Vacant (Site Plan of Record designates this area for Future Residential Development)
West	R-2 - Medium-Density Residential District (Administrative Activity Center Designation)	Vacant (Parklands Village Master Plan)

Staff Recommendation(s):

Agenda Item: Site Plan

Approve the Site Plan with one (1) condition because the proposal complies with the requirements of Section 146-5.4.3.B.2 of the Unified Development Ordinance, for the following reasons:

- The application complies with the applicable standards in this UDO, other adopted City regulations, the approved Harmony Commercial Master Plan that includes the property, and conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property.

Approval is 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.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

☐ Revenue Impact ☐ Budgeted Expenditure Impact ☐ Non-Budgeted Expenditure Impact
☐ Workload Impact ☒ No Fiscal Impact

REVENUE IMPACT
Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

BUDGETED EXPENDITURE IMPACT
Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

NON-BUDGETED EXPENDITURE IMPACT
Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

WORKLOAD IMPACT
Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

QUESTIONS FOR COUNCIL

Does the City Council wish to approve a Site Plan application for a motor vehicle fuel dispensing station with the condition that the remaining technical corrections be made prior to recording the site plan and issuance of any building permits?

LEGAL COMMENTS

Criteria for Approval of a Major Site Plan. A Major Site Plan shall be approved only if: (a) the application complies with applicable standards in the UDO, other adopted City regulations, any

approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property; (b) the City's existing infrastructure and public improvements, including but not limited to its water, wastewater, street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable; (c) Major Site Plans shall be designed to preserve and protect natural areas, ridgelines, swales, natural landforms, water quality and wildlife habitat of riparian corridors, wetlands, and floodplains affected by the proposed development and to integrate those areas into site design where practicable; (d) the application will improve or expand multi-modal connections with adjacent sites, neighborhoods, and urban centers; (e) the application is compatible with surrounding uses in terms of size, scale and building façade materials; (f) the application mitigates any adverse impacts on the surrounding area to the degree practicable. (UDO §146-5.4.3.B.2.c)

Call-Ups. Prior to the effective date of any decision that can be heard by City Council, as listed in Table 5.2-1 of the UDO, any member of the City Council may move to call up the development application for consideration. If the motion passes, the application shall be brought before the City Council as soon as practicable following the date on which the decision was made for review and consideration in accordance with the criteria provided in the UDO. The City Council shall have the authority to approve, approve with conditions, modify, or reverse the decision of the Planning Director or Planning and Zoning Commission. The City Council may also remand the application back to the Commission with direction for further consideration. (UDO §146-5.3.11.A-B)(McClelland)



Planning and Business Development

15151 E. Alameda Parkway
Aurora CO 80012 USA
AuroraGov.org
303.739.7250
GIS@auroragov.org

ACCESSIBILITY STATEMENT
Please know that, while the city is working to make all information accessible, PDF map products are primarily visual in nature. If you have trouble accessing this document, please visit www.AuroraGov.org/Accessibility or call the Office of Accessibility (303-326-8858) and let us know how best to assist you.

City of Aurora, Colorado

All in One | Harmony Commercial Conditional Use and Site Plan

Miles 0 0.0425 0.085

Case Numbers: 2025-6030-00, 2025-6030-01, 2025-6030-02
Development Application: #1920-19

12/9/2025 I:\GIS\Arc10_MXDs\Planning\Jake C\2025\2758_AK.aprx

VIGNETTE studios

Letter of Introduction
All in One at Harmony Commercial

March 10, 2026

Ani Karabashian I AICP
Planner I
Planning & Developmental Services Department I City of Aurora

PROJECT DESCRIPTION
Development of lot 1 on the Harmony Commercial project. Lot 1 is a 1.45 acre lot that will include a 9,747 square foot building that will include a 4,000 square foot convenience store, a 4,000 square foot liquor store, and a 1,767square foot retail/cafe/restaurant space. In addition there will be a fuel facility that includes six (6) multi-product fuel dispensers under a canopy, and one high speed diesel dispenser east of the fuel canopy. This site plan is not proposing any major adjustments to adopted codes and criteria, and is in compliance with the adopted codes and criteria.

In addition we will be developing the surround private drives and off-site detention ponds.

LOCATION
This site is located at the southeast corner of East Alameda Avenue and South Powhaton Road.

OPERATIONS PLAN

Key Changes Presented at the Neighborhood Meeting on Feb 19, 2026

Reduce the operating hours to close at 11pm
Institute a "My Little Library Stand" - This will encourage neighborhood book sharing and reading. This will be incorporated into the final recorded plans.
Have an overnight employee - Employee will stock/clean around the store and keep watch outside to make sure there is no loitering is taking place to ensure a safe environment.
Good Neighbor Agreement - this is discussed in further detail below

Summary of Information Presented at the Neighborhood Meeting on Feb 19, 2026

Safety and Security
- We will have 24/7 high-definition cameras that we will share with APD upon request
- We will have license plate readers - at our other stores we help the police stop theft.
- Strict no loitering policy
- New, well-lit commercial uses often reduce opportunistic crime
- Crime correlates with vacancy, not active uses



VIGNETTE studios

The proposed hours of the Convenience store and fuel station help to support the following during early morning and late evening hours and during emergencies:

- Emergency vehicles
- Snow removal operations
- Utility workers
- Local residents during outages or emergencies
- Local residents that go to work early and need fuel, coffee, breakfast items

Pollution & Environmental Concerns

- Underground Tanks are Extremely Regulated
- Double-walled tanks
- Continuous leak detection
- Automatic shutoff systems
- State & EPA oversight
- The state requires annual testing of the tanks and fuel delivery system.
- All in one does this quarterly, exceeding state requirements.

Lighting Pollution

- All our lighting is down directional, with LED lighting that meets or exceeds code
- This graphic shows our light levels measured in foot candles.
- The darkest color is the highest light levels which is the front of the store and the fuel pumps.
- The lightest color are the areas with 0 - 0.1 foot candles. This shows there is virtually no light spillage off of the property.

Property Valuations

- We have done an informal survey of home sales in Cross Creek, within a 1/2 mile of the 7-11 and QT store. We focused on resale only, not new construction -
  - 2024 there were 3 sales with an average price of $561,000…all sold below asking price.
  - 2025 there were 5 sales with an average price of $595,000…all sold for asking or above.
  - There was one other home that sold in 2025for $1,100,000 which was asking price

Tax Revenue

- Convenience Store will generate $15,000 per month in tax revenue
- Wine, Beer, & Spirits will generate $16,000 per month in tax revenue
- Fuel Sales will generate $72,000 in tax revenue
- Total combined tax revenue annually: $1,236,000
- This supports departments such as:
  - Police, fire stations, emergency medial response, 911 dispatch
  - Schools
  - Park maintenance, recreation centers, libraries
  - Road maintenance, snow removal, traffic signal improvements, sidewalks, etc.

Land Uses

- The All in One is the first use for the Harmony Commercial Area.
- There are other commercial lots that could accommodate other uses including, but not limited to sit down restaurants, personal service shops, coffee shops etc.
- In order for this to happen, roads need to be improved, lots platted, and the detention area constructed, which All in One will do.



VIGNETTE studios

- We are in contact with potential uses like Aldi, Dentist Office, Ace Hardware, and a Veterinarian Hospital, but users don't want to commit until they see movement on the site
- Fuel Station = More Future Growth.
- This Corridor is zoned for future commercial and Powhaton will be a major arterial road for Aurora.
- Liquor stores and Convenience stores are allowed uses in this zone district. Only the fuel sales is causing this to be a conditional use.

All in One
- This is not another corporate store, but is a locally owned and operated business.
- This is a local company, with the intent to keep the store long term
- Yes we have bought and sold some stores before, but we are on a different focus from those stores.
- We are Investing in high end design and materials
- Our Intention is to attract good clientele
- We are spending extra money on patio and interior design to build a nice higher end store

We want to offer a "Good Neighbor Agreement"
- We want to have a community liaison contact where we can react to issues that arise and respond to them quickly.
- We will commit to graffiti removal within 24 hours when reasonable
- We will conduct routine trash patrols on our property to keep a clean site.
- Our Maintenance standards are above code

This proposed convenience store, liquor store and restaurant/ cafe is compatible with and suitable for the surrounding neighborhoods. This facility is not another corporate chain, but is a locally owned and operated business. Their are five other All In One stores in operation, under construction, or in design, with more to come. It is anticipated there will be 5-7 employees between all three uses, with three shifts.

A big issue with the residents from the nearby neighborhoods has been the hours of operation. While we did originally propose a 24 hour operation, we have heard the neighbors and have further revised the hours of operations as follows:

- Convenience store/ fuel center will operate between the hours of 4 am and 11 pm.
- Liquor Store will operate between the hours of 8 am and 11 pm.
- The restaurant/ cafe will operate between the hours of 6 am and 10 pm.

We do feel that closing any earlier impacts the financial viability of this business. We do understand that the Harmony Neighborhood has quiet hours starting at 10 pm. Typically a convenience store business is not all that noisy, other than vehicles coming and going.

As with all businesses, the hours will be adjusted based on demand. For example, if there is consistency little business after 10 pm, the closing hours may be adjusted accordingly. The same would happen with the am hours. If there is little business early in the morning, the business opening hours may be adjusted to open later.



We have heard from the neighbors that they highly desire a grocery store. This is completely understandable, but a grocery store is not a viable use on the Harmony Commercial site with the street and block arrangement not providing room for a grocery store. However, the convenience store will carry many of the same items as a grocery store, albeit on a far more limited scale. Among other items, this will include fresh fruits, sandwiches, dairy products, cereals, etc.

The retail/cafe/restaurant will be operated by an independent operator. While an operator has not been identified as of yet, this could include a fast casual restaurant, standard restaurant, coffee shop, etc. There will be indoor and outdoor seating, but we do anticipate a fair amount of takeout orders.

The building itself has been designed to not look like a standard convenience store. The design has a contemporary theme with a heavy emphasis on a variety of metal, wood, masonry and stucco materials. The building does front on Alameda Avenue with the fuel canopy located on the south side of the building, away from the neighborhood. We have also designed an outdoor patio close to the restaurant that has fencing to protect it from the parking lot, and an overhead trellis to provide some shade and further separate the patio use from the parking lot. This patio also easy direct pedestrian connections to the adjacent streets. The building design does conform or exceed with all applicable code requirements.

There is extensive landscaping on site, all designed with low water use principles in mind. This includes extensive curb side landscaping, street trees, buffer yards, and no turf grass. This will help to solidify this development as a unique convenience store. The landscaping also conforms with all applicable code requirements.

The site lighting also conforms to all applicable code requirements. With almost no light spillage beyond the property.

Locationally, this site is ideally suited for this business. Their are currently no other commercial businesses in this vicinity. The closest are two other convenience stores that were recently built on Gun Club Road approximately two miles northeast of the site. The closest home to this site is 300 feet away, with an open space buffer and arterial street in between. In addition, this site is 2500 feet (1/2 mile) (measured as a straight line) from the nearest school, and 3,500 feet with the shortest walking route. This is well beyond the minimum standard of 500 feet, as set by the City of Aurora in UDO Section 3.3.5.

The Harmony Commercial Master Plan has additional designated areas for commercial development in addition to the subject site. While future uses are yet to be determined, these could include a true site down restaurant, and other retail and service shops that the neighborhood is looking for.

RELEVANT CODE REQUIREMENTS

4.2 Dimensional Standards

This site plan complies with the dimension standards including the incorporation of a 20 foot buffer. No parking areas, building, or vehicular use areas are locations within the buffer.

4.3 Subdivision Standards
This site plan complies with the approved Harmony Commercial master plan and applicable subdivision standards.

4.4 Neighborhood Protection Standards
This site does not immediately abut any lots in an R-2 district.
This site complies with building height standards.
This site complies with exterior lighting standards.
This site does not have any refuse containers, drive thru or automobile entries within the protected lot requirements.
This site meets the setback and buffering and screening requirements.
This site meets the noise requirements

4.5 Lot Access and Connectivity
This site plan complies with the Harmony Commercial Master Plan for internal private drives and site access.
All access used radial curb cuts as required
All accesses meet separation requirements from street rights of way and other access points.
This site plan meets pedestrian connectivity with detached sidewalks along all internal private drives and with direction pedestrian connections to adjacent street rights of way. In addition there are direct pedestrian connections from the internal private drives.

All walks comply with the Americans with Disabilities Act.

4.6 Parking Loading and Stacking
This site plan complies with the parking, loading, and stacking requirements.

4.7 Landscape Screening, and Stormwater Management
This site plan and associated landscape plan complies with the landscape standards in the UDO.

4.8 Building Design Standards
The building elevations comply with the building design standards. We have incorporated four sided architecture into the building. This means the back and the sides of the buildings are architecturally equivalent to the front with articulation, colors, and materials. In addition we have incorporated opaque windows into the street side elevations to look like regular store front windows.

4.9 Exterior Lighting
The lighting plan compiles with the exterior lighting standards.



4.10 Signs
This site plan complies with the sign code.

2.6.5 Historic Preservation Standards
This section does not apply as there no existing structures on or immediately adjacent to this site.

UDO SECTION 3.3.5 OO MOTOR VEHICLE FUEL DISPENSING STATION CONDITIONAL USE.CRITERIA

1 (a). This use may not be located within 500 feet of an Adult or Child Day Care Center, Hospital, Elementary or Secondary School, Nursing or Convalescent Home or Group Home, FHAA.
The closest school is approximately 2,500 feet away, or about 1/2 mile.

1 (b). No Adult or Child Day Care Center, Hospital, Elementary or Secondary School, Nursing or Convalescent Home, or Group Home, FHAA, shall be permitted to locate within 500 feet of a Motor Vehicle Fuel Dispensing Station.
This section does not apply

1 (c). The restrictions in Subsections a and b above shall not apply to normal scheduled delivery of combustible fuel into approved tanks used for heating or the operation of emergency electrical generating equipment, provided such delivery is made in accordance with approved dispensing practices with regard to public safety.
This section does not apply

1 (d). The Fire Chief may modify the provisions of Subsections 1.a and 1.b above where there are practical difficulties in strict compliance with those Subsections, provided that the spirit of those two Subsections is complied with and public safety is secured.1 (e) This site will not be used for body repair or painting. Sales of miscellaneous car repair parts, typical of a convenience store use will be inside the building.
This section oes not apply

1 (e). The storage of equipment, auto parts, and supplies used in conjunction with servicing, painting, or body repair shall be maintained inside an enclosed structure. Outdoor storage of auto-related parts and equipment shall not be allowed.
All uses will occur with a fully enclosed structure. Body repair/ painting will not occur on this site

1 (f). All service shall only occur within a fully enclosed structure.
All services will be within a fully enclosed structure, except for fueling of vehicles which must occur outside.

1 (g). Parking areas shall not be used for motor vehicle salvage, the storage of inoperable vehicles, or any motor vehicle servicing, painting, or body repair.

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All parking areas will be used for guests/ employees for normal operations. This will not be a vehicle maintenance business.

2. Whenever modifications are made to the architectural features or site features of a motor vehicle fuel dispensing station constructed before the Effective Date, a Redevelopment-Plan shall be required in accordance with the requirements of Section 146-5.4.3.B.3(Minor Site Plan).
This is a new development, this section does not apply

3. Where this use is located adjacent to a Residential zone district, the lot lines adjacent to the Residential zone district shall be screened pursuant to Section 146-4.7 (Landscape, Water Conservation, Stormwater Management)

The lot lines of this proposal are not adjacent to a residential zone district. How ever, we have complied with applicable buffer yards and landscape requirements. Additional development will occur between this site and existing residential uses.

4. In the MU-C and MU-R districts, use shall not be located closer than 300 feet from an arterial/arterial or arterial/E-470 intersection.
This site is located within an Administrative Activity Center with a commercial hub place type which allows for this use specifically at the intersection of two arterial streets.

5. In the MU-OA district, this use is limited to those establishments existing on the Effective Date.
This zone district does not apply

6. In the MU-TOD Core subdistrict, a motor vehicle fueling dispensing station associated with a grocery store may be a permitted use if so provided in the Station Area Plan.
This zone district does not apply

7. In the I-1 and I-2 districts, a building containing or related to this use is not permitted within 300 feet of a Residential zone district unless a conditional use approval is obtained pursuant to Section 146-5.4.3.A.
This zone district does not apply

8. After the Effective Date:
a. In all zone districts where these uses are permitted or conditional uses, if two of the four corners of a street intersection are occupied by any of the following four uses, none of the five listed uses may be located on the remaining corner lots at that street intersection, or on any lot partially or entirely located within 500 feet of the corner along either of the intersecting streets :
    i. Automobile and Light Truck Sales and Rental;
    ii. Motor Vehicle Body Shop and Painting;



iii. Motor Vehicle Fueling Station;
iv. Motor Vehicle Repair and Service; or
v. Motor Vehicle Wash.

b. The restrictions in Subsection a above do not apply to properties located:
i. Within the -HSO zone district; or
ii. Within the I-1 or I-2 zone districts and within an approved Master Plan contain ing an exception to the restrictions in subsection.

Other than open space, this is the first use to develop on this corner, so none of these conditions apply

9. Design Standards for Motor Vehicle Fuel Dispensing Stations

a. Setbacks for Buildings and Fueling Area Canopies

When site constraints such as easements, floodplains, utilities, or others do not impact building placement, primary buildings shall front the street and fueling area canopies shall be set back behind buildings, and no street frontage buffers for building perimeters shall be required.

The primary (only) building does front on Alameda Avenue, with the fueling canopy set behind the building

b. Canopy Compatibility

The materials, colors and forms on the fueling area canopy shall repeat those used on other structures on the site.

The materials used on the canopy match the building, including the use of masonry and refinished metal fascia

c. Canopy Columns

i. The cross-section of canopy columns shall have a minimum width of 24 inches and depth of 16 inches, except that round columns shall have a minimum diameter of 24 inches.
ii. All columns shall be faced with brick, metal panels, stucco, or decorative masonry block to match the wall materials of the main building.
iii. Columns may be any shape, as long as they meet the minimum dimensional standard listed above for at least 3/4 of their height.

The canopy columns are 30 inches wide by 16 inches deep and are faced with brick and metal panels to match the primary building

d. Canopy Fascia Colors

i. Intense, bright, or florescent colors shall not be used as the predominant canopy fascia color.
ii. Strong accent colors may be used as decorative elements on the fascia, but they shall be limited to horizontal bands of a total area not to exceed 40 percent of the area of the canopy fascia.
iii. Additional fascia color bands or designs in excess of 40 percent are permitted, and count toward the total allowable sign code area for the site.

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The canopy has muted dark colors that match the building. There are no color accent bands other than an LED light strip that is fully encased within the canopy

iv. Lighting

a. All lighting mounted on buildings or poles shall be downcast and with out drop lenses, and shall not spill light in excess of two foot candles onto the surface of adjacent parcels or rights-of way.

b. Buildings facades may be spot-lit but only if the spot lighting bulbs and lenses are shielded and not visible from the adjacent parcels or rights-of-way.

All lighting on the site is down cast with drop out lenses. Light spillage is less than 1/2 foot candle on adjacent parcels/ rights of way.

v. Fueling Area Canopy Fixtures

Lighting on the underside of canopies shall be flush with, or recessed above the underside of the canopy surface. Lenses dropping below the surface of the canopy underside are not permitted.

The canopy lighting does not drop below the surface of the canopy

vi. Canopy Fascia Lighting

a. Canopy fasciae may not be externally lit.

b. A fascia accent band of up to nine inches in width may be internally illuminated.

c. Additional areas of internal illumination on the canopy fascia are allowed provided those areas are included in the total sign area allowed for the site.

There is a facia accent band that is internally illuminated and does not exceed nine inches in width

vii. Maximum Area of Internally Lit Building Panels

a. On buildings, the total area (as projected on a vertical plane) of internally lit panels and internally lit awnings shall:

i. Twenty percent or less of the total wall area of any single building elevation, and

ii. Ten percent or less of the total of all of a building's wall elevations.

b. Externally lit building areas shall not be subject to these restrictions.

This building does not use internally lit panels, but does have exterior wall mounted lighting, or under canopy downlight to illuminate exterior doors and walkways. These are all down d directional as shown on the photometric plan

e. Landscaping Standards



i. Landscape Buffers

a. All landscape buffers adjacent to Residential zone districts or residential uses shall include a six foot high decorative opaque fence or wall meeting the standards in Section 146-4.7.9 (Fence and Wall Regulations).

b. Shrubs may not be substituted for required trees in landscape buffers.

This use is not located adjacent to a residential zone district, there for no fencing is required. Shrubs have not been substituted for trees in the landscape buffers.

ii. Corner Treatment

At the intersection of buffer strips fronting on public and private streets, a distinctive landscaped area at least 10 percent larger in size than the area that would otherwise be formed by the intersection of the required buffer strips shall be provided. Landscaping in this intersection area shall consist of plant specimens having a high degree of visual interest during all times of the year.

The area may also contain one sign of a size and area as permitted by Section 146-4.10 (Signs).

We have worked with staff to comply with corner treatment landscaping with the use of perennials, ornamental grasses and other plant material that adds visual interest. This site will have one sign on the corner of Alameda and Powhaton

iii. Redevelopment

When architectural or site modifications are made to a motor vehicle fuel dispensing station existing before the Effective Date, at least 15 percent of the total lot area shall be landscaped to the maximum extent practicable. Sites that are restricted by easements, pump and canopy locations, fire lanes, and circulation requirements may include landscape areas in adjacent public or private rights-of-way in the 15 percent calculation. Regardless of site constraints, the total landscaped area may not be reduced below that existing prior to redevelopment.

This is a new development, so this section does not apply

CRITERIA FOR APPROVAL

3 (a) This application complies with the applicable standards of the UDO as outlines in other sections of this document. The site plan complies with the approved Harmony Commercial master plan.

3 (b) This application is consistent with the comprehensive plan as the project site is within the Commercial Hub Placetype.

3 (c) The size, scale, height are all consistent with the intent of the Harmony Commercial master plan as well as being compatible with existing and planned uses in the surrounding area. The traffic impacts are also consistent, as well as the hours of operations noted below:

- Convenience store/ fuel center will operate between the hours of 4 am and 11 pm
- Liquor Store will operate between the hours of 8 am and 11 pm
- The restaurant/ cafe will operate between the hours of 6 am and 10 pm.

These hours are intended to provide compatibility with the adjacent neighborhoods by being closed during the overnight hours. There are no businesses in the immediate vicinity, to compare hours too. However, the two conveniences stores on Gun Club Road, which are two miles away, are both open 24 hours a day and are also close to adjacent neighborhoods. A

3 (d) The proposed use will not change the character of the area and was anticipated in the Harmony Commercial master plan. This is a needed use in the developing residential area as there are no other retail services of any kind within two miles of this site.

3 (e) There are minimal impacts to the existing city infrastructure, with the build out of East Alameda Ave, and South Powhatan Way. This site is contributing to the completion of these arterials along its frontage.

(3) (f) This is a vacant site that has historically been used for agriculture. As such, there or no dislocations of existing tenants.

(3) (g) The applicant has worked with the city to mitigate any adverse impacts on the surround property to the degree practicable.

EXHIBIT C

ALL IN ONE AT HARMONY COMMERCIAL SITE PLAN AND CONDITIONAL USE

LOT 1, BLOCK 1, HARMONY COMMERCIAL SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 16,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGAL DESCRIPTION

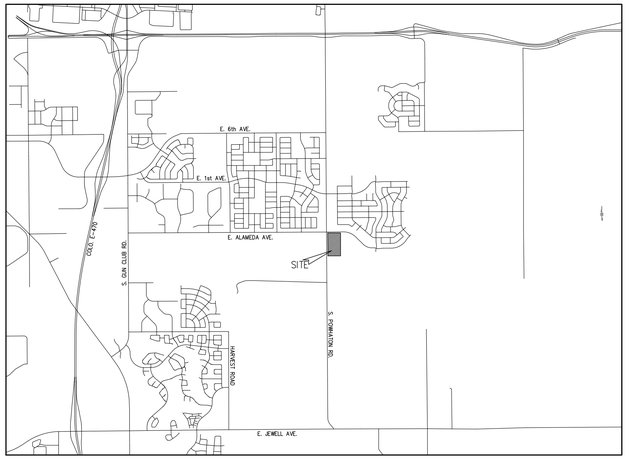
A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16 , WHENCE THE SOUTHWEST CORNER OF SAID SECTION 16 BEARS SOUTH 00 DEGREES 26 MINUTES 20 SECONDS EAST A DISTANCE OF 5260.44 FEET;
THENCE NORTH 89 DEGREES 26 MINUTES 05 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 168.82 FEET TO A POINT;
THENCE SOUTH 00 DEGREES 33 MINUTES 55 SECONDS EAST A DISTANCE OF 57.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 26 MINUTES 05 SECONDS EAST, ALONG A LINE 57.00 FEET SOUTHERLY OF AND PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 720.83 FEET TO A POINT;
THENCE SOUTH 00 DEGREES 33 MINUTES 55 SECONDS EAST A DISTANCE OF 1021.82 FEET TO A POINT;
THENCE SOUTH 64 DEGREES 10 MINUTES 12 SECONDS WEST A DISTANCE OF 307.97 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 24 DEGREES 30 MINUTES 28 SECONDS, A RADIUS OF 868.00 FEET, AN ARC LENGTH OF 371.28 FEET AND A CHORD BEARING SOUTH 76 DEGREES 25 MINUTES 26 SECONDS WEST A DISTANCE OF 368.46 FEET TO A POINT OF NON-TANGENCY;
THENCE NORTH 83 DEGREES 01 MINUTES 31 SECONDS WEST A DISTANCE OF 75.63 FEET TO A POINT;
THENCE SOUTH 89 DEGREES 26 MINUTES 05 SECONDS WEST A DISTANCE OF 10.94 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90 DEGREES 07 MINUTES 35 SECONDS, A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.33 FEET AND A CHORD BEARING NORTH 45 DEGREES 30 MINUTES 07 SECONDS WEST A DISTANCE OF 35.39 FEET TO A POINT OF TANGENCY;
THENCE NORTH 00 DEGREES 26 MINUTES 20 SECONDS WEST, ALONG A LINE 144 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1176.29 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 89 DEGREES 52 MINUTES 25 SECONDS, A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.21 FEET AND A CHORD BEARING NORTH 44 DEGREES 29 MINUTES 53 SECONDS EAST A DISTANCE OF 35.32 FEET TO THE POINT OF BEGINNING.

CITY OF AURORA SITE PLAN NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, FIRE LANES EASEMENTS OR FIRE LANE CORRIDORS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. WHERE DEDICATED AS A FIRE LANE EASEMENT OR DESIGNATED AS A FIRE LANE CORRIDOR, THE ROADWAY SHALL BE POSTED "NO PARKING - FIRE LANE".
4. ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2021 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2017.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
6. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
8. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
11. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
14. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
15. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
16. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
17. THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
18. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
19. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
20. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
21. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE.
22. THIS SITE HAS THE FOLLOWING CONDITIONAL USE APPROVAL(S): (LIST ANY/ALL APPLICABLE USES AND THE DATE OF PLANNING COMMISSION APPROVAL - MULTI-TENANT BUILDINGS SHOULD LEAVE ROOM FOR MODIFICATIONS OR FUTURE ADDITIONS)
23. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
24. THE INFRASTRUCTURE SITE PLAN (ISP) AND CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE APPROVED PRIOR TO THE ISSUANCE OF BUILDING PERMITS. CONSTRUCTION SHOWN ON THE CIVIL PLANS FOR THE ISP FOR ASSOCIATED INFRASTRUCTURE MUST BE INITIALLY ACCEPTED BY THE CITY PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPANCY (TCO) OR CERTIFICATE OF OCCUPANCY (CO) PER THE APPROVED PUBLIC IMPROVEMENT PLAN.



VICINITY MAP

1" = ONE-HALF MILE

CITY OF AURORA SITE PLAN NOTES (CONTINUED)

1. ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING INFLUENCE UNDER WORSE-CASE NOISE CONDITIONS.

CITY CONTACT

CITY MANAGER'S OFFICE:
OFFICE OF DEVELOPMENT ASSISTANCE
BRIT VIGIL
(303) 739-7323

PLANNING:
ZONING AND PLAN REVIEW
LIZ FUSELIER
(303) 739-7450

LANDSCAPE DESIGN
KELLY BISH
(303) 739-7189

PARKS, RECREATION, AND OPEN SPACE:
FORESTRY
JACQUE CHOMIAK
(303) 739-7189

AURORA WATER:
IMAN GHAZALI

PUBLIC WORKS
TRAFFIC DIVISION
STEVE GOMEZ
(303) 739-7336

ROADWAY & PUBLIC IMPROVEMENTS ENGINEERING DIVISION
JULIE BINGHAM
(303) 739-7403

LIFE SAFETY AND BUILDING DIVISION
WILLIAM POLK
(303) 739-7371

REAL PROPERTY DIVISION
MAURICE BROOKS
(303) 739-7294

OIL AND GAS DIVISION
JEFFREY MOORE
(303) 739-7676

DEVELOPMENT TEAM

OWNER/DEVELOPER:
NICKS INVESTMENTS, LLC
19245 E. 56TH AVE
DENVER, CO 80249
(720) 231-8479
MANRAJ SINGH

ARCHITECT:
DEPENBUSH ARCHITETURE
6898 SOUTH UNIVERSITY BLVD
SUITE 200
CENTENNIAL, COLORADO 80122
(303) 981-8790
LAWRENCE DEPENBUSH

CIVIL ENGINEER:
EPS GROUP
301 N. HOWES STREET
SUITE 100
FORT COLLINS, COLORADO 80521
(970) 488-3901
BLAINE MATHISEN, PE

LANDSCAPE ARCHITECT:
VIGNETTE STUDIOS, LLC
PO BOX 271789
FORT COLLINS, COLORADO 80920
(970) 231-6749
TERENCE HOAGLUND, RLA

SURVEYOR:
ENGINEERING SERVICE COMPANY
14190 E. EVANS AVENUE
AURORA, COLORADO 80014
(303) 337-1393
JUSTIN CONNER, PLS

PROJECT BASIS OF BEARING

BEARINGS ARE BASED ON THE WEST LINE OF THE NW1/4 OF SECTION 16 AND SW1/4 OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN HAVING A NAD83/2011 STATE PLANE COLORADO CENTRAL ZONE GRID BEARING OF N00°23'56"W AND BOUNDED AS SHOWN.

CITY OF AURORA TRAFFIC NOTES

1. NICKS INVESTMENTS, LLC , 19245 E. 56TH AVE DENVER, CO 80249,(720) 231-8479 SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF ALAMEDA AVENUE AND POWHATON ROAD, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 126-38 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT / OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT

DATA BLOCK

LAND AREA WITHIN PROPERTY LINES	871,194 SF	20.0 AC
LOT 1 LAND AREA	64,581 SF	1.48 AC
NUMBER OF BUILDINGS	1	
BUILDING (CANOPY HEIGHT)	24'-11" (19-5")	
TOTAL BUILDING COVERAGE	9,747 SF	15.1 %
GROSS FLOOR AREA	9,747 SF	15.1%
HARD SURFACE AREA	32,394 SF	50.1%
LANDSCAPE AREA	16,265 SF	25.2%
SIDEWALKS AND PATIOS	6,175 SF	9.6%
PRESENT ZONING CLASSIFICATION	MUC SUBAREA C	
SPRINKLERED	YES	
2021 IBC CONSTRUCTION TYPE	VB	
OCCUPANCY TYPE	M	
MAXIUM PERMITTED/ ALLOWABLE SIGN AREA	235.5 SF	
PROPOSED TOTAL SIGN AREA	228 SF	
PROPOSED NUMBER OF SIGNS	5	
PARKING SPACES REQUIRED	30	
PARKING SPACES PROVIDED	32	
ACCESSIBLE SPACES REQUIRED	2	
ACCESSIBLE SPACES PROVIDED	2	
VAN ACCESSIBLE SPACES PROVIDED	1	
LOADING SPACES REQUIRED	N/A	
LOADING SPACES PROVIDED	0	
BIKE PARKING REQUIRED	2	
BIKE PARKING PROVIDED	5	

PROPOSED SIGNS	
MONUMENT SIGN (1) (BOTH SIDES)	92 SF
BUILDING FRONT SIGN AREA (1)	44 SF
BUILDING FRONT TENANT SIGN (2)	48 SF
BUILDING BACK SIGN AREA (1)	44 SF
CANOPY SIGN AREA (0)	

SIGNATURE BLOCK

THIS FRAMEWORK DEVELOPMENT PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF _____ HAS CAUSED THESE
(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENT TO BE EXECUTED THIS ____ DAY OF _____ AD, _____

BY: _____ CORPORATE SEAL
(PRINCIPALS OR OWNERS)

STATE OF COLORADO)

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ AD, _____

BY: _____
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

_____ NOTARY SEAL
(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____
NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATION

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____

COLORADO AT _____ O'CLOCK M, THIS _____ DAY OF _____ AD, _____

CLERK AND RECORDER: _____ DEPUTY: _____

SHEET INDEX

1 COVER SHEET
2 SITE PLAN NORTH
3 SITE PLAN SOUTH
4 SITE PLAN LOT 1
5 STREET SECTIONS & PEDESTRIAN PLAN
6 SITE PLAN DETAILS
7 TRELLIS DETAILS
8 GRADING SCHEMATIC
9 GRADING SCHEMATIC
10 UTILITY SCHEMATIC
11 UTILITY SCHEMATIC
12 LANDSCAPE PLAN COVER SHEET
13 LANDSCAPE PLAN LOT 1
14 LANDSCAPE PLAN DETENTION
15 LANDSCAPE PLAN DETAILS
16 BUILDING ELEVATIONS
17 PHOTOMETRIC PLAN
18 PHOTOMETRIC CUT SHEETS
19 PHOTOMETRIC CUT SHEETS

AMENDMENT BLOCK

VIGNETTE studios
Planning • Landscape Architecture • Graphics

CLIENT
NICKS INVESTMENTS, LLC

Harmony Marketplace

Site Plan
AURORA, COLORADO

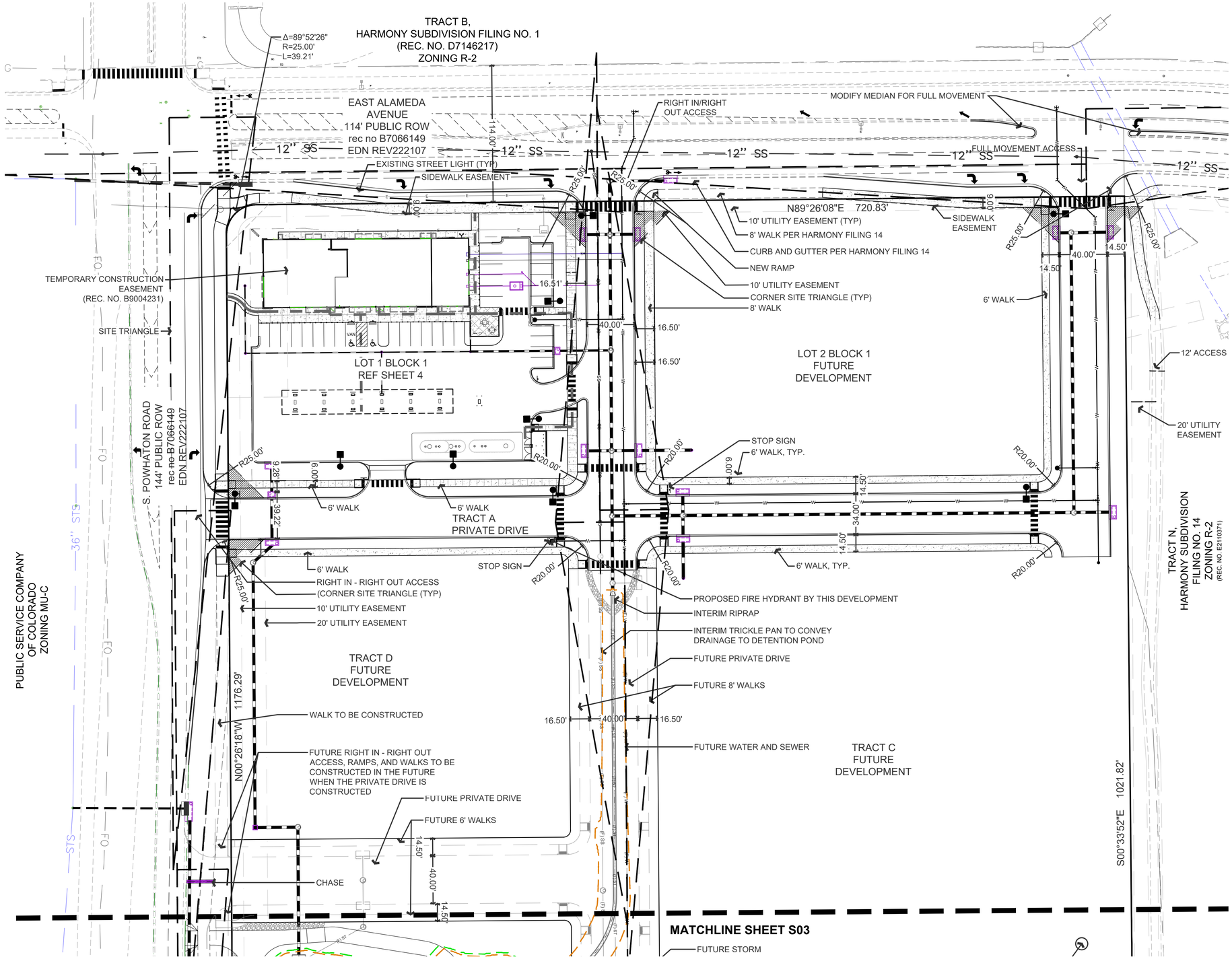
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CHECKED: TCH
ISSUE DATE: July 16, 2025

REVISIONS	DATE
CITY COMMENTS	9/30/25
CITY COMMENTS	11/24/25

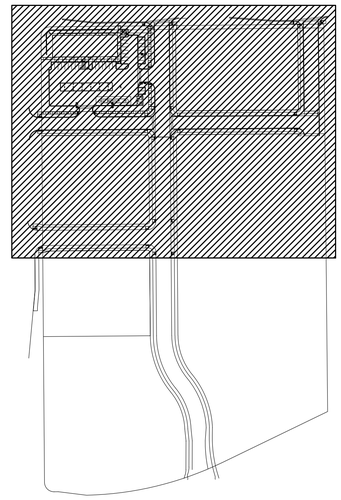
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COVER SHEET

SHEET NO:
1

EXHIBIT C



SHEET KEY



LIGHT NOTE

1. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL SUBMITTAL.
2. PRIVATE STREET LIGHTS WILL REMAIN PRIVATELY OWNED AND MAINTAINED IN PERPETUITY.

FIRE HYDRANT NOTE

1. FIRE HYDRANTS ALONG PPOWHATON WILL BE CONSTRUCTED BY HARMONY FILING 14.

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- LOT LINE
- UTILITY EASEMENT
- MATCHLINE
- CONCRETE WALK
- PAINTED CROSSWALK
- ACCESSIBLE ROUTE
- B BIKE RACK
- STREET SIGN
- LIGHT
- MONUMENT SIGN

NORTH

SCALE 1"=40'
0 20 40 80

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SITE PLAN
AURORA, COLORADO

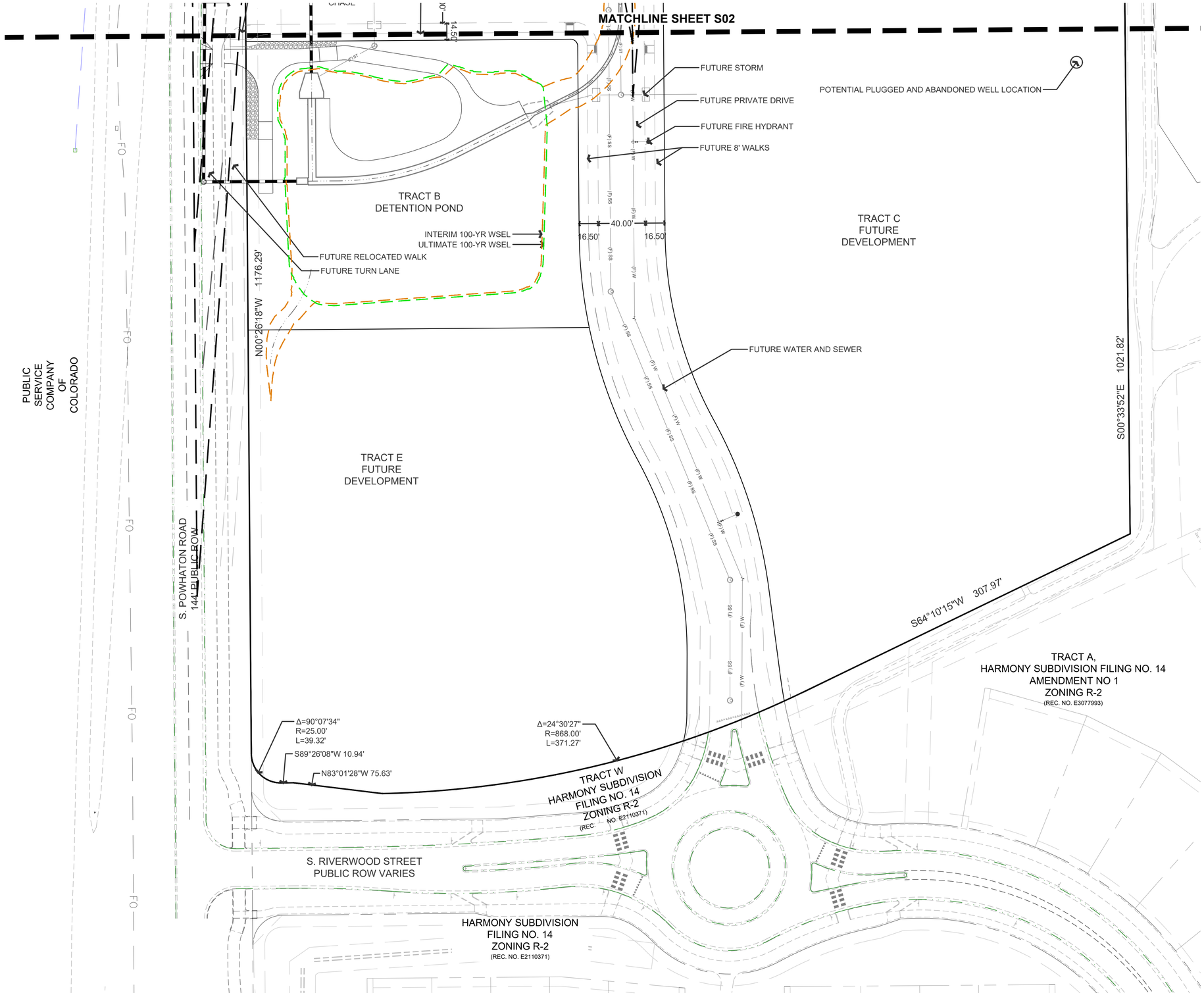
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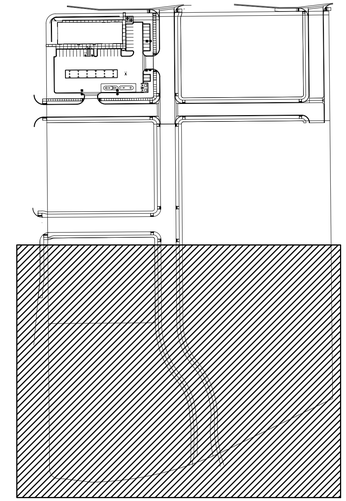
SHEET TITLE:
SITE PLAN NORTH

SHEET NO:
2

EXHIBIT C



SHEET KEY



LIGHT NOTE

1. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL SUBMITTAL.
2. PRIVATE STREET LIGHTS WILL REMAIN PRIVATELY OWNED AND MAINTAINED IN PERPETUITY.

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- LOT LINE
- UTILITY EASEMENT
- MATCHLINE
- CONCRETE WALK
- PAINTED CROSSWALK
- ACCESSIBLE ROUTE
- B BIKE RACK
- STREET SIGN
- LIGHT
- MONUMENT SIGN

NORTH

0 20 40 80
SCALE 1"=40'

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SITE PLAN
AURORA, COLORADO

JOB NO:	55016
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CITY COMMENTS	11/24/25

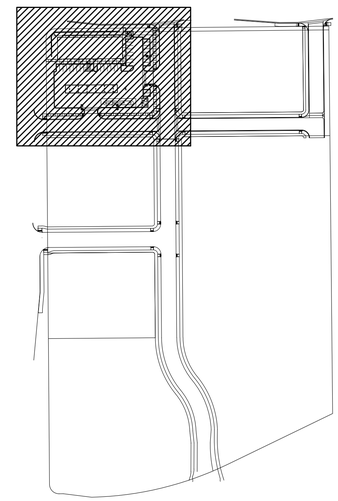
SHEET TITLE:
SITE PLAN SOUTH

SHEET NO:
3

EXHIBIT C

INTERIM EASTBOUND LANE
EAST ALAMEDA AVENUE
114' PUBLIC ROW
INTERIM EASTBOUND TURN LANE
12'' SS
SITE TRIANGLE
RIGHT IN/RIGHT OUT ACCESS
NEW TURN LANE
8' WALK
EXISTING FIRE HYDRANT TO BE RELOCATED BY HARMONY 14
10' UTILITY EASEMENT
CORNER SITE TRIANGLE (TYP)
TRANSFORMER
STOP SIGN
EXISTING STREET LIGHT
SIGNAL EASEMENT
GROUND MONUMENT SIGN
20' BUFFER
RISER ROOM
WATER SERVICE
FDC
4" FIRE LINE DIP (PRIVATE)
WATER METER
SEWER SERVICE
SEWER SERVICE AND GREASE TRAP
HANDICAP SIGNS
LIQUOR STORE
C-STORE
CAFE
OUTDOOR PATIO SPACE W/ TRELLIS
8' WALK
10' WATER EASEMENT
10' WALK PER HARMONY FILING 14
RELOCATED FIRE HYDRANT
TEMPORARY CONSTRUCTION EASEMENT (REC. NO. B9004231)
BOLLARDS 4.5' O.C.
STORM DRAIN LINES (TYP)
24" SQUARE PLANTERS (TYP)
EMERGENCY SHUT OFF
KNOX BOX
PROPOSED FIRE HYDRANT BY THIS DEVELOPMENT
TABLE & CHAIRS (TYP)
TRASH
3' ORN. IRON FENCE
DIESEL FUEL STATION
TRACT A
STREET 'A'
PRIVATE DRIVE
RIGHT IN ONLY
"DO NO ENTER" SIGN
ENCLOSED TRASH DUMPSTER
FUEL CANOPY
FUEL TANKS
S. POWHATON ROAD
144' PUBLIC ROW
STOP SIGN
NO PARKING
RIGHT IN/ RIGHT OUT ACCESS
6' WALK
TRACT A
STREET 'B'
PRIVATE DRIVE
PROPOSED FIRE HYDRANT BY THIS DEVELOPMENT

SHEET KEY



LIGHT NOTE

1. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL SUBMITTAL.
2. PRIVATE STREET LIGHTS WILL REMAIN PRIVATELY OWNED AND MAINTAINED IN PERPETUITY.

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- LOT LINE
- UTILITY EASEMENT
- MATCHLINE
- CONCRETE WALK
- PAINTED CROSSWALK
- ACCESSIBLE ROUTE
- B BIKE RACK
- STREET SIGN
- LIGHT
- MONUMENT SIGN

NORTH

SCALE 1"=20'
0 10 20 40

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SITE PLAN
AURORA, COLORADO

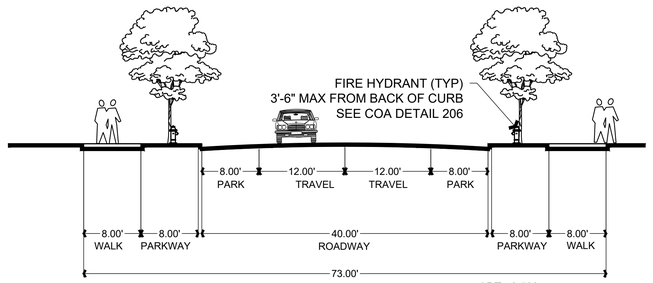
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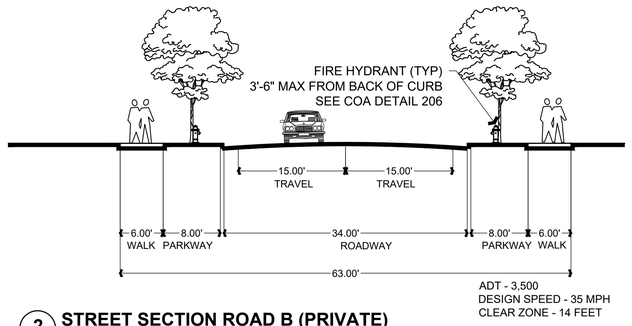
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LOT 1
SITE PLAN

SHEET NO:
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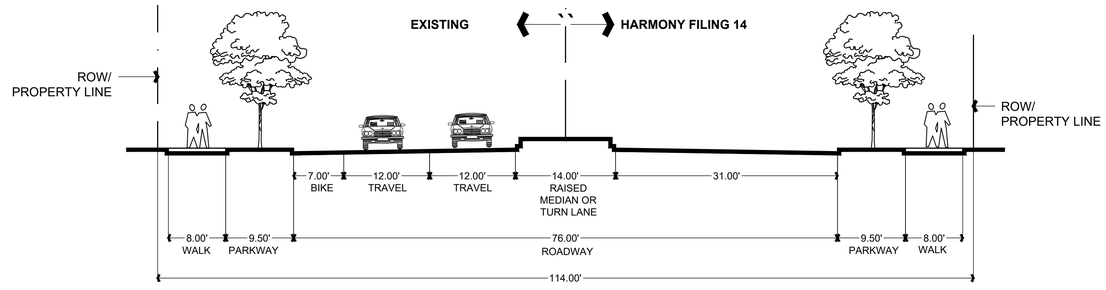
EXHIBIT C



1 STREET SECTION ROAD A (PRIVATE)
SCALE 1" = 10'

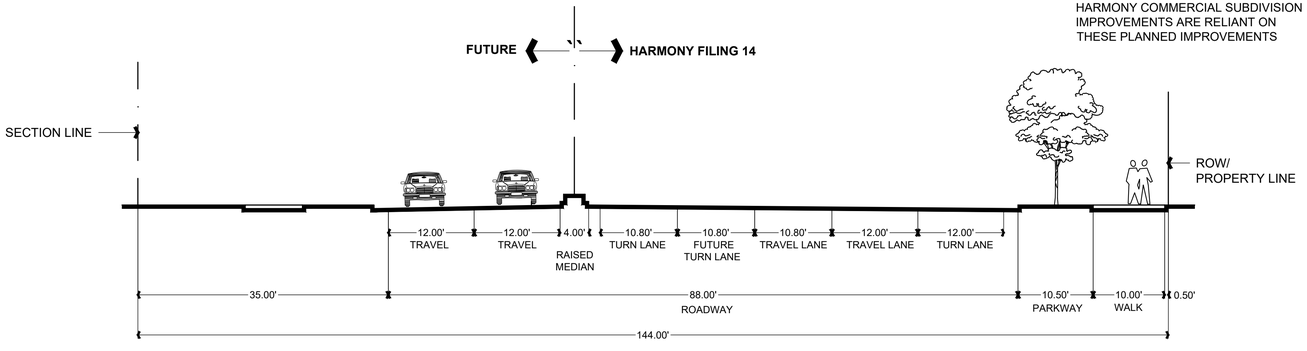


2 STREET SECTION ROAD B (PRIVATE)
SCALE 1" = 10'

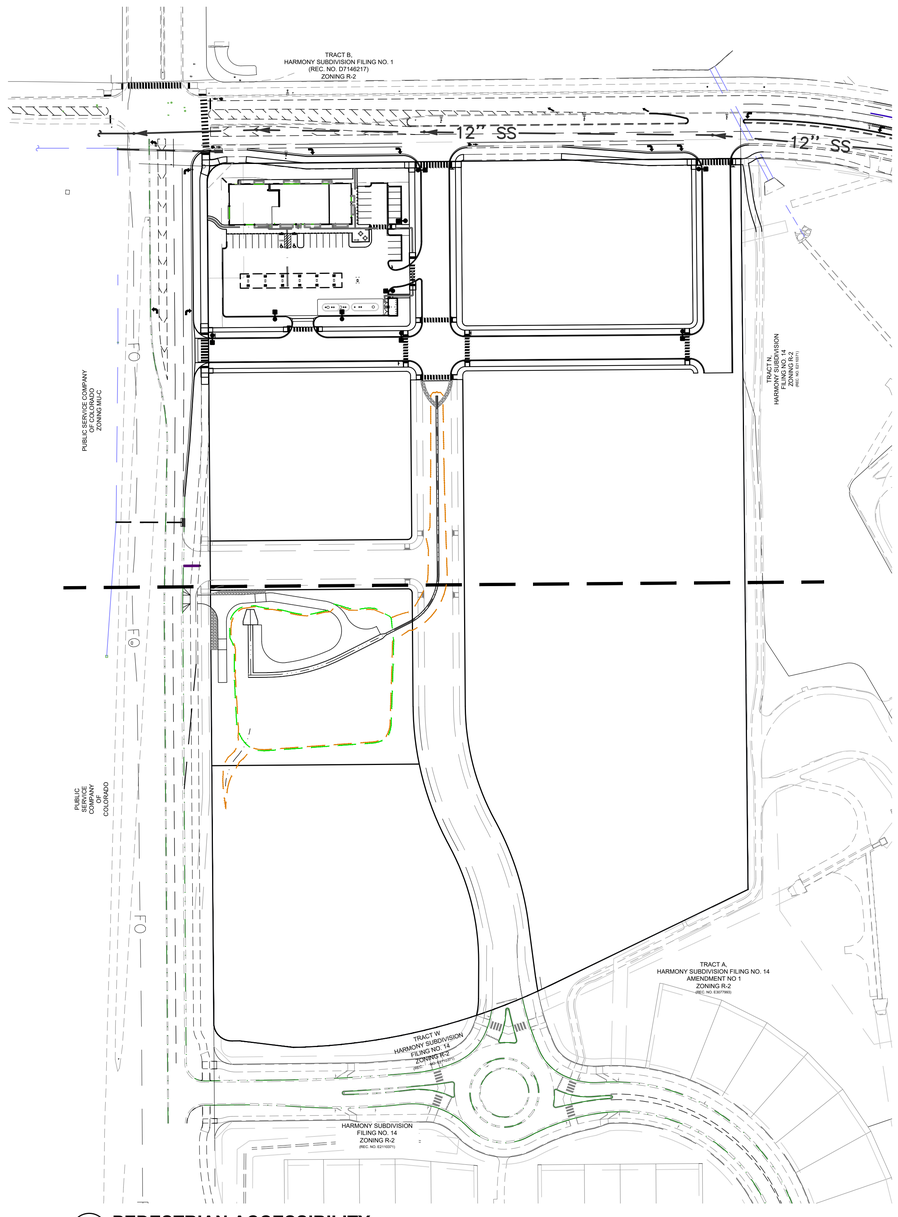


3 STREET SECTION ALAMEDA AVENUE
SCALE 1" = 10' FOUR LANE ARTERIAL W/ RAISED MEDIAN LOOKING EAST

* IMPROVEMENTS ARE A PART OF THE HARMONY SUBDIVISION FILING 14 CONSTRUCTION PLANS TO BE CONSTRUCTED BY MELCOR/TC AURORA, LLC. PLANS APPROVED AUGUST 29, 2023, EDN REV222107. HARMONY COMMERCIAL SUBDIVISION IMPROVEMENTS ARE RELIANT ON THESE PLANNED IMPROVEMENTS



4 STREET SECTION POWHATON
SCALE 1" = 10' MODIFIED FOUR LANE ARTERIAL W/ RAISED MEDIAN LOOKING NORTH



5 PEDESTRIAN ACCESSIBILITY
SCALE 1" = 10'

NORTH

0 10 20 40
SCALE 1"=20'

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SITE PLAN
AURORA, COLORADO

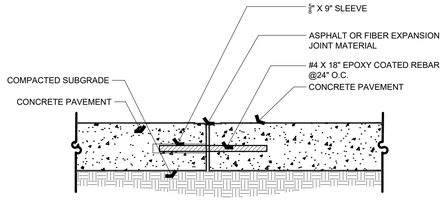
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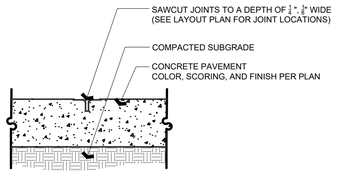
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STREET SECTIONS & PEDESTRIAN PLAN

SHEET NO:
5

EXHIBIT C



CONCRETE PAVEMENT - EXPANSION JOINT

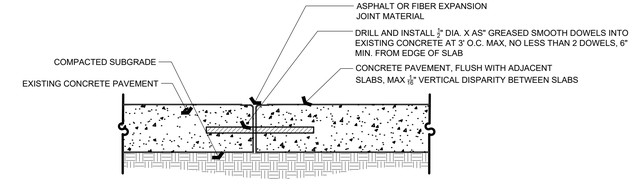


CONCRETE PAVEMENT - SAW CUT JOINT

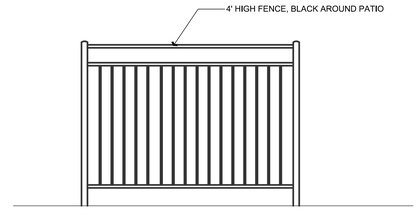
CONCRETE NOTES:

1. APPLY BROOM FINISH PERPINDICULAR TO DIRECTION OF WALKS.
2. PROVIDE ¼" RADIUS EDGE AT EDGES.
3. SAW CUT JOINTS SHALL TYPICALLY BE PLACED AT INTERVALS EQUAL TO THE WIDTH OF THE SLAB NOT TO EXCEED 10'.
4. EXPANSION JOINTS SHALL BE PLACED AS SHOWN ON DRAWINGS AND IF NOT CONFLICTING WITH THE DRAWINGS AT INTERVALS OF AT LEAST EVERY 100 L.F.
5. ALL JOINTS SHALL BE PERPENDICULAR TO THE EDGE. THE
6. JOINTS SHALL ALSO NOT VARY FROM THE TRUE LINE MORE THAN ¼".

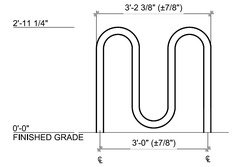
1 CONCRETE AND JOINT DETAILS (PRIVATE)
SCALE 1" = 1'-0"



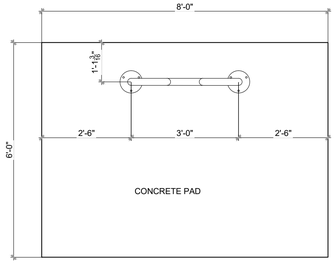
2 CONCRETE JOINT AT EXISTING CONCRETE (PRIVATE)
SCALE 1" = 1'-0"



3 3' FENCE DETAIL
SCALE 1/2" = 1'-0"



COLUMBIA CASCADE CYCLOOPS, 5 SPACE RACK, OR EQUAL



4 BIKE RACK DETAIL
SCALE 1/2" = 1'-0"



MANOR SERIES FLAT TOP LI,TTER CONTAINER FROM COLUMBIA CASCADE, OR EQUAL. MODEL 2831-FT, BLACK COLOR

5 LITTER CONTAINER DETAIL
NOT TO SCALE



PUREPOTS FIBERGLASS PLANTER
24" X 24" X 24"
COLOR: BLACK

6 PLANTER DETAIL
NOT TO SCALE



RENAISSANCE SERIES TABLE AND CHARS FROM COLUMBIA CASCADE, OR EQUAL.
TABLE MODEL 2912-4444-P BLACK COLOR, PEDESTAL MOUNTED
CHAIRS MODEL 2910-20 BLACK COLOR, PEDESTAL MOUNTED

7 TABLE AND CHAIR DETAIL
NOT TO SCALE



12" X 18"



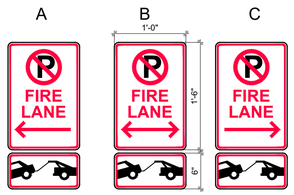
Knox Box



12" X 18"

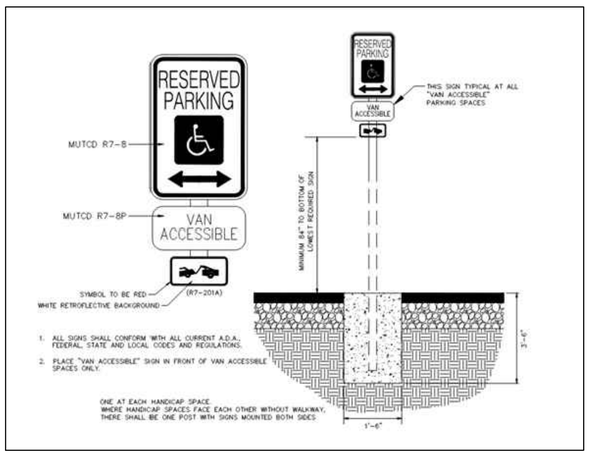
1. KNOX BOXES MUST BE INSTALLED WITHIN SIX (6) FEET OF EITHER SIDE OF THE ENTRANCE DOOR/GATE. KNOX BOXES MUST BE VISIBLE AND ACCESSIBLE.
2. KNOX BOXES CANNOT BE LOWER THAN FOUR (4) FEET OR HIGHER THAN SIX (6) FEET ABOVE THE GROUND
3. KNOX HARDWARE INFORMATION CAN BE FOUND AT OUR CITY WEBSITE AT AURORAGOV.ORG BY TYPING IN "KNOX RAPID ENTRY SYSTEMS' IN THE SEARCH TOOL.

8 FIRE SIGN DETAIL
SCALE 1" = 1'-0"



1. SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
2. TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT (50' ON CENTER ALTERNATING SIDES). WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
3. THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREE AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
4. FIRE LANE SIGNS SHOULD BE INSTALL 2' BEHIND CURB OR SIDEWLAK.
5. THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NO OTHER SIGNS ATTACHED TO THE SIGH OR THE SIGN POST.
6. PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCROACH INTO THE 20' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT. OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCROACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.

9 NO PARKIN SIGN DETAIL
SCALE 1" = 1'-0"



9 HANDICAP PARKING SIGN DETAIL
NOT TO SCALE

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[redacted]

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Harmony Marketplace

SITE PLAN
AURORA, COLORADO

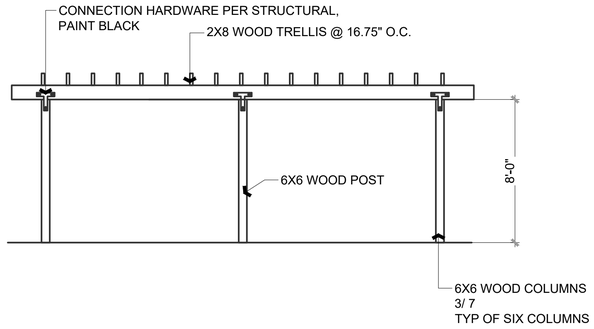
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ACAD FILE:	55016PDP3
DRAWN:	TCH
CHECKED:	TCH
ISSUE DATE:	July 16, 2025

REVISIONS	DATE
CITY COMMENTS	9/30/25
CITY COMMENTS	11/24/25

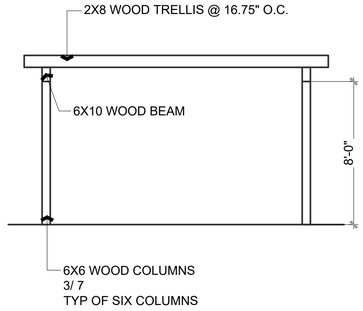
SHEET TITLE:
LOT 1
SITE DETAILS

SHEET NO:
6

EXHIBIT C

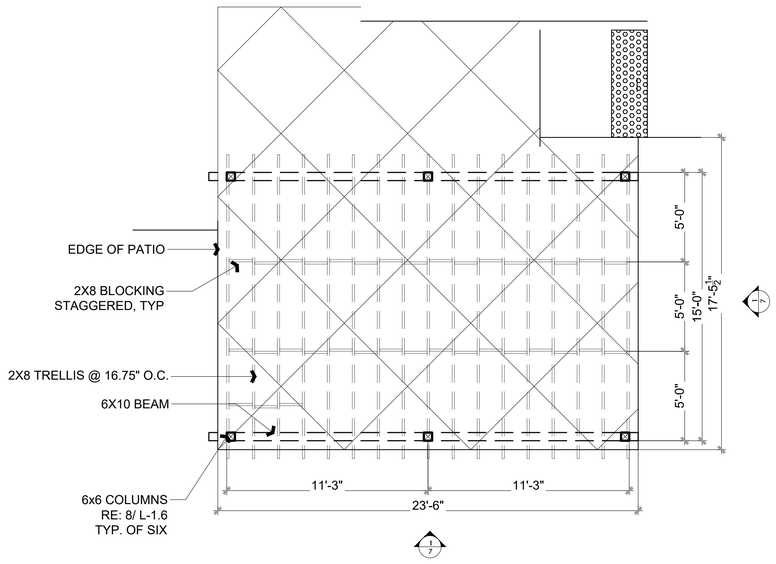


SOUTH AND NORTH



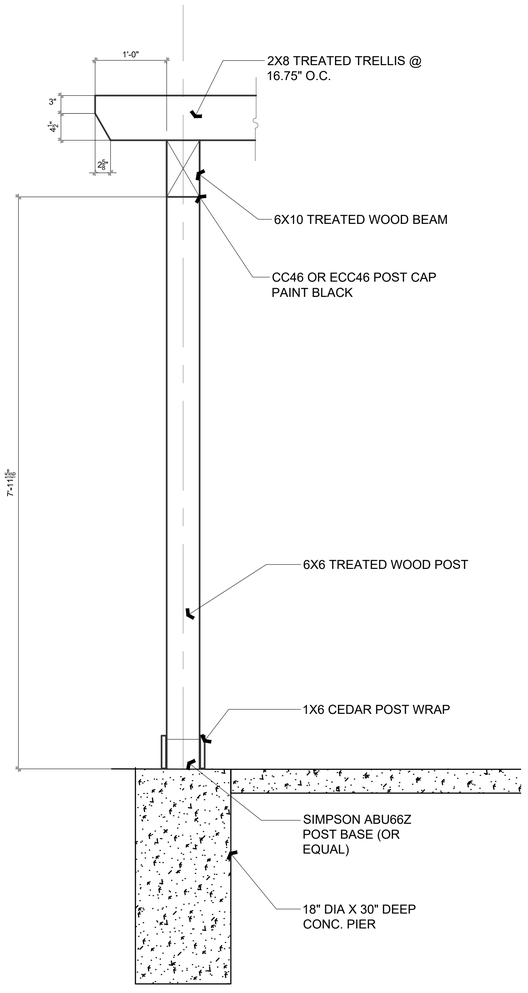
EAST AND WEST

1 TRELLIS ELEVATIONS
SCALE 1/2" = 1'-0"



ALL WOOD TO BE DOUGLAS FIR
STAIN FINISH, COLOR PER OWNER

2 TRELLIS PLAN
SCALE 1/2" = 1'-0"



3 TRELLIS POST DETAIL
SCALE 1" = 1'-0"

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AURORA, COLORADO

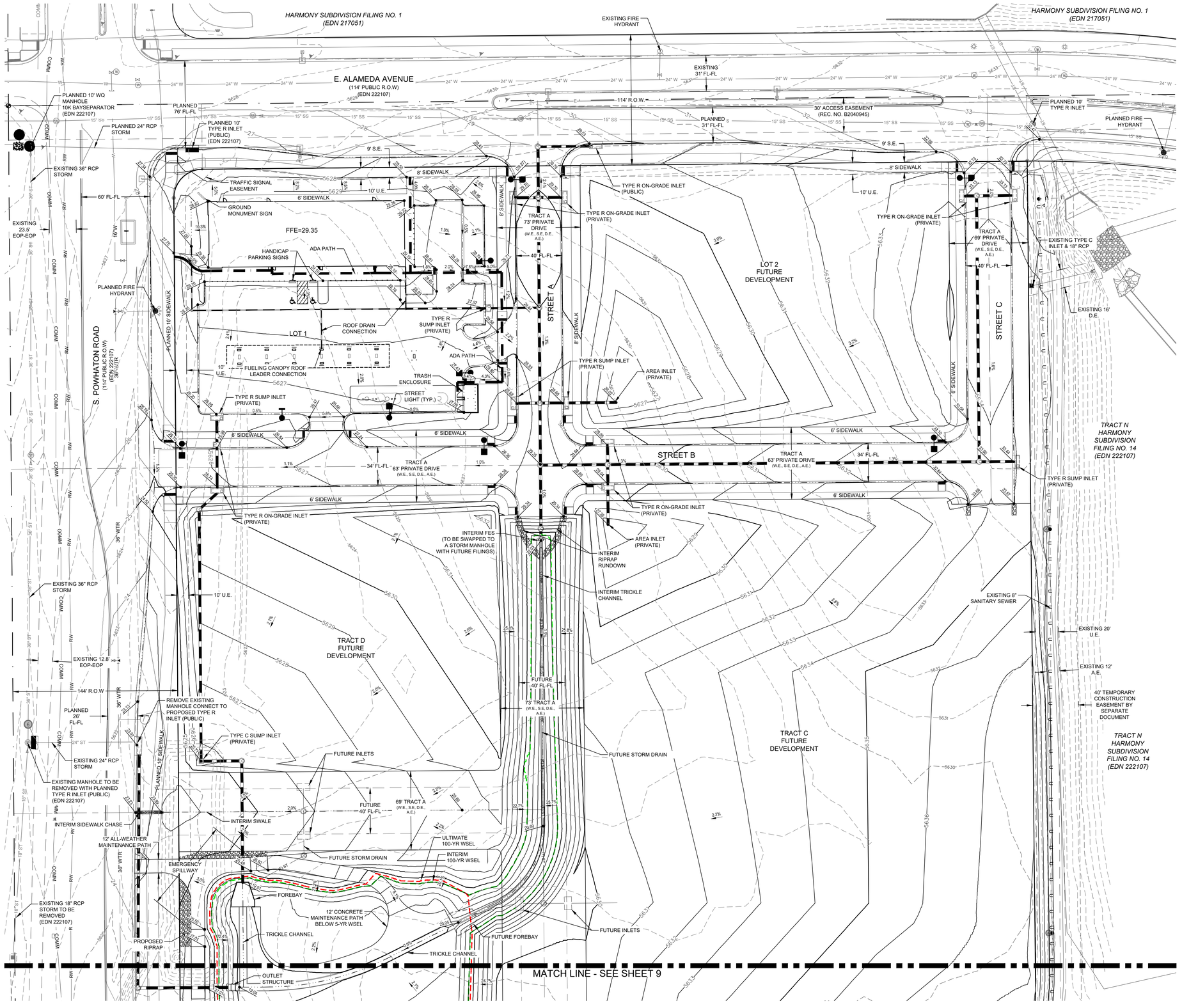
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DRAWN: TCH
CHECKED: TCH
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REVISIONS	DATE
CITY COMMENTS	9/30/25
CITY COMMENTS	11/24/25

SHEET TITLE:
LOT 1
TRELLIS DETAILS

SHEET NO:
7

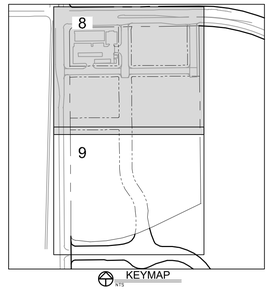
EXHIBIT C



NORTH

40 0 40 80 120 Feet

(IN FEET)
1 inch = 40 ft.



LEGEND:

PLANNED STORM SEWER	(P) ST
PROPOSED STORM SEWER	
EXISTING STORM SEWER	ST
PROPOSED STORM INLET	
PROPOSED CONTOUR	5013
PLANNED CONTOUR (ALAMEDA AVE & POWHATON RD.)	95
EXISTING CONTOUR	5013
PROPOSED SWALE	
PROPOSED GRADE BREAK	
PROPOSED CURB & GUTTER	
PROPERTY BOUNDARY	
EXISTING LOT LINE	
EXISTING RIGHT OF WAY	
PROPOSED LOT LINE	
PROPOSED RIGHT OF WAY	
PROPOSED ADA PATH	
PROPOSED SLOPES	2.0%
PROPOSED SPOT ELEVATION	33.43
EXISTING SPOT ELEVATION	(AT A5)
PROPOSED CONCRETE CROSS PAN (TYP.)	

NOTES:

1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
2. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST. THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
4. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOP OF TEN PERCENT.
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HARMONY MARKETPLACE

Site Plan
AURORA, COLORADO

JOB NO: 25-0279
ACAD FILE:
DRAWN: MCR
CHECKED: MCR
ISSUE DATE:

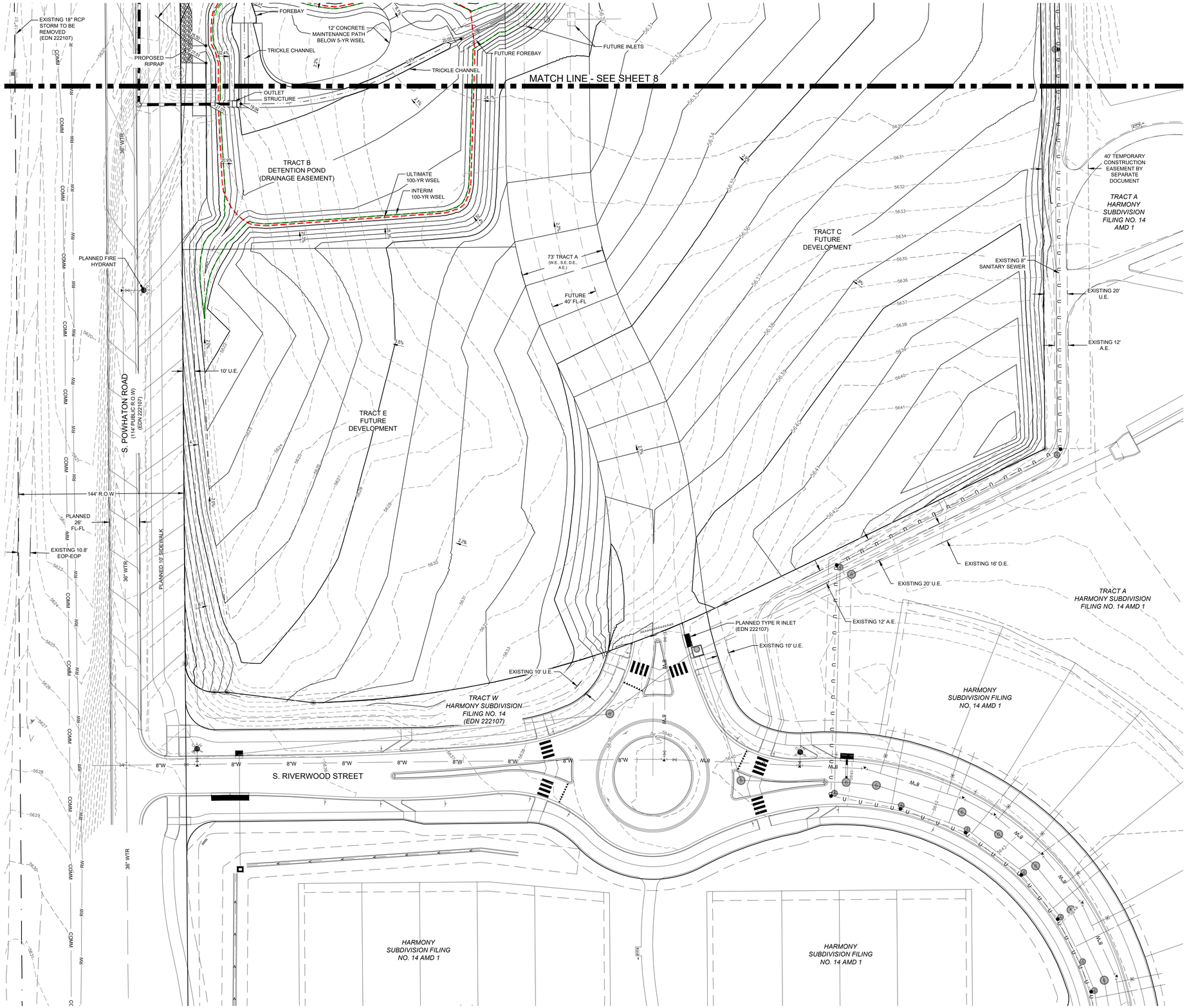
REVISIONS	DATE

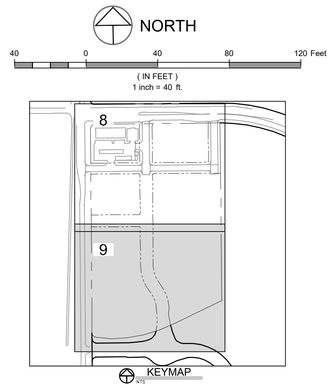
SHEET TITLE:
GRADING SCHEMATIC

SHEET NO:
8

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EXHIBIT C





LEGEND:

- PLANNED STORM SEWER — (P) ST
- PROPOSED STORM SEWER
- EXISTING STORM SEWER — ST
- PROPOSED STORM INLET
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- EXISTING LOT LINE
- EXISTING RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
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HARMONY MARKETPLACE

Site Plan
AURORA, COLORADO

JOB NO:	25-0279
ACAD FILE:	
DRAWN:	MCR
CHECKED:	MCR
ISSUE DATE:	

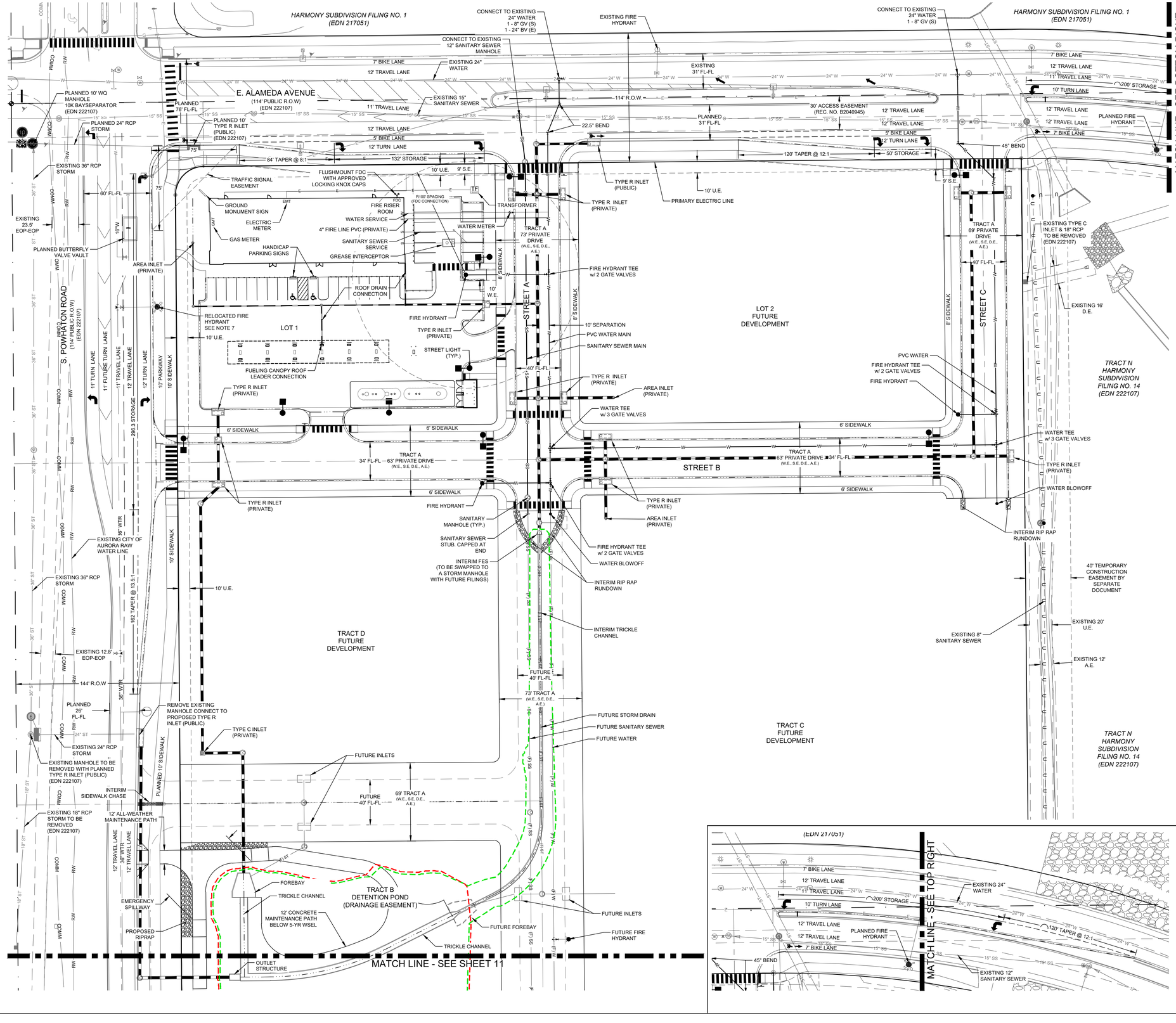
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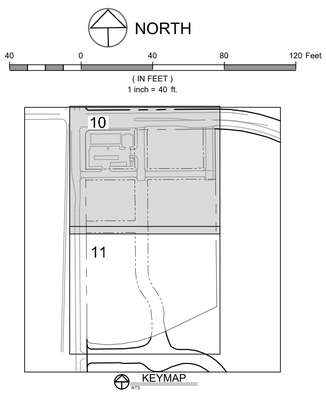
SHEET TITLE:
GRADING SCHEMATIC

SHEET NO:
9

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SHEET 9 OF 10

EXHIBIT C





LEGEND:

- PROPOSED WATER MAIN — W
- EXISTING WATER MAIN — W
- PROPOSED SANITARY SEWER — SS
- EXISTING SANITARY SEWER — SS
- PROPOSED SEWER SERVICE — S
- PROPOSED WATER SERVICE — W
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PLANNED FIRE HYDRANT
- PROPOSED STORM SEWER
- PLANNED STORM SEWER — (P) ST
- EXISTING STORM SEWER — ST
- EXISTING TELEPHONE — T
- EXISTING GAS — G
- EXISTING ELECTRIC — E
- EXISTING CABLE — CTV
- FUTURE WATER MAIN — (F) W
- FUTURE SANITARY SEWER — (F) SS
- FUTURE STORM SEWER — (F) ST
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED ROW
- EXISTING ROW
- EASEMENT LINE
- PROPOSED STORM INLET
- PROPOSED STREET LIGHT

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8. WATER SERVICE LINES ARE PUBLIC UP THROUGH THE METER AND ARE PRIVATE DOWNSTREAM OF THE METER.
9. ALL SANITARY SERVICE CONNECTIONS ARE PRIVATE.

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HARMONY MARKETPLACE

Site Plan
AURORA, COLORADO

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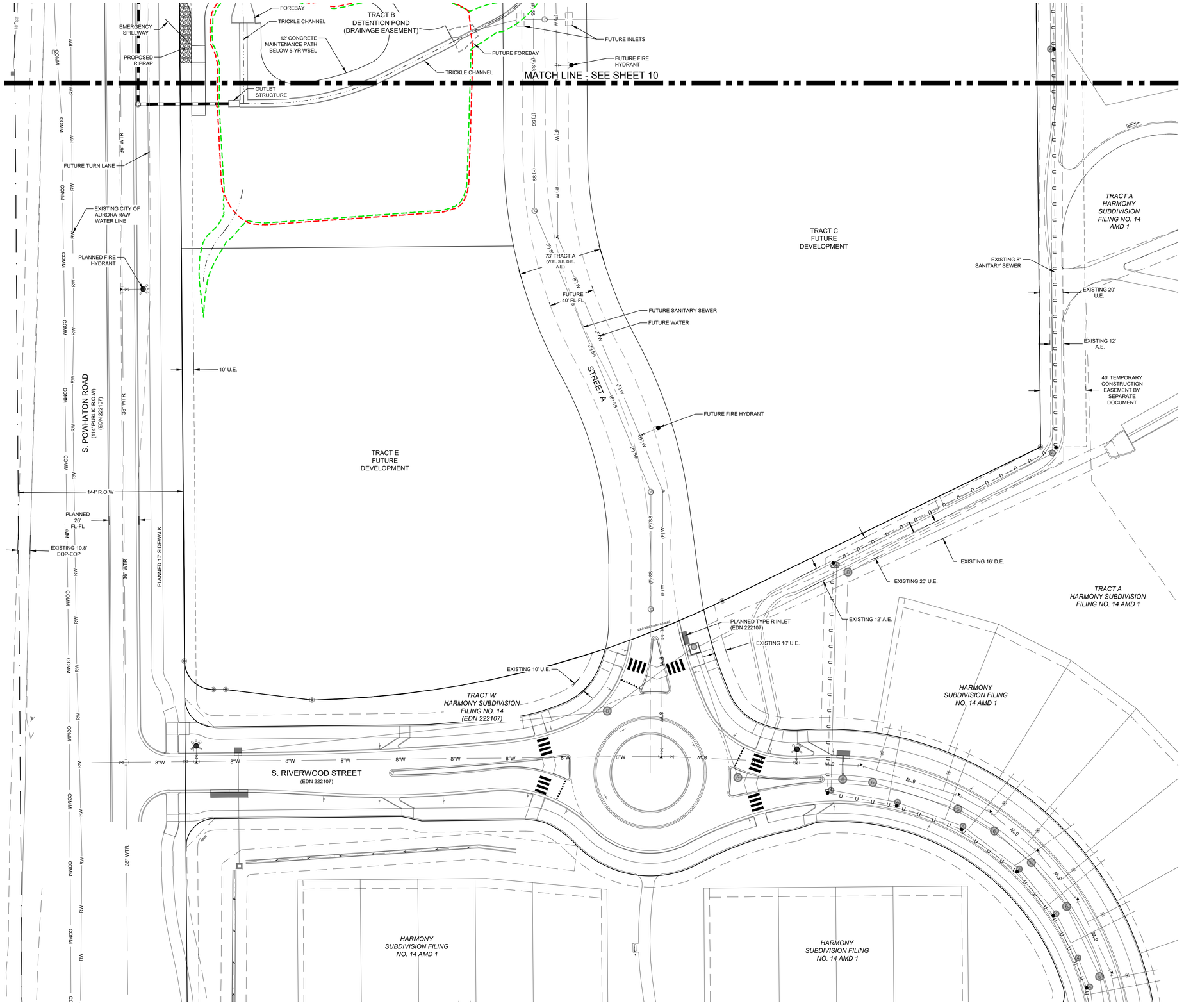
REVISIONS	DATE

SHEET TITLE:
UTILITY SCHEMATIC

SHEET NO:
10

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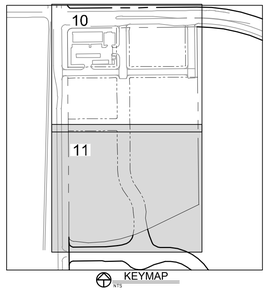
EXHIBIT C



NORTH

40 0 40 80 120 Feet

(IN FEET)
1 inch = 40 ft.



LEGEND:

- PROPOSED WATER MAIN — W
- EXISTING WATER MAIN — W
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7. CONTRACTOR SHALL COORDINATE DEMOLITION AND CONSTRUCTION WITH HARMONY SUBDIVISION FILING 14 (END 222107) IMPROVEMENTS TO MAXIMIZE SALVAGE, RE-USE, AND RECYCLING OF MATERIALS AND MINIMIZE DEMOLITION OF PLANNED IMPROVEMENTS.
8. WATER SERVICE LINES ARE PUBLIC UP THROUGH THE METER AND ARE PRIVATE DOWNSTREAM OF THE METER.
9. ALL SANITARY SERVICE CONNECTIONS ARE PRIVATE.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

EPS GROUP
ARIZONA | COLORADO

CLIENT
NICKS INVESTMENTS, LLC

HARMONY MARKETPLACE

Site Plan
AURORA, COLORADO

JOB NO:	25-0279
ACAD FILE:	
DRAWN:	MCR
CHECKED:	MCR
ISSUE DATE:	

REVISIONS	DATE

SHEET TITLE:
UTILITY SCHEMATIC

SHEET NO:
11

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STANDARD LANDSCAPE NOTES

1. SOIL PREPARATION: MINIMUM SOIL PREPARATION FOR PLANTING SHALL BE 5 CUBIC YARDS OF ORGANIC SOIL AMENDMENT TILLED TO A DEPTH OF 6-INCHES FOR EVERY 1,000SF OF LANDSCAPE AREA.
2. FREESTANDING LIGHTS: THERE ARE NO FREE STANDING LIGHTS ASSOCIATED WITH THIS DEVELOPMENT, OTHER THAN PARKING LOT LIGHTING AS SHOWN ON THE LIGHTING PLAN.
3. SURFACE MATERIALS
   WALKWAYS SHALL BE MIN. 4" DEPTH CONCRETE
   VEHICULAR DRIVES SHALL BE ASPHALT OR CONCRETE PER THE UTILITY PLANS
   PARKING LOT/ FUELING AREA MAY BE CONCRETE OR ASPHALT PER THE UTILITY PLANS
4. MAINTENANCE: THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIAUS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY
5. IRRIGATION: ALL LANDSCAPED AREAS AND PLANT MATERIAU, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.

SITE TRIANGLE NOTES

1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 8.B.1.

FIRE DEPARTMENT NOTES

1. THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE, AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH FIRE LIVE SAFETY (TYPICALLY 5 FEET AND NO MATERIAU GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAU CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT(S) WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLAN BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAUS AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
2. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
3. LANDSCAPING MATERIAU SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

WATER USE

ALL LANDSCAPE AREAS ARE WATER CONSERVING AS NOTED BELOW:

NON-WATER CONSERVING	0	SF	0%
WATER CONSERVING	27,523	SF	100%
NON-WATER (Z) ZONE AREAS	0	SF	0%
TOTAL	27,523	SF	

SITE DATA TABLE, LOT 1

SITE DATA	AREA IN SF	%
TOTAL SITE AREA: (1.48 AC)	64,581	100
BUILDING COVERAGE:	9,747	15.1
HARD SURFACE AREA:	32,394	50.1
LANDSCAPE AREA:	16,265	25.2
MAXIMUM % OF COOL SEASON GRASSES ALLOWED	5,367	33.0
% OF COOL SEASON GRASSES PROVIDED:	0	0.0

CURBSIDE LANDSCAPING, LOT 1

STREET TYPE	LENGTH	TREES REQ. (1/40')	TREES PROVIDED	TREE EQUIVALENTS	AREA SF	SHRUBS REQUIRED 1 / 40 SF	SHRUBS PROVIDED	% GRASSES PROVIDED (NOT TO EXCEED 40%
ALAMEDA AVENUE (SOUTH)	260 LF	6.5	7	NA	2,583	65	66	0.0
POWHATON (EAST)	240 LF	6	6	NA	3,770	94	94	12.7
STREET A (WEST)	170	4.25	4	NA	1,425	35	37	0.0
STREET B (NORTH)	225 LF	5.6	5	NA	1,729	43	46	0.0

STREET FRONTAGE BUFFER TABLE, LOT 1

STREET TYPE	WIDTH REQUIRED .(LF)	WIDTH PROVIDED .(LF)	TREES REQUIRED 1 /40 LF	TREE PROVIDED	SHRUBS REQUIRED 10/ 40 LF	SHRUBS PROVIDED	TREE EQUIVALENTS
POWHATON (215 LF)	20	20	5	5	54	61	
STREET A (170 LF)	10	11	4.25	4	43	59	
STREET B (225 LF)	10	15	5.6	6	56	57	

BUILDING PERIMETER LANDSCAPE, LOT 1

ELEVATION (DIRECTION FACING)	ELEVATION LENGTH	TREE EQUIVALENT REQUIRED (1 TREE PER 40 LF)	TREES PROVIDED	SHRUBS PROVIDED (10 SHRUBS PER TREE EQUIVALENT)
NORTH - ROW	171 FT.	4.3	4	55 (43)
WEST - ROW	57 FT.	1.4	2	17 (14)
SOUTH - DRIVE	171 FT.	4.3	4	25 (43)
EAST - DRIVE	57 FT.	1.4	2	X (14)

PLANT LIST LOT 1

PLANTING SCHEDULE LOT 1

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	PLANTING SIZE	WATER USAGE
DECIDUOUS TREES						
	ACGR	3	Big Tooth Maple	Acer Grandidentatum	2" cal	XXX
	CASP	3	Western Catalpa	Catalpa speciosa	2" cal	X
	CEOC	5	Western Hackberry	Celtis occidentalis	2.5" cal	XX
	GYDI	1	Espresso Kentucky Coffeetree	Gymnocladus dioicia 'Espresso'	2.5" cal	XX
	QUMA	5	Burr Oak	Quercus macrocarpa	2.5" cal	XXX
	QUCS	9	Crimspn Spire Oak	Quercus Crimson Spire	2" cal	XX
	ULMO	5	Accolade Elm	Ulmus x 'Morton'	2" cal	X
ORNAMENTAL TREES						
	SYRE	11	Japanese Tree Lilac	Syringa reticulata	2" cal	XX
EVERGREEN TREES						
	PIHA	3	Picea pungens 'Hoopsii'	Hoopsii Spruce	6' B&B	XX
DECIDUOUS SHRUBS						
⊙	ARCO	22	Arcostophylos x col. 'Chieftain'	Chieftain Manzanita	5 gal	XXX
⊙	CAAR	7	Siberian Peashrub	Caragana arborescens	5 gal	XXX
⊙	CACL	116	First Choice Blue Mist Spirea	Caryopteris x clan. 'First Choice'	5 gal	XXX
⊙	CODI	46	Spreading Cotoneaster	Cotoneaster divaricates	5 gal	XX
⊙	ERNA	40	Tall Blue Rabbitbrush	Ericameria nau. ssp. nau.	5 gal	XXX
⊙	PHMO	49	Mountain Ninebark	Physocarpus monogynus	5 gal	XX
⊙	PHOD	9	Diablo Ninebark	Physocarpus opul. 'Diablo'	5 gal	XX
⊙	PRBE	53	Pawnee Buttes Sandcherry	Prunus pum. bes. "Pawnee Bettes"	5 gal	XXX
⊙	RHTR	4	Three Leaf Sumac	Rhus trilobata	5 gal	XXX
⊙	RIAU	36	Green Mound Alpine Currant	Ribes Alpinum 'Green Mound'	5 gal	XXX
EVERGREEN SHRUBS						
	JUCA	41	Armstrong Juniper	Juniperus chinensis 'Armstrongii'	5 gal	XX
	JUCH	36	Holbert Juniper	Juniperus chinensis 'Holbert'	5 gal	XX
	JUHH	38	Hughes Juniper	Juniperus horizontalis 'Hughes'	5 gal	XX
	JUSG	10	Sea Green Juniper	Juniperus x media 'Sea Green'	5 gal	XX
ORNAMENTAL GRASSES						
✳	BOBA	38	Blonde Ambition Grass	Bouteloua grac. 'Blonde Ambition'	1 gal	XXX
✳	CAAK	8	Feather Reed Grass	Calamagrostis avu. 'Karl Foerster'	1 gal	X
✳	PAVP	12	Prairie Sky Switchgrass	Panicum vir. 'Prairie Sky'	1 gal	XXX
PERENNIALS						
○	ACMO	9	Moonshine Yarrow	Achillea 'Moonshine'	1 gal	XX'

MULCH MIXES

WOOD MULCH: SHREDDED CEDAR (OR EQUAL)

ROCK MULCH: ¾"LOCAL RIVER ROCK, TAN COLOR

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Harmony Marketplace

SITE PLAN
AURORA, COLORADO

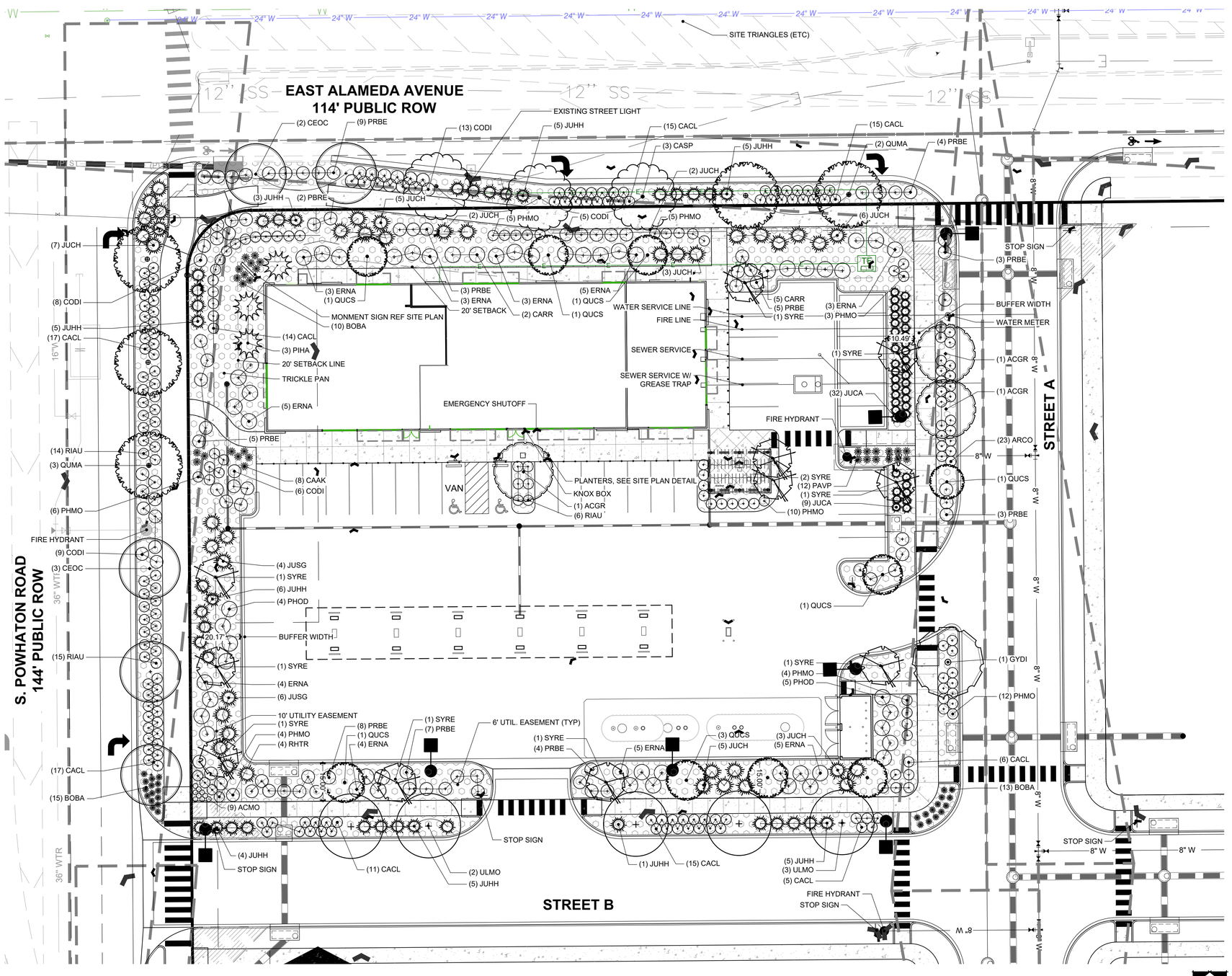
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DRAWN: TCH
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ISSUE DATE: July 16, 2025

REVISIONS	DATE
City Comments	9/30/25
City Comments	11/24/25
City Comments	12/22/25

SHEET TITLE:
LANDSCAPE PLAN COVER SHEET

SHEET NO:
12

EXHIBIT C



SITE PLAN LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- LOT LINE
- UTILITY EASEMENT
- MATCHLINE
- CONCRETE WALK
- PAINTED CROSSWALK
- ACCESSIBLE ROUTE
- BIKE RACK
- STREET SIGN
- LIGHT
- MONUMENT SIGN

LANDSCAPE SYMBOLS LEGEND

- DRYLAND GRASS SEED
- DETENTION BASIN MIX
- ROCK MULCH
- EDGER
- STREET SIGN
- SHADE TREES
- ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS

LANDSCAPE PLAN
SCALE 1" = 20'

NORTH

PRELIMINARY NOT FOR CONSTRUCTION

NORTH

0 10 20 40
SCALE 1"=20'

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SITE PLAN
AURORA, COLORADO

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ISSUE DATE:	July 16, 2025

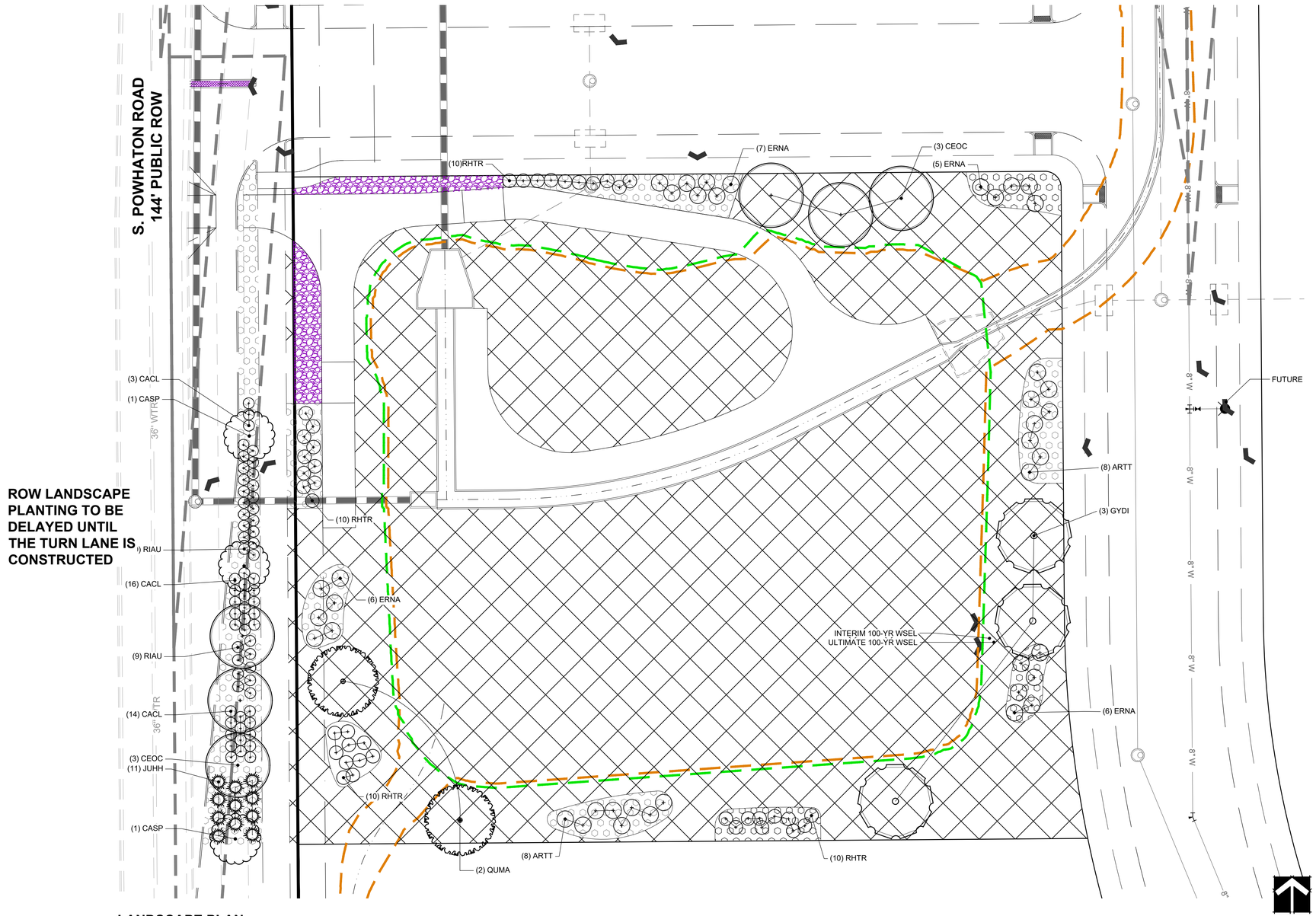
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CITY COMMENTS	9/30/25
CITY COMMENTS	11/24/25
CITY COMMENTS	12/22/25

SHEET TITLE:
LANDSCAPE PLAN LOT 1

SHEET NO:
13

1004

EXHIBIT C



ROW LANDSCAPE PLANTING TO BE DELAYED UNTIL THE TURN LANE IS CONSTRUCTED

LANDSCAPE PLAN
SCALE 1" = 20'

PLANTING SCHEDULE DETENTION POND

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	PLANTING SIZE	WATER USAGE
DECIDUOUS TREES						
	CASP	3	Western Catalpa	Catalpa speciosa	2" cal	X
	CEOC	6	Western Hackberry	Celtis occidentalis	2" cal	XX
	GYDI	3	Espresso Kentucky Coffeetree	Gymnocladus dioicia 'Espresso'	2" cal	XX
	QUMA	2	Burr Oak	Quercus macrocarpa	2" cal	XXX
DECIDUOUS SHRUBS						
	ARTT	16	Tall Western Sagebrush	Artemisa tridnetat tridentata	5 gal	XXX
	CACL	33	First Choice Blue Mist Spirea	Caryopteris x clan. 'First Choice'	5 gal	XXX
	ERNA	24	Tall Blue Rabbitbrush	Ericameria nau. ssp. nau.	5 gal	XXX
	RHTR	40	Three Leaf Sumac	Rhus trilobata	5 gal	XXX
	RIAU	29	Green Mound Alpine Currant	Ribes Alpinum 'Green Mound'	5 gal	XXX

SEED MIX SPECIFICATION

DETENTION BASIN MIX

Scientific Name	Common Name	Percent of Mix	Seeded Rate LBS/PLS/ACRE
Achnatherum hymenoides	**Indian Ricegrass**	**5.0%**	**1.13**
Bouteloua curtipendula	**Sideoats Grama**		**1.15**
Bouteloua dactyloides	**Buffalograss**		**3.27**
Bouteloua gracilis 'Hachita'	**Blue Grama**	**25.0%**	**0.25**
Distichlis stricta	**Inland Saltgrass**		**0.35**
Elymus elymoides	**Bottlebrush Squirreltail**	**15.0%**	**0.95**
Elymus lanceolatus spp. lanceolatus	**Streambank Wheatgrass**		**1.36**
Koeleria macrantha	**Prairie Junegrass**		**0.08**
Pasopyrum smithii 'Arriba'	**Western Wheatgrass**	**23.0%**	**1.61**
Schizachyrium scoparium	**Little Bluestem**	**9.0%**	**0.70**
Coreopsis tinctoria	**Plains Coropsis**	**1.0%**	**0.17**
Dalea candida	**White Prairie Clover**		**0.65**
Dalea purpurea	**Purple Prairie Clover**	**0.1%**	**0.81**
Gaillardia aristata	**Indian Blanketflower**	**0.9%**	**1.85**
Ratibida columnifera	**Mexican Hat**	**1.0%**	**0.20**
	TOTAL FOR DETENTION BASIN MIX	**100%**	**14.54 LBS/PLS/ACR**

CURBSIDE LANDSCAPING, DETENTION POND

STREET TYPE	LENGTH	TREES REQ. (1/40')	TREES PROVIDED	TREE EQUIVALENTS	AREA SF	SHRUBS REQUIRED 1 / 40 SF	SHRUBS PROVIDED	% GRASSES PROVIDED (NOT TO EXCEED 40%
POWHATON (EAST)	240 LF	6	6	NA	2,926	73	73	0.0

PRELIMINARY NOT FOR CONSTRUCTION

NORTH
0 10 20 40
SCALE 1"=20'

LANDSCAPE PLAN LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- LOT LINE
- UTILITY EASEMENT
- MATCHLINE
- CONCRETE WALK
- PAINTED CROSSWALK
- ACCESSIBLE ROUTE
- BIKE RACK
- STREET SIGN
- LIGHT
- MONUMENT SIGN

LANDSCAPE SYMBOLS LEGEND

- DRYLAND GRASS SEED
- DETENTION BASIN MIX
- ROCK MULCH
- EDGER
- STREET SIGN
- SHADE TREES
- ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS

DETENTION POND TABLE

	TREES/ SHRUBS REQUIRED/PROVIDED	
SQUARE FEET	TREES	SHRUBS
31,800	8/8	80/80

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SITE PLAN
AURORA, COLORADO

JOB NO: 55016
ACAD FILE: 55016CD1
DRAWN: TCH
CHECKED: TCH
ISSUE DATE: July 16, 2025

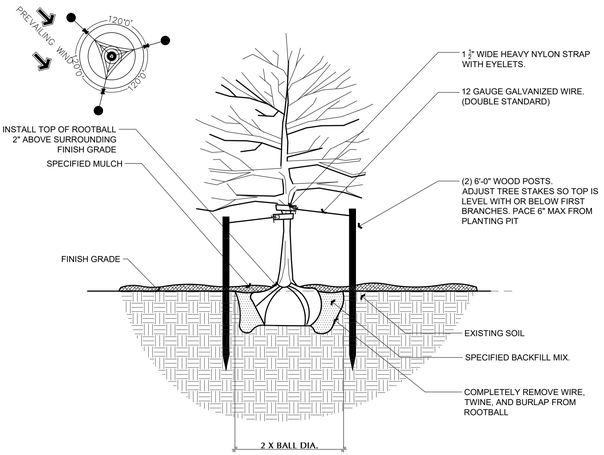
REVISIONS	DATE
CITY COMMENTS	9/30/25
CITY COMMENTS	11/24/25
CITY COMMENTS	12/22/25

SHEET TITLE:
LANDSCAPE PLAN DETENTION

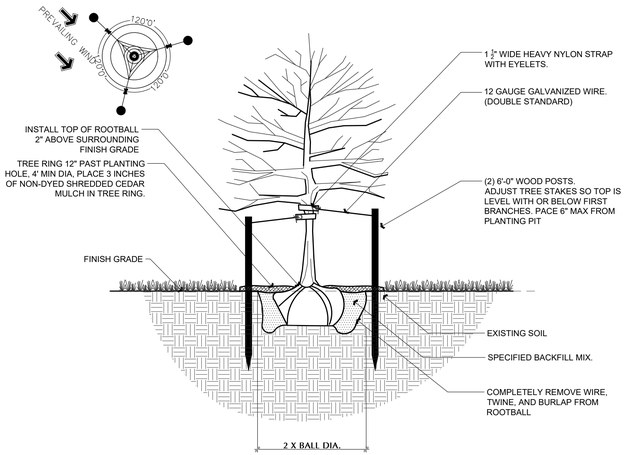
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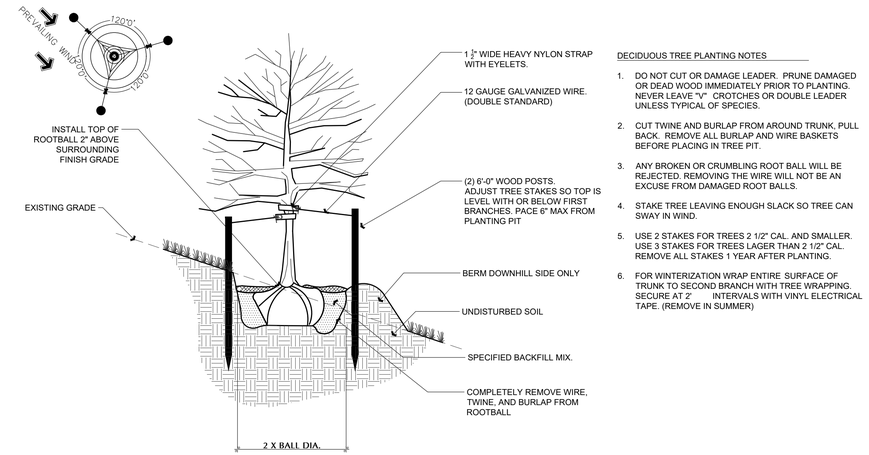
EXHIBIT C



1 DECIDUOUS TREE PLANTING DETAIL/ SHRUB BED



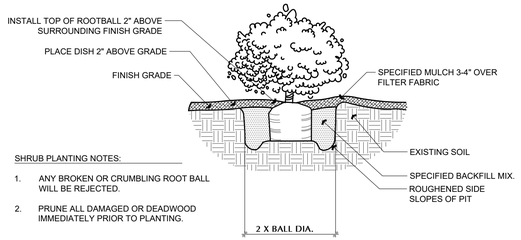
2 DECIDUOUS TREE PLANTING DETAIL/ TURF
NOT TO SCALE



DECIDUOUS TREE PLANTING NOTES

1. DO NOT CUT OR DAMAGE LEADER. PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING. NEVER LEAVE "V" CROTCHES OR DOUBLE LEADER UNLESS TYPICAL OF SPECIES.
2. CUT TWINE AND BURLAP FROM AROUND TRUNK, PULL BACK. REMOVE ALL BURLAP AND WIRE BASKETS BEFORE PLACING IN TREE PIT.
3. ANY BROKEN OR CRUMBLING ROOT BALL WILL BE REJECTED. REMOVING THE WIRE WILL NOT BE AN EXCUSE FROM DAMAGED ROOT BALLS.
4. STAKE TREE LEAVING ENOUGH SLACK SO TREE CAN SWAY IN WIND.
5. USE 2 STAKES FOR TREES 2 1/2" CAL. AND SMALLER. USE 3 STAKES FOR TREES LAGER THAN 2 1/2" CAL. REMOVE ALL STAKES 1 YEAR AFTER PLANTING.
6. FOR WINTERIZATION WRAP ENTIRE SURFACE OF TRUNK TO SECOND BRANCH WITH TREE WRAPPING. SECURE AT 2' INTERVALS WITH VINYL ELECTRICAL TAPE. (REMOVE IN SUMMER)

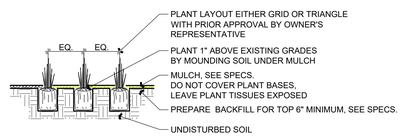
3 TREE PLANTING DETAIL/ SLOPE
NOT TO SCALE



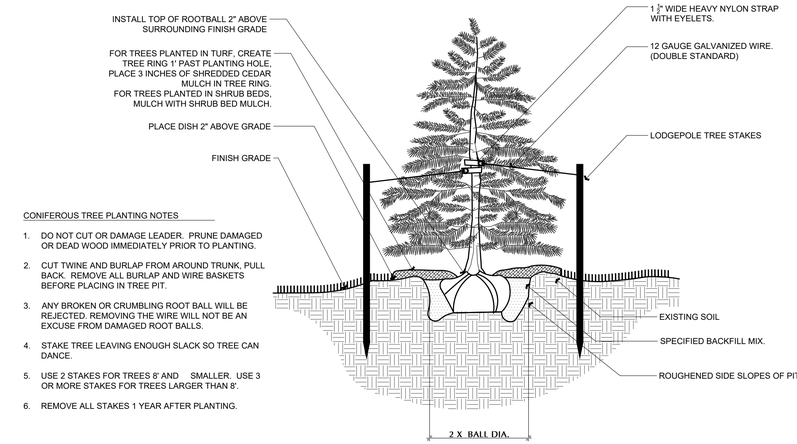
SHRUB PLANTING NOTES:

1. ANY BROKEN OR CRUMBLING ROOT BALL WILL BE REJECTED.
2. PRUNE ALL DAMAGED OR DEADWOOD IMMEDIATELY PRIOR TO PLANTING.

4 SHRUB PLANTING DETAIL



5 PERENNIAL/ ORN GRASS PLANTING DETAIL
NOT TO SCALE



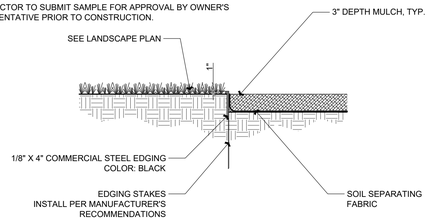
CONIFEROUS TREE PLANTING NOTES

1. DO NOT CUT OR DAMAGE LEADER. PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING.
2. CUT TWINE AND BURLAP FROM AROUND TRUNK, PULL BACK. REMOVE ALL BURLAP AND WIRE BASKETS BEFORE PLACING IN TREE PIT.
3. ANY BROKEN OR CRUMBLING ROOT BALL WILL BE REJECTED. REMOVING THE WIRE WILL NOT BE AN EXCUSE FROM DAMAGED ROOT BALLS.
4. STAKE TREE LEAVING ENOUGH SLACK SO TREE CAN DANCE.
5. USE 2 STAKES FOR TREES 8' AND SMALLER. USE 3 OR MORE STAKES FOR TREES LARGER THAN 8'.
6. REMOVE ALL STAKES 1 YEAR AFTER PLANTING.

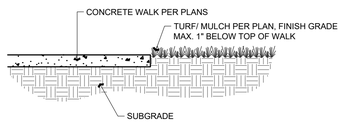
6 CONIFEROUS TREE PLANTING DETAIL
NOT TO SCALE

STEEL EDGING NOTES

1. FINISHED GRADE FOR SOD TO BE 1/2" BELOW TOP OF EDGING.
2. TAMPER MULCH AT EDGING SO THAT IT DOES NOT SPILL INTO TURF.
3. CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.



7

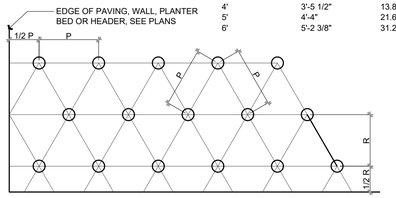


8 WALK/ PLANTING DETAIL
NOT TO SCALE

NOTE:

THIS DETAIL ILLUSTRATES TRIANGULAR SPACING FOR PERENNIALS, SHRUBS AND ORNAMENTAL GRASSES, WHERE APPLICABLE.

P TRIANGULAR	R ROW	AREA PER PLANT SQUARE FEET
6"	5 1/4"	.22
8"	7"	.385
10"	8 3/4"	.60
12"	10 3/8"	.87
18"	1'-3 5/8"	1.95
24"	1'-8 3/4"	3.46
3'	2'-7"	7.80
4'	3'-5 1/2"	13.84
5'	4'-4"	21.65
6'	5'-2 3/8"	31.20



9 SPACING PLANTING DETAIL
NOT TO SCALE

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SITE PLAN
AURORA, COLORADO

JOB NO: 55016
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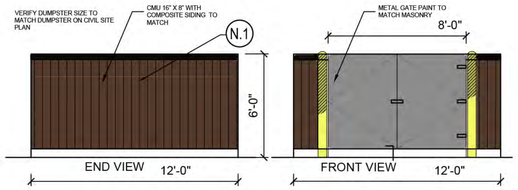
REVISIONS	DATE
CITY COMMENTS	9/30/25
CITY COMMENTS	11/24/25
CITY COMMENTS	12/22/25

SHEET TITLE:
LANDSCAPE PLAN DETAILS

SHEET NO:
14

1006

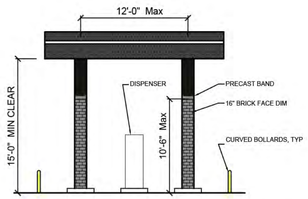
EXHIBIT C



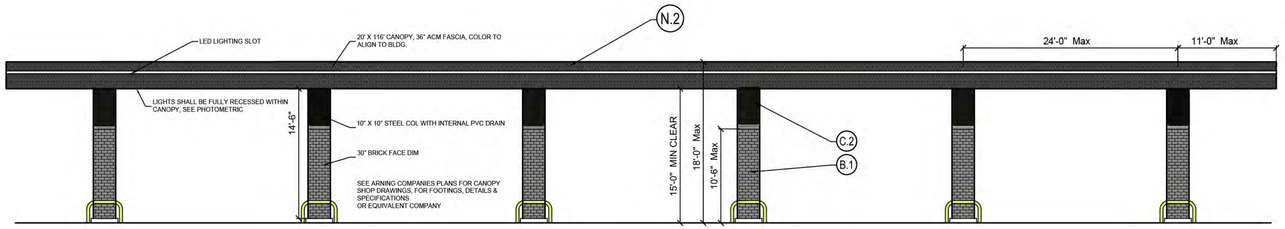
DUMPSTER

SCALE: 1" = 1'-0"

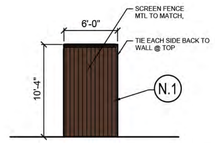
EXTERIOR MATERIAL SCHEDULE		
NOT ALL MATERIALS IN SCHEDULE ARE USED		
NO.	MATERIAL	MANUF
N-1	WOOD COMPOSITE CLADDING	NICHIHA - CEDAR
N-2	FLUSH WALL METAL PANEL CLADDING	PAC CLAD - IRON ORE
N-3	WOOD SLATS - 2X6 MTL	PRE-FAB MTL - FIN TO MATCH N-1
E-1	THREE COAT STUCCO SYSTEM	THREE COAT STUCCO SYSTEM - SW 7035 AESTHETIC WHITE
B-1	BRICK 4X8 SIZE BLACK COLOR	LAKEWOOD BRICK
S-1	ALUMINUM STOREFRONT GLAZING	METAL ACCENTS - SW 7675 'SEAL SKIN'
P-3	PREFINISHED PARAPET CAP	20 GA. PREFINISHED METAL CAP- DARK BRONZE
C-1	PREFINISHED ALUMINUM CANOPY	MAPES LUMISHADE CANOPY - ALUMINUM - BAKED ENAMEL W/ REAR GUTTER CONNECTIONS
C-2	FUELING CANOPY	20 GA. PREFINISHED METAL - DARK BRONZE



GAS CANOPY E/W



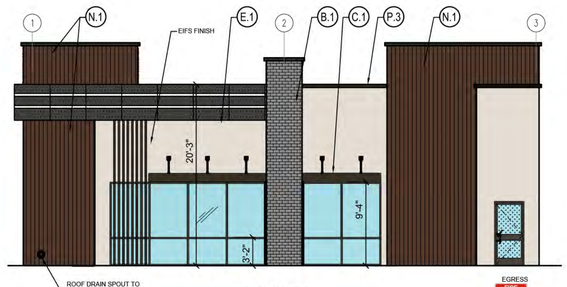
GAS CANOPY N/S



SCREEN FENCE



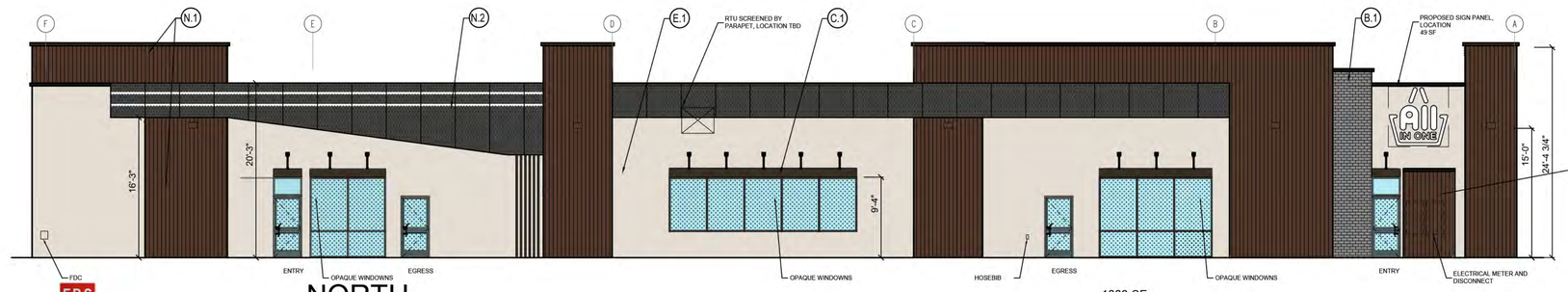
SOUTH



EAST

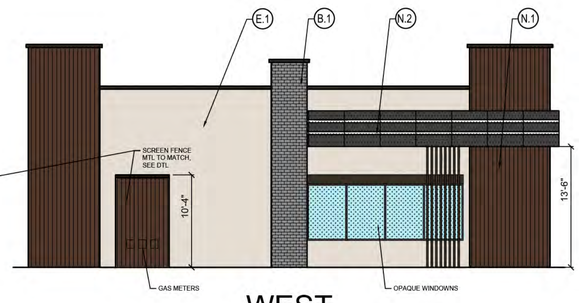
5 0 4 8 12 20

GRAPHIC SCALE



NORTH

1003 SF



WEST

ELEVATIONS.. CONCEPTUAL

SCALE: 1/8" = 1'-0"

VIGNETTE studios
Planning Landscape Architecture Graphics

[redacted]

CLIENT
NICKS INVESTMENTS, LLC

[redacted]

DEPENBUSCH Architecture, PC
Urban Planning
Facilities
Architecture
Landscape
Forensics

6898 South University Blvd, 220
Centennial, Colorado 80121

Cell: (303) 981-8790
E-Mail: lowrence@pedenver.com

Harmony Marketplace

Site Plan
AURORA, COLORADO

JOB NO: 55016
ACAD FILE: 55016EL1
DRAWN: TCH
CHECKED: TCH
ISSUE DATE: July 16, 2025

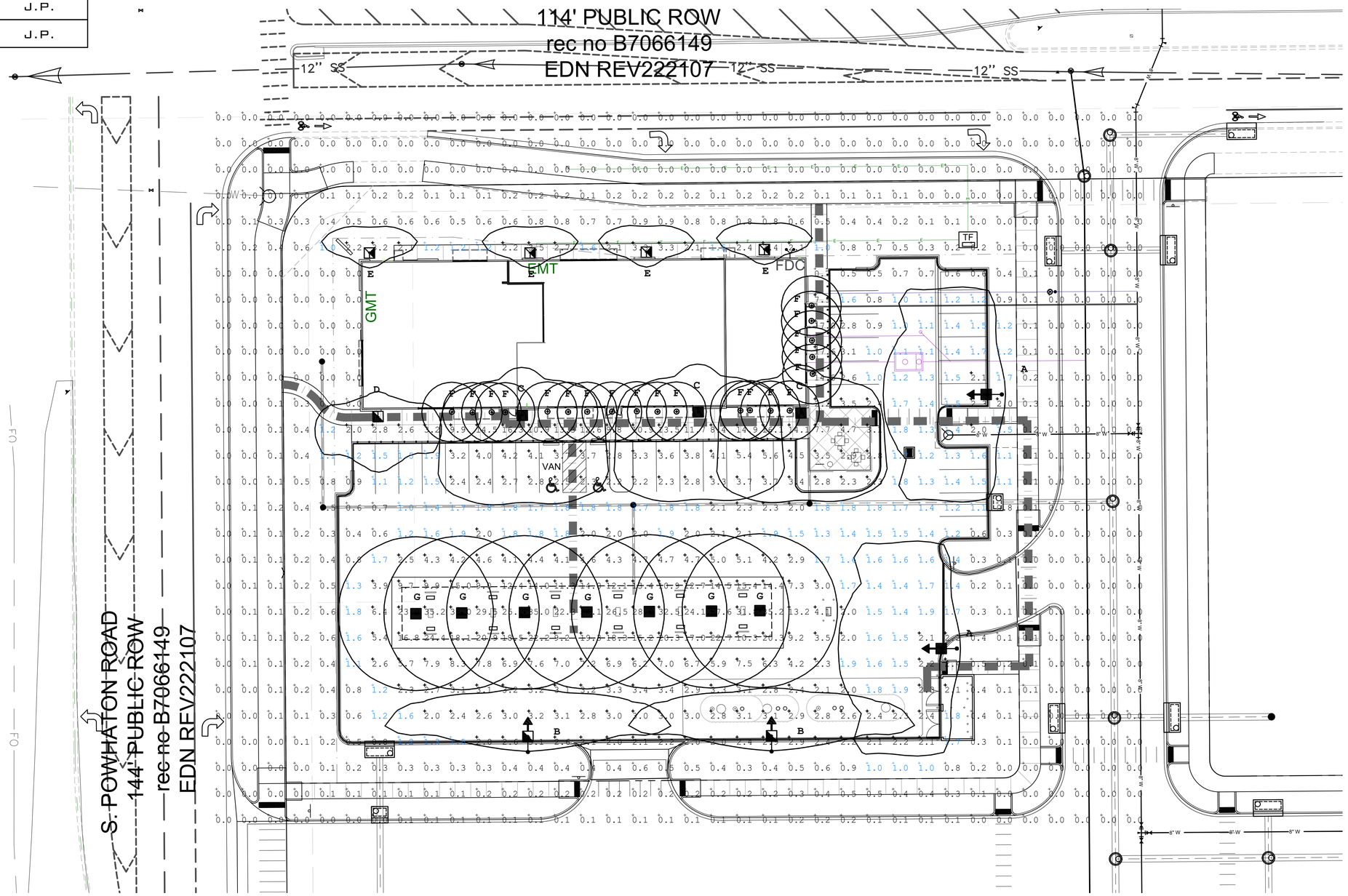
REVISIONS	DATE
CITY COMMENTS	9/30/25
CITY COMMENTS	11/24/25
CITY COMMENTS	12.22.25

SHEET TITLE:
BUILDING ELEVATIONS

SHEET NO:
16

REVISIONS	4	11/24/25	J.P.

Rev #	Date	BY:
1	6/27/25	J.P.
2	9/30/25	J.P.
3	11/13/25	J.P.



Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
ENTRANCE DRIVES	Fc	0.72	2.2	0.1	7.20	22.00	10	10
FUEL CANOPY	Fc	20.41	37.6	9.0	2.27	4.18		
PARKING	Fc	2.63	13.2	0.4	6.58	33.00		

Luminaire Schedule

WLS17903 C-STORE - HARMONY COMMERCIAL LOT 1 AURORA, CO PM: HOLLY PLEASE EMAIL US FOR PRICING AT HOLLY@WLSLIGHTING.COM

Symbol	Qty	Label	Lum. Lumens	LLF	Description	Lum. Watts
	2	A	8238	0.950	WLS-NV-1-T4-32L-1-40K7-HSS-SLW 25' MOUNTING HEIGHT	106
	2	B	5669	0.950	WLS-NV-1-T2-32L-7-40K7-HSS-SLW 25' MOUNTING HEIGHT	71
	3	C	9549	0.950	WLS-RO-WM-T4-32L-85-40K7-SLW 15' MOUNTING HEIGHT	87
	1	D	3932	0.950	WLS-RO-WM-T4-16L-70-40K7-SLW 15' MOUNTING HEIGHT	37
	4	E	2026	0.950	WLS-RO-WM-T2-16L-350-40K7-SLW 16' MOUNTING HEIGHT	18
	20	F	1907	0.950	WLS-RCF-6-M-9W-CS-SLW	15.9
	7	G	20409	0.950	WLS-GSY-130-4K7-SLW	127.9

NORTH

0 10 20 40

SCALE 1"=20'

EXHIBIT C

VIGNETTE studios

Planning Landscape Architecture Gra

CLIENT

NICKS INVESTMENTS, LLC

WLS LIGHTING + ELECTRICAL

Harmony Marketplace

SITE PLAN

AURORA, COLORADO

JOB NO:	5501
ACAD FILE:	55016PDP1
DRAWN:	TCH
CHECKED:	TCH
ISSUE DATE:	July 16, 2025

REVISIONS	DATE
CITY COMMENTS	9/30/25
CITY COMMENTS	11/17/25

SHEET TITLE:

LOT 1 PHOTOMETRIC PLAN

SHEET NO:

17

1008

REVISIONS

4	11/24/25	J.P.

Rev #	Date	BY:
1	6/27/25	J.P.
2	9/30/25	J.P.
3	11/13/25	J.P.

Submitted by WLS Lighting Systems

Job Name: 53716733 - CStore-Harmony Commercial Lot 1-Aurora, CO

Catalog Number: WLS-NV-1-T4-32L-1-40K7-***-ASA-HSS-***-SLW

Notes:

Type: A

WLS25-24856

NV SERIES LED AREA

Type:

SPECIFICATIONS

FORM AND FUNCTION
- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Dark-sky compliant
- Delivers energy consumption and costs up to 65%
- Exceeds IES foot candle levels utilizing the least number of poles and fixtures per project
- Optical system designed for;
  - Parking Lots
  - Auto Dealerships
  - General Area Lighting

CONSTRUCTION
- Die Cast Aluminum
- External cooling fins
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP-65 seal for electronics compartment
- One-piece Optics Plate™ mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP-67 level seal around each PCB
- Grade 2 Clear Anodized Optics Plate™ standard

FINISH
- 3-5 mils electrostatic powder coat.
- WLS standard high-quality finishes prevent corrosion protects against and extreme environmental conditions

ELECTRICAL
- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver by Philips Advance
- Driver power factor at maximum load is ≥ 95, THD maximum load is 15%
- All internal wiring UL certified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in enclosed IP-65 compartment
- Lumileds Luxeon MX LED's
- CRI 70
- Color temperatures: 3000K, 4000K, 5000K

OPTICS
- Silicone optics high photo thermal stability and light output provides higher powered LEDs with minimized lumen depreciation LED life, UV and thermal stability with scratch resistance increases exterior application durability.
- IES Types T2, T3, T4, T5, TSW AND N3

WARRANTY
- Five-year limited warranty for drivers and LEDs.

LISTINGS
- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- DesignLights Consortium® (DLC)
- DesignLights Consortium Premium® (DLCP)
- IP65/ IP67 Rated
- 3G Vibration Rated per ANSI C136.31-2010
- IDA Dark Sky Approved
- IK10 Rated

DIMENSIONS

NV-1



Weight: 24 lbs

NV-2



Weight: 42 lbs

Made in the U.S.A. of the U.S. and imported parts. Meets Buy American requirements for ARRA.

WLS LIGHTING SYSTEMS
6820 Corporation Pkwy
Fort Worth, TX 76126
800.633.8711
www.wlslighting.com

Project Name:
Date:
Location:
Notes:

74 REV. 1/24
Specifications subject to change without notice.

Submitted by WLS Lighting Systems

Job Name: 53716733 - CStore-Harmony Commercial Lot 1-Aurora, CO

Catalog Number: WLS-NV-1-T2-32L-1-40K7-***-ASA-HSS-***-SLW

Notes:

Type: B

WLS25-24856

NV SERIES LED AREA

Type:

SPECIFICATIONS

FORM AND FUNCTION
- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Dark-sky compliant
- Delivers energy consumption and costs up to 65%
- Exceeds IES foot candle levels utilizing the least number of poles and fixtures per project
- Optical system designed for;
  - Parking Lots
  - Auto Dealerships
  - General Area Lighting

CONSTRUCTION
- Die Cast Aluminum
- External cooling fins
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP-65 seal for electronics compartment
- One-piece Optics Plate™ mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP-67 level seal around each PCB
- Grade 2 Clear Anodized Optics Plate™ standard

FINISH
- 3-5 mils electrostatic powder coat.
- WLS standard high-quality finishes prevent corrosion protects against and extreme environmental conditions

ELECTRICAL
- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver by Philips Advance
- Driver power factor at maximum load is ≥ 95, THD maximum load is 15%
- All internal wiring UL certified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in enclosed IP-65 compartment
- Lumileds Luxeon MX LED's
- CRI 70
- Color temperatures: 3000K, 4000K, 5000K

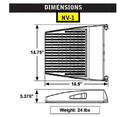
OPTICS
- Silicone optics high photo thermal stability and light output provides higher powered LEDs with minimized lumen depreciation LED life, UV and thermal stability with scratch resistance increases exterior application durability.
- IES Types T2, T3, T4, T5, TSW AND N3

WARRANTY
- Five-year limited warranty for drivers and LEDs.

LISTINGS
- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- DesignLights Consortium® (DLC)
- DesignLights Consortium Premium® (DLCP)
- IP65/ IP67 Rated
- 3G Vibration Rated per ANSI C136.31-2010
- IDA Dark Sky Approved
- IK10 Rated

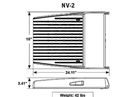
DIMENSIONS

NV-1



Weight: 24 lbs

NV-2



Weight: 42 lbs

Made in the U.S.A. of the U.S. and imported parts. Meets Buy American requirements for ARRA.

WLS LIGHTING SYSTEMS
6820 Corporation Pkwy
Fort Worth, TX 76126
800.633.8711
www.wlslighting.com

Project Name:
Date:
Location:
Notes:

74 REV. 1/24
Specifications subject to change without notice.

Submitted On: Jun 27, 2025 1/2 Index Page

Submitted by WLS Lighting Systems

Job Name: 53716733 - CStore-Harmony Commercial Lot 1-Aurora, CO

Catalog Number: WLS-RO-WM-T4-32L-85-40K7-SLW

Notes:

Type: C

WLS25-24856

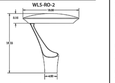
RO SERIES LED DECORATIVE

Type:

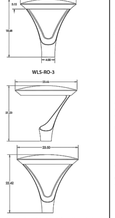


DIMENSIONS

WLS-RO-2



WLS-RO-3



Made in the U.S.A. of the U.S. and imported parts. Meets Buy American requirements for ARRA.

WLS LIGHTING SYSTEMS
6820 Corporation Pkwy
Fort Worth, TX 76126
817.731.0020
www.wlslighting.com

Project Name:
Date:
Location:
Notes:

74 REV. 7/24
Specifications subject to change without notice.

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

SPECIFICATIONS

CONSTRUCTION
- Die Cast Aluminum
- Internal cooling fins
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP66 seal for electronics compartment

OPTICS
- Silicone optics high thermal stability and light output provide higher powered LEDs with minimized lumen depreciation, UV stability with scratch resistance increases exterior application durability. Silicone optics do not yellow, crack or brittle over time.

FINISH
- 3-5 mils electrostatic powder coat.
- WLS Lighting standard high-quality finishes prevent corrosion, and protects against extreme environmental conditions.

ELECTRICAL
- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver
- Driver power factor at maximum load is ≥ .95, THD maximum load is 15%
- Expected Service Temp. Min is -40°C and Ambient Temp. Max ranges from 50°C to 55°C and, in some cases, even higher. Consult the factory for investment by providing the fixture catalog string before quoting and specifying it.
- All drivers, controls, and sensors housed in enclosed IP65 compartment
- CRI 70, 80 or 90
- Color temperatures: Amber, 2700K, 3000K, 3500K, 4000K, 5000K
- Surge Protection: 20KVA supplied as standard.

OPTIONS
- BIRD SPIKES (BS) - Offer an effective and humane deterrent for larger bird species and provide a cost-effective long-term solution to nuisance bird infestation and its unsightly commercial impact.
- MARINE GRADE FINISH (MGF) - A multi-step process creating a protective finishing coat against harsh environments. Chemically washed in a 5-stage cleaning system. Pre-baked, Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Prime. Oven Baked, Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness.
- House Side Shield (HSS) is designed for full property line cutoff
- Automotive House Side Shield (AHS)
- Tamper Proof Hardware (TPH)
- Black Hardware (BH)
- Black Optic Frame (BOF)
- Single and Double Fusing

CERTIFICATIONS
- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- IP66 Rated Fixture
- IP67 Rated Optics
- IK10 Rated

WARRANTY
- Five-year limited warranty for drivers and LEDs. Consult Factory for 7 or 10 year warranty

Submitted by WLS Lighting Systems

Job Name: 53716733 - CStore-Harmony Commercial Lot 1-Aurora, CO

Catalog Number: WLS-RO-WM-T4-16L-70-40K7-SLW

Notes:

Type: D

WLS25-24856



LED WATTAGE CHART

Drive Current	16L	32L
400mA	18W (1576-2025 Lumens)	40W (3366-4051 Lumens)
530mA	28W (2386-2839 Lumens)	54W (3957-4134 Lumens)
700mA	37W (3366-3749 Lumens)	72W (6731-8102 Lumens)
850mA	55W (3827-4555 Lumens)	87W (8174-9838 Lumens)

FORM
- Elegant Die-Cast Aluminum Housing
- Corrosion Resistant Stainless Steel External Hardware
- Sleek, Low Profile Housing
- Spec Grade Performance
- Engineered For Optimum Thermal Management
- 9 Architectural Finishes Standard, RAL Colors Available

FUNCTION
- Micro Optics IES Distributions T2, T3, T4, T4FTW
- 0-10V Dimming Drivers THD @ Max Load < 15% Power factor @ Max Load < 0.95
- Amber, 2700K, 3000K, 3500K, 4000K, or 5000K
- 16L or 32L LED Configuration
- CRI 70, 80, or 90
- 5 Mills Powder Coat
- Up to 9,838 Lumens

RELIABILITY
- Silicone Micro Optics
- 5 Year Standard Warranty
- IP67 Optics
- IP66 Fixture

BUY AMERICAN
To ensure the latest BAA/TAA/BABA Standards are being met, please select BAA, TAA, or BABA in the options section. Please contact the factory before placing an order for any NLS products requesting BAA (Buy American Act), TAA (Trade Agreement Act), or BABA (Build America, Buy America).

REV. 04.17.25

1

Submitted by WLS Lighting Systems

Job Name: 53716733 - CStore-Harmony Commercial Lot 1-Aurora, CO

Catalog Number: WLS-NV-1-T4-32L-1-40K7-***-ASA-HSS-***-SLW

Notes:

Type: A

WLS25-24856

NV SERIES LED AREA

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE.

Refer to example below.

PRODUCT	OPTIC	LED #	DRIVER	COLOR TEMPERATURE	VOLTAGE	MOUNTING	COLOR OPTIONS	OPTIONS
NV-1	T2 Type 2 T4 Type 4 T4FTW Type 4 Wide N3 Narrow 3 30° Narrow Beam	16 16L 32 32L 64 64L	40 400mA (16L ONLY) 53 530mA (16L ONLY) 70 700mA 85 850mA	30K 3000K 40K 4000K 50K 5000K	UNV 120-277 HV 347-480 SPECIFY	Direct Pole DP53 3" (Single, D180, T90, Quad, D90) 53" KM Knuckle Mount WM Wall Mount TM Transtion Mount Covered Built-in motion sensor (UNV Voltage) 21'-48' Heights ASA Architectural Swoop Arm	SPECIFY	BRZ Bronze WHT White BLK Black GPH Graphite GRY Grey ASA Architectural Swoop Arm SPECIFY
NV-2		80 80L 96 96L 112 112L 128 128L	7 700mA 1 1050mA 12 1200mA (128L ONLY)					
NV-3		160 160L 192 192L 256 256L	85 850mA 90 900mA (Class Lens only) 97 970mA (Class Lens only) 1 1050mA (Class Lens only) 12 1200mA 90 900mA (Class Lens only) 85 850mA (Class Lens only) 90 900mA (Class Lens only) 97 970mA 1 1050mA					RD Rod Deterrent MGF Marine Grade Finish PE7 Nema 7-Pin Receptacle PCR Photocell + Receptacle PER Receptacle + Shorting Cap FSP-2B FSP-211 with Motion Sensor (UNV Voltage) 9'-20' Heights FSP-3B FSP-211 with Motion Sensor (UNV Voltage) 21'-48' Heights QMB Quick Mount Bracket RQMB Retrofit Mount Bracket RPA4 Round Pole Adaptor 3"-4" Pole RPA5 Round Pole Adaptor 5"-6" Pole ROL Rotated Optic Left ROR Rotated Optic Right HSS Horizontal House Side Shield SHS Single House Side Shield 10K Surge Protector (NV-2 only) GL Glass Lens NO No Options

ORDER:

WLS-NV								

Example: WLS-NV-2-T5W-96-1-40K-UNV-DP53-BRZ-NO

WLS LIGHTING SYSTEMS
6820 Corporation Pkwy
Fort Worth, TX
7612680.633.8711
www.wlslighting.com

Project Name:
Date:
Location:
Notes:

74 REV. 1/25
Specifications subject to change without notice.

Submitted by WLS Lighting Systems

Job Name: 53716733 - CStore-Harmony Commercial Lot 1-Aurora, CO

Catalog Number: WLS-NV-1-T2-32L-1-40K7-***-ASA-HSS-***-SLW

Notes:

Type: B

WLS25-24856

NV SERIES LED AREA

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE.

Refer to example below.

PRODUCT	OPTIC	LED #	DRIVER	COLOR TEMPERATURE	VOLTAGE	MOUNTING	COLOR OPTIONS	OPTIONS
NV-1	T2 Type 2 T3 Type 3 T4 Type 4 T5 Type 5 TSW Type 5 Wide N3 Narrow 3 30° Narrow Beam	16 16L 32 32L 64 64L	40 400mA (16L ONLY) 53 530mA (16L ONLY) 70 700mA 85 850mA	30K 3000K 40K 4000K 50K 5000K	UNV 120-277 HV 347-480 SPECIFY	Direct Pole DP53 3" (Single, D180, T90, Quad, D90) 53" KM Knuckle Mount WM Wall Mount TM Transtion Mount Covered Built-in motion sensor (UNV Voltage) 21'-48' Heights ASA Architectural Swoop Arm	SPECIFY	BRZ Bronze WHT White BLK Black GPH Graphite GRY Grey ASA Architectural Swoop Arm SPECIFY
NV-2		80 80L 96 96L 112 112L 128 128L	7 700mA 1 1050mA 12 1200mA (128L ONLY)					
NV-3		160 160L 192 192L 256 256L	85 850mA 90 900mA (Class Lens only) 97 970mA (Class Lens only) 1 1050mA (Class Lens only) 12 1200mA 90 900mA (Class Lens only) 85 850mA (Class Lens only) 90 900mA (Class Lens only) 97 970mA 1 1050mA					RD Rod Deterrent MGF Marine Grade Finish PE7 Nema 7-Pin Receptacle PCR Photocell + Receptacle PER Receptacle + Shorting Cap FSP-2B FSP-211 with Motion Sensor (UNV Voltage) 9'-20' Heights FSP-3B FSP-211 with Motion Sensor (UNV Voltage) 21'-48' Heights QMB Quick Mount Bracket RQMB Retrofit Mount Bracket RPA4 Round Pole Adaptor 3"-4" Pole RPA5 Round Pole Adaptor 5"-6" Pole ROL Rotated Optic Left ROR Rotated Optic Right HSS Horizontal House Side Shield SHS Single House Side Shield 10K Surge Protector (NV-2 only) GL Glass Lens NO No Options

ORDER:

WLS-NV								

Example: WLS-NV-2-T5W-96-1-40K-UNV-DP53-BRZ-NO

WLS LIGHTING SYSTEMS
6820 Corporation Pkwy
Fort Worth, TX
7612680.633.8711
www.wlslighting.com

Project Name:
Date:
Location:
Notes:

74 REV. 1/25
Specifications subject to change without notice.

Submitted by WLS Lighting Systems

Job Name: 53716733 - CStore-Harmony Commercial Lot 1-Aurora, CO

Catalog Number: WLS-RO-WM-T4-32L-85-40K7-SLW

Notes:

Type: C

WLS25-24856

RO SERIES LED DECORATIVE

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE. Refer to example below.

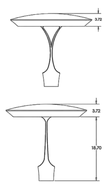
PRODUCT	DISTRIBUTION	NO OF LEDS	MILLIAMPS	COLOR TEMPERATURE	MOUNTING	COLOR	CONTROL OPTIONS	OPTIONS	LENS OPTIONS
RO-2	T2 Type 2 T3 Type 3 T4 Type 4 T5 Type 5	16L 32L 64L	35 350 40 400 53 530 7 700 1A 1000 1 1050 12 1200 14 1400	AMBER Amber 585-595nm 27K7 2700K, 70 CRI 27K8 2700K, 80 CRI 30K7 3000K, 70 CRI 30K8 3000K, 80 CRI 35K8 3500K, 80 CRI 40K7 4000K, 70 CRI 40K8 4000K, 80 CRI 50K7 5000K, 70 CRI 50K8 5000K, 80 CRI	SPT238 Single Arm Post Top - Slips over 2-3/8" OD Tenon SPT312 Single Arm Post Top - Slips over 3" OD to 3.5" OD Tenon SPT238 Single Arm Post Top - Slips over 2-3/8" OD Tenon SPTWM Single Arm Post Top Wall Mount DPT238 Double Arm Post Top - Slips over 2-3/8" OD Tenon DPT312 Double Arm Post Top - Slips over 3" OD to 3.5" OD Tenon DPTWM Double Arm Post Top Wall Mount	BLT Black Matte Textured BLG Black Gloss Smooth DBT Dark Bronze Matte Textured DBG Dark Bronze Gloss Smooth GTT Graphite Matte Textured GTG Graphite Gloss Smooth LGT Light Grey Gloss Textured PSS Platinum Silver Smooth WHT White Matte Textured WHG White Gloss Smooth VGT Verde Green Textured CC Custom Color	PE7 Nema 7-Pin Receptacle PER Receptacle + Shorting Cap PCR Photocell + Receptacle	MGF Marine Grade Finish HSS House Side Shield AHS Automotive House Side Shield BSP Bird Spikes TPH Tamper Proof Hardware BH Black Hardware BOF Black Optic Frame BAA Buy America Act TAA Trade Agreement Act BABA Build America Buy American	DPCL Diffused Polycarbonate Visual Comfort Lens CTG Clear Tempered Glass Lens
RO-3	T2 Type 2 T3 Type 3 T4 Type 4 T5 Type 5 FR Front Row UCR Upper Corner Right UCL Upper Corner Left LCR Lower Corner Right LCL Lower Corner Left	80L 96L 128L 144L	35 350 53 530 7 700 1A 1000 1 1050						

ORDER:

WLS-RO-									

Example: WLS-RO-3-T5-96L-7-40K7-SPT312-DBT-PE7-CTG

FOOTNOTES:
1. Consult Factory For Lead Time. Consult Factory For 90 CRI Requests
2. Current Draw
3. Consult factory for all BAA/TAA/BABA requests
4. Not available in 64L
5. Not available in 144L
6. Not Available With Lens Options (DPCL, CTG)
7. 16L Only
8. Not Available above 1000mA
9. Consult Factory for Lead Time



WLS LIGHTING SYSTEMS
6820 Corporation Pkwy
Fort Worth, TX 76126
817.731.0020
www.wlslighting.com

Project Name:
Date:
Location:
Notes:

74 REV. 7/24
Specifications subject to change without notice.

Submitted by WLS Lighting Systems

Job Name: 53716733 - CStore-Harmony Commercial Lot 1-Aurora, CO

Catalog Number: WLS-RO-WM-T4-16L-70-40K7-SLW

Notes:

Type: D

WLS25-24856

Project Name:

Type:

ORGANIX - WALL MOUNT ORDERING GUIDE

Cat#	Light Dist.	# of LEDs	Drive Current	Kelvin	Volts
Organix - Wall Mount (**ON15-40D**)	Type 2 (**T2**) Type 3 (**T3**) Type 4 (**T4**) Type 4 Forward Throw Wide (**T4FTW**)	16 (**16L**) 32 (**32L**)	400 mA (**40**) 530 mA (**53**) 700 mA (**7**) 850 mA (**85**)	Amber 585-600nM (**AMBER**) 5,7,8,14 2700K, 70 CRI (**27K7**) 2700K, 80 CRI (**27K8**) 3000K, 70 CRI (**30K7**) 3000K, 80 CRI (**30K8**) 5,8 3500K, 80 CRI (**35K8**) 4000K, 70 CRI (**40K7**) 5 4000K, 80 CRI (**40K8**) 5 5000K, 70 CRI (**50K7**) 5000K, 80 CRI (**50K8**) 5	120/277 (**UNV**)

Mounting	Color	Controls Options	Options	Lens Options
Wall Mount (**WM**)	**SPECIFY** Bronze Textured (**BRZ**) White Textured (**WHT**) Smooth White Gloss (**GWT**) Silver Metallic (**SVM**) Black Textured (**BLK**) Smooth Black Gloss (**GBK**) Graphite Textured (**GPH**) Grey Textured (**GRY**) Green Textured (**GRN**) Hunter Green Textured (**HGN**) Custom (**CS**)	Button Photocell (**PC**) Nema 7-Pin Receptacle (**PE7**) FSP-211 with Motion Sensor,Photocell & and Below Heights (**FSP211-B**) 5, 10 9-20 Heights (**FSP211-20**) 5, 10 21'-40' Heights (**FSP211-40**) 5, 10 Custom Controls Integration (**CCI**) 5 FSP Remote (**FSRB**) 10	Marine Grade Finish (**MGF**) House Side Shield (**HSS**) 5 Housing Extension (**HE**) Emergency Battery 4W (**EM4**) 5 Emergency Battery 8W (**EM8**) 5 Buy American Act (**BAA**) 5 Trade Agreement Act (**TAA**) 5 Build America Buy American (**BABA**) 5	Diffused Polycarbonate Visual Comfort Lens (**DPCL**) 15 Clear Tempered Glass Lens (**CTG**) 15 HAL Lens (**HAL**) 13, 14, 15

NOTES:
1. Consult Factory for Lead Time. Consult Factory For 90 CRI Requests.
2. Universal Voltage 120-277
3. Please contact Factory for Custom Control Integration requests (nLight, NX, WaveLinx, Crestron, DMX/RDM, Synapse, Casambi, Dali II, AirOn, or other control systems)
4. Turtle Safe
5. Consult Factory for all BAA/TAA/BABA requests
6. Optional Lens Not Available
7. Consult Factory for Lead Time
8. 3000K or lower, with fixed mounting options only, must be selected to meet International Dark-Sky Association certification
9. Not Available with Lens Options (VCA, VCS, DPCL, CTG)
10. FSP-211, 120V/277V, 230-240VAC (single phase), 50/60Hz
11. Projects with sensors require Qty. 1 FSRI per project
12. Not Available above 530mA
13. Not Available with Motion Sensor
14. HAL Lens: Yellow Polycarbonate Lens - less than 2% Blue Light Content
15. Contact Factory

2

EXHIBIT C
VIGNETTE studios
Planning Landscape Architecture
[redacted]9

CLIENT
NICKS INVESTMENTS, LLC
[redacted]

Harmony Marketplace

WLS LIGHTING + ELECTRICAL

SITE PLAN - [redacted]

JOB NO: 55
ACAD FILE: 55016PI
DRAWN: T
CHECKED: T
ISSUE DATE: July 16, 2

REVISIONS	DATE
CITY COMMENTS	9/30/25
CITY COMMENTS	11/24/25

SHEET TITLE:
LOT 1
PHOTOMETRIC PLAI

SHEET NO:
18

1009

REVISIONS	4	11/24/25	J.P.

REV #	DATE	BY:
1	6/27/25	J.P.
2	9/30/25	J.P.
3	11/13/25	J.P.

Submitted by WLS Lighting Systems | Job Name: 53716733 - CStore-Harmony Commercial Lot 1-Aurora, CO | Catalog Number: WLS-RO-WM-T2-16L-53-40K7-SLW | Notes: | Type: E | WLS25-24856

ARCHITECTURAL WALL MOUNT



LED WATTAGE CHART

Drive Current	16L	32L
400mA	18W (1579-2025 Lumens)	43W (3366-4051 Lumens)
530mA	22W (2286-2829 Lumens)	54W (5097-6134 Lumens)
700mA	31W (3266-3748 Lumens)	72W (5731-6102 Lumens)
850mA	55W (3827-4553 Lumens)	87W (8174-9838 Lumens)

FORM
- Elegant Die-Cast Aluminum Housing
- Corrosion Resistant Stainless Steel External Hardware
- Sleek, Low Profile Housing
- Spec Grade Performance
- Engineered For Optimum Thermal Management
- 9 Architectural Finishes Standard, RAL Colors Available

FUNCTION
- Micro Optics IES Distributions T2, T3, T4, T4FTW
- 0-10V Dimming Drivers THD @ Max Load < 15%. Power factor @ Max Load < 0.95
- Amber, 2700K, 3000K, 3500K, 4000K, or 5000K
- 16L or 32L LED Configuration
- CRI 70, 80, or 90
- 5 Mils Powder Coat
- Up to 9,838 Lumens

RELIABILITY
- Silicone Micro Optics
- 5 Year Standard Warranty
- IP67 Optics
- IP66 Fixture

BUY AMERICAN
To ensure the latest BAA/TAA/BABA Standards are being met, please select BAA, TAA, or BABA in the options section. Please contact the factory before placing an order for any NLS products requesting BAA (Buy American Act), TAA (Trade Agreement Act), or BABA (Build America, Buy America).

REV 04.17.25 | 1

Submitted On: Jun 27, 2025 | 1/5 | Index Page

Submitted by WLS Lighting Systems | Job Name: 53716733 - CStore-Harmony Commercial Lot 1-Aurora, CO | Catalog Number: WLS-RCF-6-M-9W-CS-SLW | Notes: | Type: F | WLS25-24856

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MaxLite | CMax

PROJECT NAME: | CAT #
NOTES: | FIXTURE SCHEDULE:

Multi-Mode Commercial Downlight Series

Wattage & CCT Selectable





Product Description
The RCF Multi-mode Universal Commercial downlight combines 5 CCTs and 3 Wattages in one product, and features multiple dimming modes (0-10V, TRIAC and ELV), with 12V output making it c-Max controls compatible. Easy to install in new construction, remodel and retrofit projects, with a slim body that fits into shallow ceilings, this Energy Star 1.0 qualified product is an all-in-one solution for adding recessed downlighting to hospitality, retail, office and other commercial lighting applications.

Features:
- 2700/3000K/3500K/4000K/5000K CCT Selectable
- Qualified as a fixture and a retrofit
- Mounts directly into ceiling, no housing required
- Extra wide flange to cover oversize openings
- Input Voltage: 120-277V
- Dimming: TRIAC/ELV with 12V & 0-10V
- Beam angle: 100°
- CRI: >90
- IC rated
- Field Installable Emergency Battery back up kit available (includes a test switch and the charge indicator kit, no cover)
- 12V Aux output to work with c-Max network controls

Ordering Information

FAMILY	SIZE	TECHNOLOGY	WATTAGE SELECTABLE	CCT SELECTABLE
RCF	**6in** 6"	**Mn** TRIAC & 0-10V Dimming	**09Wx** 10W/17W/21W	**CSx** Color Selectable 2700K/3000K/3500K/4000K/5000K
	8in 8"		**16Wx** 16W/24W/30W	

All products need set on 4000K and lowest wattage

Accessories:

ORDER CODE	MODEL NUMBER	DESCRIPTION	IMAGE
109999	CDFK-4-10NSPK	COMMERCIAL DOWNLIGHT FRAME KIT. NEW CONSTRUCTION, 4", 6",8" & 10" SIZE - 2 PACK	
108566	EBUUP1701SN20B	EMERGENCY INVERTER, 15W, 120-347VAC. CEC COMPLIANT. FIELD INSTALLABLE	
108663	RCF-XTRIM6	GOOF RING, DOWNLIGHT, 6" TO 10" COVERAGE	
105172	RCF-XTRIM10	GOOF RING, DOWNLIGHT, 9.5" TO 12" COVERAGE	

Stock TAA Items:

ORDER CODE	MODEL NUMBER	ES ID NUMBER
111696	RCF6M9WCS	3550188
111689	RCF8M16WCS	3550191

5 YEARS **5-year standard warranty** (further details available at www.maxlite.com/warranties)

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Submitted by WLS Lighting Systems | Job Name: 53716733 - CStore-Harmony Commercial Lot 1-Aurora, CO | Catalog Number: WLS-GSY-130-4K7-SLW | Notes: | Type: G | WLS25-24856

DATE: | LOCATION:
TYPE: | PROJECT:
CATALOG #:

Galasy II

PETROLEUM GAS CANOPY



FEATURES
- Value focused, budget-friendly canopy lighting solution
- Available in 4 wattages-30, 65, 100 and 120 Watts
- Low glare, even illumination and no pixelation for outstanding illumination
- High efficacy up to 155 LPW for maximum energy savings
- Universal retrofit solution for HID replacements for various sizes
- Driver accessible and field serviceable under canopy
- Pendent or surface mount options with ¾" conduit
- IP66 rating to keep water and insects out

IP66 | DLC | DLC PREMIUM

SPECIFICATIONS

CONSTRUCTION
- Die-cast aluminum, low profile housing
- New construction or retrofit solution
- Targets a large range of applications
- Easy installation
- White powder coat finish
- Heat sink design to disperse heat away from fixture
- Suitable for wet locations

OPTICS
- Textured glass drop lens
- Type V distribution
- Low glare

INSTALLATION
- Surface or pendent mounted
- Easy installation and serviceable below the deck

ELECTRICAL
- Universal 120-277 input voltage
- Power Factor > 0.9 at full load
- Total Harmonic Distortion < 20% at full load
- 6 kV Surge Protection
- 0-10 Volt Dimmable Driver
- Operating temperature: -40°C to +40°C

CERTIFICATIONS
- UL Listed
- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Wet Location Listed
- IP66 Rated

WARRANTY
- 5 year warranty

ORDERING GUIDE

Example: GSY-100-4K7

CATALOG # _____

GSY – [Wattage] – [Color Temp]

Series	Wattage	Color Temp
GSY Galasy II	30 30W 65 65W 100 100W 130 130W	4K7 4000K (5" CR) 5K7 5000K (5" CR)

KEY DATA	
Lumen Range	4,757 – 19,880
Wattage Range	30 – 127.9 Watts
Efficacy Range (LPW)	149 – 157
Reported Life (Hours)	≥ 60,000

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GSYLED-SPEC

Submitted On: Jun 27, 2025 | 1/4 | Index Page

Submitted by WLS Lighting Systems | Job Name: 53716733 - CStore-Harmony Commercial Lot 1-Aurora, CO | Catalog Number: WLS-RO-WM-T2-16L-53-40K7-SLW | Notes: | Type: E | WLS25-24856

Project Name: | Type:

ORGANIX - WALL MOUNT ORDERING GUIDE

Cat#: Organix - Wall Mount (WLS-RO)

Light Dist.: T2 (T2) | T3 (T3) | Type 4 Forward Throw Wide (T4FTW)

# of LEDs: 16L (16L) | 32L (32L)

Drive Current: 400 mA (4D) | 530 mA (5D) | 700 mA (7) | 850 mA (8D)

Kelvin: Amber 585-600nM (AMBER) 1, 4, 14 | 2700K, 70 CRI (27K7) 1, 4 | 2700K, 80 CRI (27K8) 1, 4 | 3000K, 70 CRI (30K7) 1, 4 | 3000K, 80 CRI (30K8) 1, 4 | 3500K, 80 CRI (35K8) | 4000K, 70 CRI (40K7) | 4000K, 80 CRI (40K8) | 5000K, 70 CRI (50K7) | 5000K, 80 CRI (50K8) 1

Volts: 120/277 (120V)

Mounting: Round Mount (WRM)

Color: SPECIFY
Bronze Textured (BRZ)
White Textured (WHT)
Smooth White Gloss (SWT)
Silver Metallic (SVR)
Black Textured (BLK)
Smooth Black Gloss (SBK)
Graphite Textured Gloss (GPH)
Grey Textured (GRY)
Green Textured (GRN)
Hunter Green Textured (HGN)
Custom (CS)

Controls Options: Button Photocell (PC) | Nema 7 Pin Receptacle (PE7) | FSP-211 with Motion Sensor/Photocell 8' and Below Heights (FSP211-8) 6, 14 | 9'-20' Heights (FSP211-20) 5, 14 | 21'-40' Heights (FSP211-40) 5, 14 | Custom Controls Integration (CCI) 7 | FSP Remote (FSRE) 10

Options: Marine Grade Finish (MGF) | House Side Shield (HSS) 8 | Housing Extension (HE) | Emergency Battery 4W (EM4) 7 | Emergency Battery 8W (EM8) 7 | Buy American Act (BAA) 3 | Trade Agreement Act (TAA) 3 | Build America Buy American (BABA) 3

Lens Options: Diffused Polycarbonate Visual Comfort Lens (DPCL) 14 | Clear Tempered Glass Lens (CTG) 14 | HAL Lens (HAL) 14, 15, 16

NOTES:
1. Consult Factory for Lead Time. Consult Factory For 90 CRI Requests.
2. Universal Voltage 120-277
3. Please contact Factory for Custom Control Integration requests (nLight, NX, WaveLinx, Crestron, DMX/RDM, Synapse, Casambi, Dali 1, Ari-On, or other control systems)
4. Turtle Safe
5. Consult factory for all BAA/TAA/BABA requests
6. Optional Lens Not Available
7. Consult Factory for Lead Time
8. 3000K or lower, with fixed mounting options only, must be selected to meet International Dark-Sky Association certification
9. Not Available with Lens Options (VCA, VCS, DPCL, CTG)
10. FSP-211, 120V/277V, 230-240VAC (single phase), 50-60Hz
11. Projects with sensors require Qty. 1 FSR per project
12. Not Available above 530mA
13. Not Available with Motion Sensor
14. HAL Lens: Yellow Polycarbonate Lens - less than 2% Blue Light Content
15. Contact Factory

2

Submitted On: Jun 27, 2025 | 2/5 | Index Page

Submitted by WLS Lighting Systems | Job Name: 53716733 - CStore-Harmony Commercial Lot 1-Aurora, CO | Catalog Number: WLS-RCF-6-M-9W-CS-SLW | Notes: | Type: F | WLS25-24856

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MaxLite | CMax

Multi-Mode Commercial Downlight Series

Wattage & CCT Selectable

Dimmer List:

MANUFACTURER	MODEL NUMBER	TYPE
COOPER	DF10PC1	0-10V
LEVITON	IPT10-LFZ	0-10V
LEVITON	DVSTV-WH	0-10V
LUTRON	DVTV	0-10V
LEGRAND	RHCL453PTC	TRIAC
LEGRAND	DCL453PTCCCV6	TRIAC
LEGRAND	HCL453PTCCCV6	TRIAC

MANUFACTURER	MODEL NUMBER	TYPE
LEVITON	CAT.NO.6674	TRIAC
LEVITON	IR10-PLCB-10M	TRIAC
LUTRON	MACL-153M	TRIAC
LUTRON	SCL-153P	TRIAC
LUTRON	DVCL-153P	TRIAC
LUTRON	CTCL-153PDH-WH	TRIAC
LUTRON	DVWCL-153PH-WH	TRIAC

c-Max Controls Micro-sites and Compatibility Guide

CMax NC NETWORKLIGHTING CONTROLS | Microsite | CMax NP NETWORKPARTNERS | Microsite

Product Compatibility Guide

Compatible Controls (SOLD SEPARATELY)*

The table below shows a small subset of control nodes from each tier that directly plug in with the fixture.
Refer to individual microsites above for more accessories that could be added based on application requirements.

ORDER CODE	MODEL NUMBER & LINK TO DATA SHEET	DESCRIPTION	QR CODE TO DATA SHEET	IMAGE
c-Max Network				
105895	NN-MGT	NETWORK NODE MAGNET, TRANSLUCENT		
109111	WNS3-W	3 BUTTON WALL NETWORK SWITCH (BLUETOOTH) WHITE		
108392	WNS5-W	5 BUTTON WALL NETWORK SWITCH (BLUETOOTH) WHITE		
111401	WNS6-W	NETWORK CONTROLS (BLUETOOTH) 6 BUTTON WALL SWITCH WHITE		
107791	CNSL-PSW	C-MAX NETWORK SENSOR 12V, BLUETOOTH PIR MOTION SENSOR / DAYLIGHT HARVEST, WHITE		
110750	PPA-06A	12V POWER PACK, 6A, 120-277V		
c-Max Network Partners - Silvair				
112395	NN-MGT-SL	SILVAIR NETWORK NODE MAGNET, TRANSLUCENT		
c-Max Network Partners - Casambi				
112634	NN-MGT-CA	CASAMBI NETWORK NODE MAGNET, TRANSLUCENT		

* Note - This controls ready fixture is compatible with the c-Max platform supporting multiple tiers of controls. The table above shows a small subset of control nodes from each tier that directly plug in with the fixture. Refer to individual microsite above for more accessories that could be added based on application requirements

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Submitted On: Jun 27, 2025 | 2/4 | Index Page

Submitted by WLS Lighting Systems | Job Name: 53716733 - CStore-Harmony Commercial Lot 1-Aurora, CO | Catalog Number: WLS-RCF-6-M-9W-CS-SLW | Notes: | Type: F | WLS25-24856

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MaxLite | CMax

Multi-Mode Commercial Downlight Series

Wattage & CCT Selectable

Specifications:

	RCF6M9WCS	RCF8M16WCS
Power Consumption (W)	10W/17W/21W	16W/24W/30W
Lumens Delivered (lm) 2700K	1000/1800/2300	1600/2700/3400
Lumens Delivered (lm) 3000K		
Lumens Delivered (lm) 3500K		
Lumens Delivered (lm) 4000K		
Lumens Delivered (lm) 5000K		
BBU Delivered Lumens EBUUP1701SN20B	10W - 600 lm 17W - 1,100 lm 21W - 1,400 lm	16W - 1,100 lm 24W - 1,600 lm 30W - 1,600 lm
Efficacy (lm/W)	≥100	
CRI	≥90	
Color Temperature (CCT)	Color Selectable – 2700/3000K/3500K/4000K/5000K (4000K Default)	
L70 Lifetime (hours)	50,000 Hrs	
Color Consistency	Proprietary binning for uniform color	
Power Factor	≥0.9	
Input Voltage	120-277V	
Compatible Dimmers	See Compatible Dimmers List	
Mounting	Direct to ceiling	
Housing	Aluminum	
Operating Temperature	-4°F -104°F (-20°C - 40°C)	
Certification	ETL, FCC	
Material Usage	RoHS compliant; no mercury	
Environment	Wet Locations, IC rated	
Warranty	5 years	

All products are set at 4000K and to the lowest wattage

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Submitted On: Jun 27, 2025 | 3/4 | Index Page

Submitted by WLS Lighting Systems | Job Name: 53716733 - CStore-Harmony Commercial Lot 1-Aurora, CO | Catalog Number: WLS-GSY-130-4K7-SLW | Notes: | Type: G | WLS25-24856

Galasy II

PETROLEUM GAS CANOPY

PERFORMANCE DATA

IES File name	Color Temperature	CRI	Delivered Lumens	Lm/W	Distribution Type
GSY-30-4K7.ies	4000	70	4757	157	Type V
GSY-30-5K7.ies	5000	70	4825	157	Type V
GSY-65-4K7.ies	4000	70	9768	149	Type V
GSY-65-5K7.ies	5000	70	9877	151	Type V
GSY-100-4K7.ies	4000	70	15395	153	Type V
GSY-100-5K7.ies	5000	70	15566	155	Type V
GSY-130-4K7.ies	4000	70	19662	154	Type V
GSY-130-5K7.ies	5000	70	19880	155	Type V

STOCK ORDERING INFORMATION

Product	Lumens	B	U	G	LPW	CRI	CCT
GSY-30-4K7	4757	2	2	1	157	70	4000
GSY-30-5K7	4825	2	2	1	157	70	5000
GSY-65-4K7	9768	3	2	1	149	70	4000
GSY-65-5K7	9877	3	2	1	151	70	5000
GSY-100-4K7	15395	3	2	2	153	70	4000
GSY-100-5K7	15566	3	2	2	155	70	5000
GSY-130-4K7	19662	4	3	2	154	70	4000
GSY-130-5K7	19880	4	3	2	155	70	5000

*Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment application and inherent performance tolerances of the electrical components.

ELECTRICAL DATA

Product	Nominal Wattage	Input Voltage (Volts)	Operating Current (Amps)	System Power (Watts)
GSY	30	120	0.252	30.29
		208	0.145	
		240	0.126	
		277	0.109	
	65	120	0.545	65.4
		208	0.314	
		240	0.273	
		277	0.236	
	100	120	0.838	100.5
		208	0.483	
		240	0.419	
		277	0.363	
	130	120	1.066	127.9
		208	0.615	
		240	0.532	
		277	0.462	

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GSYLED-SPEC

Submitted On: Jun 27, 2025 | 2/4 | Index Page

EXHIBIT C
VIGNETTE studios
Planning Landscape Architecture

CLIENT
NICKS INVESTMENTS, LLC

Harmony Marketplace

WLS LIGHTING + ELECTRICAL

SITE PLAN - PHOTOMETRIC

JOB NO: 55
ACAD FILE: 55016PI
DRAWN: J
CHECKED: J
ISSUE DATE: July 16, 2

REVISIONS	DATE
CITY COMMENTS	9/30/25
CITY COMMENTS	11/24/25

SHEET TITLE:
LOT 1
PHOTOMETRIC PLAI

SHEET NO:
19

1010

Planning & Business Development
City of Aurora
Planning Division
15151 E. Alameda Parkway, Suite 2300
Aurora, Colorado 80012
phone 303.739.7217
AuroraGov.org

Exhibit D - Public Comments

The following are public comments received during development review for DA-1925-19, All in One Harmony Commercial – Conditional Use, Site Plan and Plat. Comments without an email were shared from the petition.

1. Jose Santiago | [redacted]

As a resident of Aurora, I strongly urge the Planning Department to reconsider the approval of the proposed 24- hour convenience and liquor store near East Alameda Avenue and South Powhaton Road. This development poses serious risks to the safety, character, and livability of our neighborhood. Numerous studies and city data show that increased density of convenience and liquor stores—especially those operating late at night—correlates with higher rates of violent crime, loitering, and impaired driving. The proposed location is within close proximity to residential homes, which raises concerns about late-night noise, traffic congestion, and a decline in property values. Aurora's own Unified Development Ordinance requires conditional use approval for such establishments within 300 feet of residential zones, precisely because of these risks. I ask that the city prioritize community well-being and neighborhood compatibility when evaluating this proposal. Thank you for considering the voices of local residents.

2. Crystal Lara-Rodriguez | [redacted]

Please establish a grocery store, restaurants East of Gun Club Road. It's extremely difficult to care for a family when the nearest grocery store is a 45 minute round trip, not including time to be in the store and purchase necessities.

3. Rhiannon Athey | [redacted]

As a resident of the Harmony neighborhood, I am excited to see movement on more commercial in the area. Where I do have an issue is the idea of having a 24/7 gas station/liquor store. We already have issues with unwanted people scouting cars in the middle of the night and having a 24/7 gas station will draw more of this unwanted activity to the neighborhood. We already have a 7-eleven and QT that were recently built off gun club and do not need yet another gas station especially when homes more or less back up to the purposed site. We do not have the proper officer resources to even have patrols out here at night. As a resident I welcome a sit down restaurant, a coffee shop or other amenities that do not offer 24/7 services.

4. Mackenzy Travis | Email: [redacted]

While it is understood that growth in this area is imminent, I ask that the city consider the dangerous impacts that this plan may have on the citizens of Aurora, not just those who live in Harmony. We bought our home in 2020 and while crime happens everywhere, we have noticed a significant increase in break ins, specifically with the opening of the 7/11 off of 470 and 6th pkwy. That isn't in our backyard and we saw the effects. Having a business that operates 24/7 will not only draw in crime but it will disrupt the lives and peace of those whose backyard faces east alameda. It also does not make sense to place a gas station this far east when there is not a main road that is traveled by others than the trucks for construction or fracking and the residents of the surrounding neighborhoods. It already doesn't make sense what happened at 6th and 470 with two gas stations across from each other, bringing a gas station out here would just add to the incompetence of the city in regards to lack of ability in providing businesses of practical usage for its citizens. Another huge factor is the intersection of Alameda and Powhatan. I personally have witnessed two very bad accidents at this intersection. Before anything is built I strongly suggest the city consider putting in a traffic signal at this intersection. There have been roll overs, T-bones and head on collisions here and the more traffic drawn in the more accidents that will occur. Again, it is known that change and growth is imminent, but it is asked and strongly encouraged that the city consider the repercussions that will occur from the choices of business they allow to vacate this lot. Please reconsider allowing another gas station and a 24/7 convenience store on the southeast corner of Powhatan and alameda.

5. Jose Vila | [redacted]

Decline proposal of convenient gas station and liquor store. This type of business will bring to the residence area crime, drug dealers and others. Please take this business proposal to another area.

6. Erika Clamage | [redacted]

Our community does not approve of nor want a 24-hour convenience and liquor store (Project #1908359 next to Harmony) for the following reasons:

- Two convenience stores/fuel stations already exist nearby on 6th and Gun Club (7-Eleven and QuikTrip).
- We're a family-oriented community and want to keep our neighborhood safe and quiet after hours.
- We'd prefer to attract businesses that will add value to our community like a sit-down restaurant, coffee shop, dry cleaner, barber, nail salon, etc.
- A 24-hour liquor store is going to diminish the value of our community.

Please consider using this space for a local business that will add value to the community.

7. Isabel Valverde | [redacted]

There is absolutely no need for a 24 hour liquor store or a 24 hour gas station. This is a community full of children attending the elementary school and harmony and the high school walking distance to this future location. The stores added here should promote a healthy lifestyle. The homes in the area are 600k+ we do not need depression of the value on our homes to go down and thus hindering the economy. This an area full of neighborhoods amd schools what benefits the community adding a 24 hour liquor store and gas stations? Children in these neighborhoods need healthy options to grow a long lasting childhoods. They do not need to be influenced by truckers, homeless, drug addicts, and criminal mischief- which is exactly what this proposal poses.

8. Krahors Khim | [redacted]

I opppose to having a gas station due to our community of school.

9. Austin Macosky | [redacted]

I cannot feed my family gasoline, liquor, and snacks. There has been a massive influx of Kroger delivery orders in the neighborhood because it is highly inconvenient to drive 20-30 minutes each way to a grocery store for small trips. This directly detracts from resident's health and quality of life by forcing them to overpay for delivery services and buy groceries in bulk, causing fresh produce to run out quickly with long periods between replenishment. We need a King Soopers. The demand and customer base is more than present in this area.

10. Tealla Bonneau | [redacted]

I'm a resident of the neighborhood adjacent to where this project would be and would love more commercial opportunities in our areas, I wouldn't even mind another convenience store, but a 24 hour convenience and liquor store this close to our neighborhood brings unwanted traffic at the wrong times. Because of our location being so rural we already deal with crime late at night and I feel this addition would welcome more unwanted traffic and attention to our area late at night making our neighborhood less safe, which is not what we want.

11. Gary Bohman | [redacted]

Please do not allow this project to go forward as listed. This community has no need for a liquor store as it is a family-oriented neighborhood. In addition, they just built both a 7-Eleven and a Quick Trip on the corner of 6th avenue and Gun club road so we do not need additional gas stations. Please only allow businesses that are useful for families such as grocery stores or restaurants. Thank you for your cooperation.

12. Sarah Cook | [redacted]

I would like to express my concerns with the plans to build yet another gas station/convenience store and liquor store in the area. There are already 3 gas stations within 3 miles, it seems absolutely unnecessary to add another gas station to the area. Not to mention the fact that a liquor store would be within close proximity to several schools and promotes a certain lifestyle that should not be encouraged to young kids. Especially when there is a greater need for other services to be nearby, such as a grocery store. As a parent of young children, I do not welcome anything to the area that is open 24 hours. I don't want the traffic, potential crime or additional people driving through the neighborhood at all hours of the night. Our neighborhood is already struggling with people casing cars late at night, I do not want to invite more traffic to the area 24 hours a day. I would much rather see the land, zoned for commercial use, to be used in a way that

supports community or fosters connection with people. A coffee shop, a library, a barbershop, a restaurant, a grocery store…all of which would add significantly to the community.

13. Nichole Falbo | [redacted]
I reside in Harmony Aurora and do not wish for a 24 hour convenience or liquor store to be built. It will bring extra unwanted traffic and crime to this area. This area is better fit shops: nail salon, restaurants (sushi, Mexican, Italian), gyms, pet groomer, or hospitals or libraries.

14. Hank and Isabell Miranda | [redacted]
We reside at [redacted], Aurora, Colorado 80018 and DO NOT want or need a 24 hour convenience store or liquor store. Crime is high in our area and this will draw more people to our neighborhood that we do not want. We have three convenience/fuel stores on Gun Club which is more than enough. We want a coffee shop, library and restaurant.

15. Mark Saxelby | [redacted]
I reside in the Harmony neighborhood and am a member of our Homeowners Association representing our Neighborhood Advisory Committee. The filing for project 1908359 has come to our attention for which there is not wanted, desired or needed. We have too many people not from our community entering to use the city park vandalizing and committing crimes. It's gotten so bad we are in the process of installing the Flock system. There are already three convenience/fuel stores on Gun Club and 6th and Zante for which our community does not need another. A convenience store and liquor will draw more people to our community that do not reside in our community 24/7 increasing crime, light pollution. The desired conveniences needed are a library, restaurant, nail salon, cleaners, barber/salon NOT a 24 hour convenience store, liquor store or cannabis/vape store. Our crime is bad and increasing now that DR Horton added 50 new rentals in the middle of our community.

16. Fiona Wood | [redacted]
There is insufficient information at this time, much more is needed. What type of food service/restaurant is going to be in the 1,500 sq ft space? That seems very small for anything other than some kind of fast-food service. Any convenience store out here needs to include fresh produce and healthy choices at the same prices found in supermarkets such as King Soopers and Safeway. Fast food and snack foods only is not what is needed here. In the fueling plan there needs to be stations for charging electric vehicles. What is proposed for developing Powhatan Road, widening it south from E Alameda and the same for the junction with Jewell and onward to Iliff? There are large trucks associated with the fracking sites and with the construction traffic, which will be further exacerbated by the developments proposed West of Powhatan and the road is inadequate for current usage. When will public comments be shared and when will there be hearings about the project? How will the hearing dates be communicated and where will they be held.

17. Aditi Desai | [redacted] | [redacted]
Our community does not approve of nor want a 24-hour convenience and liquor store (Project #1908359 next to Harmony) for the following reasons:

- Two convenience stores/fuel stations already exist nearby on 6th and Gun Club (7-Eleven and QuikTrip).
- We're a family-oriented community and want to keep our neighborhood safe and quiet after hours.
- We'd prefer to attract businesses that will add value to our community like a sit-down restaurant/fast casual restaurant, coffee shop, dry cleaner, grocery store, etc.
- A 24-hour liquor store is going to diminish the value of our community. • What are our options to provide input and who can we contact in advance before this goes through? We would like to partner with you as community residents to build a bright future for our neighborhood and local businesses

18. Steve Kisley | [redacted]
I hope all our voices are heard and we can support a better alternative for the needs of the community. I speak for Mike Bickett and myself that we do not support the gas/liquor store on Powhattan and Alameda. We fear it will harm property value and increase crime and potentially generate more congestion to a heavily used and unfinished intersection. The proposed location can impose additional risk and accidents to drivers, pedestrians and pets, since it is still a country road. Additionally, the light and noise pollution the business emits once opened, will be disruptive to adjacent homes. This current proposal does not add value to us as homeowners in the community and we wish to see a practical alternative such as a grocery store, dry cleaning, or non-fast food restaurant, or any other discount retailer to negatively impact property value. Hope this helps and let us know if you have any questions or additional information.

19. Mia Barrett | [redacted]
I am a resident of the Harmony neighborhood, and I am writing to express my concern regarding the proposal to include a 24-hour convenience store &liquor store as part of the development plan at the corner of Powhaton and Alameda. While I support thoughtful development that benefits our community, I do not believe a 24-hour liquor store is the right fit for this area. My concerns center on safety and security:

- Extended hours of operation may attract late-night activity that could increase disturbances and noise in a primarily residential neighborhood.
- There is a heightened risk of crime and loitering, which could negatively impact the sense of safety for families and residents in the area.
- The presence of a liquor store operating around the clock is not consistent with the character of our community and may deter other types of businesses that would better serve residents.

I respectfully urge the commission to reconsider this aspect of the proposal and explore alternatives that would promote a safer, family-friendly environment while still supporting local economic growth. Thank you for your time and for considering the concerns of residents as you make your decision.

20. Adam Crane | [redacted]
The surrounding community (Harmony, Adonea, Traditions) is comprised of families. There are schools and many young children. Restaurants and grocery stores are needed—it's roughly a 20-minute drive to either. There are already 3 gas stations with convenience stores within 10 minutes of the project location and adding another is redundant. A 24-hour convenience and 4000-foot liquor store is not beneficial to the families living here and will invite increased late-night activity, which is when serious crimes are most likely to occur. This project makes alcohol rapidly accessible and caters to those who have been drinking by offering quick access food at every waking hour. If completed in its current form, there will be no surprise if this project leads to an increase in late-night intoxicated driving. Please build to improve the community instead of serving alcoholics and oil interests.

21. Kelly Crane | [redacted]
The surrounding community (Harmony, Adonea, Traditions) is comprised of families. There are schools and many young children. Restaurants and grocery stores are needed—it's roughly a 20-minute drive to either. There are already 3 gas stations with convenience stores within 10 minutes of the project location and adding another is redundant. A 24-hour convenience and 4000-foot liquor store is not beneficial to the families living here and will invite increased late-night activity, which is when serious crimes are most likely to occur. This project makes alcohol rapidly accessible and caters to those who have been drinking by offering quick access food at every waking hour. If completed in its current form, there will be no surprise if this project leads to an increase in late-night intoxicated driving. Please build to improve the community instead of serving alcoholics and oil interests.

22. Christy Nicolls | [redacted]
I strongly oppose the plan to build a gas station and 24-hour convenience store right next to our neighborhood. Having a gas station so close is not only unnecessary — since there are already multiple options nearby — but also raises serious safety concerns. A 24-hour store could draw additional late-night traffic and loitering, which would only add to the car thefts and break-ins we are already experiencing in this area. This project does not benefit the community and instead puts residents at greater risk. I urge the city to reconsider this plan and protect the safety and quality of life in our neighborhood. Thank you.

23. Christine Lile | [redacted]
Please, no. We already have 3 gas stations, another one is really unnecessary. Yes to shops, grocery, beauty, just about anything but not ANOTHER gas station.

24. Andre Vuagniaux | [redacted]
I would like to oppose development of this project to place a convenience store and liquor store at this location. This is not needed and this is to close to residential development. Please use this area for a grocery store. That is the major need in these eastern most, Aurora developments.

25. Katherine Denney | [redacted]
As a resident of Harmony neighborhood and mother to children who attend Harmony ridge I can tell you with certainty that this development is not what this community needs nor wants. We do not need a 24/7 store on this corner and absolutely do not need a convenience store. This development should ADD to the community we have built here not detract from it and this will detract from this community. We moved to this neighborhood and area of Aurora specifically because strip malls and 24/7 liquor convenience stores weren't on every corner, and alameda and powhattan already cannot handle the amount of traffic there is, so absolutely cannot add more traffic with an overall lack of infrastructure. The city needs to listen to the constituents they serve and move away from this development and seek alternative businesses that can add value and build this community.

26. Destiny Bailey | [redacted]
Seriously. We already have three gas stations less than 5 miles away. This is a horrible idea. What we need is a grocery store but no the city keeps letting gas stations go in everywhere. We DO NOT need a gas station and liquor store right next to our neighborhood! We have a liquor store 4 miles down the road! If you want to build something right there then put in a restaurant or bring our damn taco truck back. We would much rather have them than a 4th gas station!

27. Jaclyn W | [redacted]
This is not the type of business we want (or need) in the area. We moved here because it was a quiet neighborhood and we'd like for it to stay quiet. There are already enough gas stations close to our area, not sure why we need another one. And a 24 hour liquor store is definitely not what this neighborhood wants/needs. We need things like small businesses, coffee shops or restaurants. Businesses that close at normal hours and won't lead to crime in the neighborhood. Please rethink this project - this is the wrong business to be built on this corner.

28. Addiel Chaudhry | [redacted]
I am a homeowner in the Harmony neighborhood, which will be heavily impacted by this decision. This area DOES NOT need another gas station/liquor store. On that note, this parcel of land would be better utilized as shops that fulfill other needs like food, coffee, dry cleaning, or groceries, just to name a few. The added traffic congestion on a one-lane road would only hinder residents' access to their neighborhood and homes. Allowing this store to remain open 24/7 will only increase traffic congestion, noise and introduce new issues into an otherwise quite area.

29. Nicolls Legal | [redacted]
I understand the intent to encourage development, but I strongly hope the City will prioritize community safety and thoughtful planning. This site is located very close to several residential neighborhoods and schools, which raises concerns about increased traffic, noise, and potential safety risks for students and families. In addition, there is already a 7-Eleven nearby. It's unclear why another large convenience store and gas station are necessary within such a short distance. If the project proceeds, please ensure strict safety, lighting, and traffic control measures, and reconsider the scope of the fueling center. I also encourage including EV charging facilities rather than limiting it to traditional gasoline pumps—this would better serve long-term sustainability and community needs.

30. Jose Santiago [redacted]
Hello Commissioners, My name is Jose Santiago, and I am a resident of the Harmony neighborhood. I am here to express strong opposition to the proposed 24-hour convenience and liquor store at Alameda Avenue and South Powhaton Road.

<u>Crime and Safety Concerns</u>

(1) Research and local data consistently show that convenience and liquor stores—especially those operating overnight—are associated with elevated crime rates. A peer-reviewed study in BMC Public Health found that each additional convenience store in a metro area correlates with a 0.27 increase in violent crimes per 10,000 residents annually (Yang et al.). The National Institute of Justice further reports that 28% of convenience store robberies result in injury, with late-night operations being particularly vulnerable.

Aurora's own Police Transparency Portal shows that commercial corridors with late-night retail already experience higher rates of robbery, assault, and property crime. In Murphy Creek, crime reports increased after the addition of 24-hour retail at 6th and Gun Club Road, with more calls for theft, DUI, and loitering. Similarly, in Green Valley Ranch, Denver's crime database shows persistent clustering of robberies and burglaries around Tower Road retail nodes, even as overall violent crime trends improved.

Strain on Police Resources

(2) The Aurora Police Department employs roughly 748 officers to serve a rapidly growing population. Adding a high-risk retail site in a developing corridor will increase demand for overnight patrols and emergency response. This diverts resources from proactive policing strategies that have contributed to recent crime reductions citywide. In short, approving this store would stretch already limited public safety resources.

Neighborhood Compatibility

(3) The proposed site is within 300 feet of residential homes, triggering conditional use review under Aurora's Unified Development Ordinance. This safeguard exists to prevent incompatible land uses that undermine neighborhood stability. Residents in Harmony, Murphy Creek, and surrounding communities have voiced concerns about loitering, impaired driving, and noise—all of which degrade quality of life and suppress property values.

Impact on Property Values

(4) In addition to crime and public safety concerns, the proposed 24-hour convenience and liquor store poses a significant risk to nearby property values.

National Research: A study in Urban Studies found that homes located within 500 feet of liquor stores sold for 4–6% less than comparable homes farther away (Livingston, 2008).

Local Market Data: According to Zillow, the average Aurora home value is $463,247, but values have already declined 4.3% in the past year due to market pressures (Zillow). Introducing a high-risk retail use could accelerate depreciation in adjacent neighborhoods.

Perception of Disorder: Research from the Journal of Real Estate Finance and Economics shows that proximity to "nuisance businesses" such as liquor stores can reduce home sale prices by up to 10%, primarily due to perceived safety risks and increased nuisance calls (Pope & Pope, 2012).

Aurora's Comprehensive Plan: The city's own Aurora Places plan emphasizes that land use decisions should "protect neighborhood stability and property values" by avoiding incompatible development near residential zones (City of Aurora, Comprehensive Plan).

For Harmony, Adonea, Murphy Creek, and surrounding neighborhoods, this means that approving a 24-hour liquor and convenience store could directly undermine the equity of homeowners who have invested in Aurora's growth. Even a 5% decline in value would represent a loss of $23,000 per household based on current averages. Aurora is growing rapidly, and we welcome thoughtful development that enhances livability. But a 24-hour convenience and liquor store at this location would increase crime risk, strain police resources, and erode neighborhood safety. I respectfully urge the Commission to deny this proposal in the interest of protecting our community. Thank you for your time and consideration.

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30. Kushan Patel
I do not support a 27/7 convenience store or liquor store. This is a family neighborhood, we want businesses that promote safe family activities. We should not be promoting alcohol to our growing youths. Try a restaurant or service business instead.

31. Rochelle White
This idea in a neighborhood by schools is crazy. Safety is a priority and a 24 hour liquor store (when there isn’t any other one near) will bring an unwanted crowd , traffic , drama. The priorities are wrong - we need grocery stores.

32. Nichole Falbo
Our community as a collective does not approve of this plan. It’s a greedy investors dream. Please allow beneficial businesses to join our community, ie grocery store, gym, coffee shop, nails, dry-cleaner, groomers, library, etc.

33. Courtney Gansmann
While I'm ready for retail growth, a 24/7 gas and liquor store with terrible fast food is not exactly what anyone on this community had in mind. We've already got 2 new gas stations down the road. We need beneficial growth, not this.

34. Melanie Hart
I oppose this project as it will degrade the community. Let's bring family friendly business and businessrs that want to be contributors to the well being of the 80018. The Harmony community and surrounding areas needs libraries, rec centers, activities for youth, and quality grocers and retail establishments. Please, Aurora, do not degrade the 80018. Invest wisely in the 80018 and the return will pay out for generations to come!

35. Edglett Moreno
We moved here because of safety for our family. With more houses we really need a nearby store for groceries. We find no use to a liquor store.

36. Christopher Pichon
This is not needed. We already have Quick Trip and 7-11 that also offers liquor by 470. Concentrate on high value neighborhood establishments like coffee shop and or donut shop that will attract the residents of the newly constructed community and upcoming Parklands Village.

37. Liz Reighter
I am signing this petition to oppose the construction of a 24-hour liquor and gas station adjacent to our neighborhood. While I understand the need for local businesses, this type of establishment operating around the clock could negatively impact our community’s safety, noise levels, and property values. Increased traffic, potential for loitering, and safety concerns for residents, especially families with children, are significant issues. I urge local authorities to consider alternative locations or business types that better align with the residential character of our neighborhood and prioritize the well-being of its residents.

38. Lisa Perrett
Allowing alcohol sales to take priority over community wellbeing would be a failure of leadership and responsibility. Please prioritize responsible development that positively influences the children, young people,

and adults who are shaping (and being shaped by) this neighborhood. Approving this liquor store would send a clear message that profit from addiction takes priority over community health and safety. Our city shouldn't approve the neighborhood's first businesses to be ones built on destructive habits. We deserve responsible development that truly benefits the people who live here.

39. Christina Nevinski
This community needs other amenities and businesses besides another gas station and a liquor store. We are in need of a grocery store first and foremost! We have other needs to also be met as there is already an increase in traffic and in particular, unsafe driving and speeding. Additionally, there are already many issues with car thefts. To add a 24 hour gas station and liquor store will only add to these issues and change this neighborhood negatively.

40.Muhammad Kolila
This is not acceptable in our neighborhood.

41. Seth Youtsey
Another gas station!?! As if the last two recently added weren't enough, let's tack on a liquor store (because the gas stations don't already sell liquor). Aurora city council is asleep at the wheel. Who is making the decisions on city development? Obviously just the developers. Zero city planning is happening. Bonus prize to our neighborhoods next to this gas station, dangerous two lane roads. Surely you can't get the developers to build roads (or expand) next to this gas station/liquor store and the coming 18,000 housing units. Thanks, Aurora.

42. Domonic Hart
Grocery store like Sprouts would be best so we can make sure families are getting local pricing and best quality food.

43.Brianna Duncombe
As a resident and parent in this community, I am signing because our neighborhood is meant to be a safe, family-focused place—not a hotspot for late-night traffic, loitering, and unsafe behavior. We welcome growth and responsible development, but a 24-hour gas station and liquor store do not align with the peaceful, community-centered environment we have built here. A business operating around the clock—especially one selling alcohol—will bring increased traffic, noise, and the potential for irresponsible or impaired individuals near our homes, parks, and walking paths where our children play. This is not the type of activity we want near our families. We would love to see businesses that contribute positively to our neighborhood—coffee shops, small grocery stores, local dining spots, or services that add value to our daily lives. But we should not have to sacrifice safety, peace, and property value for establishments that historically increase disturbances and crime in residential areas. Our community deserves thoughtful development that protects families, not invites risk. I strongly oppose this proposal and urge decision-makers to prioritize the safety and character of our neighborhood.

44. Pamela Bamberg
Small businesses are ok. not 24 hour or liquor store. There is a liquor store off Gun club at the Shell station not that far away. This is a quiet family neighborhood with children.

45. Brianna Sanders
There is a liquor store within a couple of miles of Harmony already, along with three gas stations. Its residents have been wanting a small grocery store for quite a while instead of more convenience stores. As a homeowner, I worry the type of traffic this could attract in the middle of the night and the amount of noise/potential increase in crime.

46.Mark Saxelby
The applicant opened a gas station in Murphy Creek and Green Valley Ranch. Neither location added value to the community or to the property values. Both locations have caused a Both locations have caused an increase in crime. The city of Aurora desires income from taxes generated by the gas station and liquor store, which does not benefit the value of our homes if anything it decreases the value.

47.Jennifer Haines
I prefer to see a grocery store instead of a liquor store.

48. Stephanie Crookston
They already race up and down both streets. Adding a liquor store seems silly and will contribute to that negative occurrence.

49. Chayla Goyette
How about instead we put in a grocery store.

50.Christian Romero
There's already three gas stations around the area that sell liquor… we don't need another more. Keep it out, there's descent people around here. Let's keep it that way.

51. Cristal Albino
I oppose the construction of a 24 hour gas station and liquor store. Our community is tranquil, serene, and family friendly. We cannot risk the increase of drunk drivers when there are a lot of kids, pets, and wildlife around. We have schools nearby. We also already have 3 gas stations in the surrounding area. I would strongly advise to provide more community friendly facilities. A small grocery store, a family owned café, a small library. Something that would benefit the community.

52. Ivan Mijangos
No liquor or gas stations!!!!

53.Mary Hoang
None of us want a 24 hour market and liquor store in our neighborhood because historically they bring a bad element into our community.

54. Aditi Desai
Our community wants businesses that are family-oriented and needed. We want coffee shops, salons, sit-down restaurants, grocery stores, and other businesses that are needed and wanted. We currently have three gas stations/liquor stores in a few mile radius. We have an elementary school in the neighborhood, are close to a high school, and have lots children. Also, the site faces multiple houses and the noise, light pollution, traffic, and unruly people are unwanted by over 450 neighbors.

55. Aditi Desai | [redacted]
We continue to not want this in our community based on what we've already shared. Thank you!

56. Mohamed Ayoub
I oppose this development, it does not bring anything beneficial to our community other than increasing crime rate.

57. Virginia Gaitho
I echo other residents voice and concerns. A liquor store in the neighborhood is of no benefits to residents of Harmony. Focus should be geared towards a grocery store and other amenities that will help promote residential living.

Start a petition



Prevent construction of gas station and 24-hour liquor store

Sign petition

508

Verified signatures

Let's get to 1000 signatures!

Petitions with 1,000+ supporters are 5x more likely to win!

Decision Makers: Curtis Gardner +10

25 Supporter Voices

1 Update

The Issue

Our neighborhood is a family-oriented community that has managed to maintain its charm and warmth over the years. As a resident, I can personally attest to the peace and safety that make this place feel like home. Every morning, I enjoy seeing children playing in the park and families enjoying evening walks with their dogs. This picturesque setting is at risk of being disrupted if a proposed 24-hour gas station and liquor store are allowed to open in our midst (corner of Alameda and Powhaton).

While we are not opposed to development and welcome new businesses that enhance our community, such as coffee shops, sit-down restaurants, veterinarians, grocery stores, or small convenience stores, a gas station and liquor store are not in line with the values and atmosphere we all cherish here. The introduction of these establishments would inevitably lead to increased traffic congestion and noise, negatively impacting the quality of life and property values that we have worked so hard to cultivate and maintain.

Safety and security are paramount here. With increased traffic and potentially disoriented individuals visiting the liquor store at all hours, our streets could become hazardous. The peace that this neighborhood currently enjoys would be replaced by the constant drone of vehicles and disturbances at odd hours.

Moreover, studies have shown that proximity to a liquor store can lead to an increase in crime rates and public disturbances, which could compromise the safety and integrity of our neighborhood. For instance, a study published in the Journal of Urban Health found that

Support now

Sign petition

We are urging our local council to consider our community's unique needs and the potential negative impacts before approving any permits for a gas station and 24-hour liquor store. Instead, we encourage the pursuit of development projects that align with the community's values and enhance its livability and family-friendly atmosphere.

Please help us preserve the tranquility and safety of our neighborhood by signing this petition to show your support against the proposed gas station and liquor store development. Together, we can ensure our neighborhood remains a peaceful and nurturing environment for current and future generations.

Report a policy violation



Aditi Desai
Petition Starter

Media inquiries

The Decision Makers

Aurora City Council
10 Members



Curtis Gardner
Aurora City Council - At Large

Dustin Zvonek
Aurora City Council - At Large

Support now

+ 7 members



Mike Coffman
Aurora City Mayor
Awaiting response

Supporter Voices

Featured Comments

Brianna, Denver
2 months ago

"As a resident and parent in this community, I am signing because our neighborhood is meant to be a safe, family-focused place—not a hotspot for late-night traffic, loitering, and unsafe behavior. We welcome growth and responsible development, but a 24-hour gas station and liquor store do not align with the peaceful, community-centered environment w..."

Show full text

♡ 3 Likes Report

Lisa, Parker
2 months ago

Support now

neighborhood. Approving this liquor store would send a clear message that profit ...”

Show full text

♡ 8 Likes Report

Melanie, Aurora
2 months ago

“I oppose this project as it will degrade the community. Let's bring family friendly business and businessrs that want to be contributors to the well being of the 80018. The Harmony community and surrounding areas needs libraries, rec centers, activities for youth, and quality grocers and retail establishments. Please, Aurora, do not degrade the 80...”

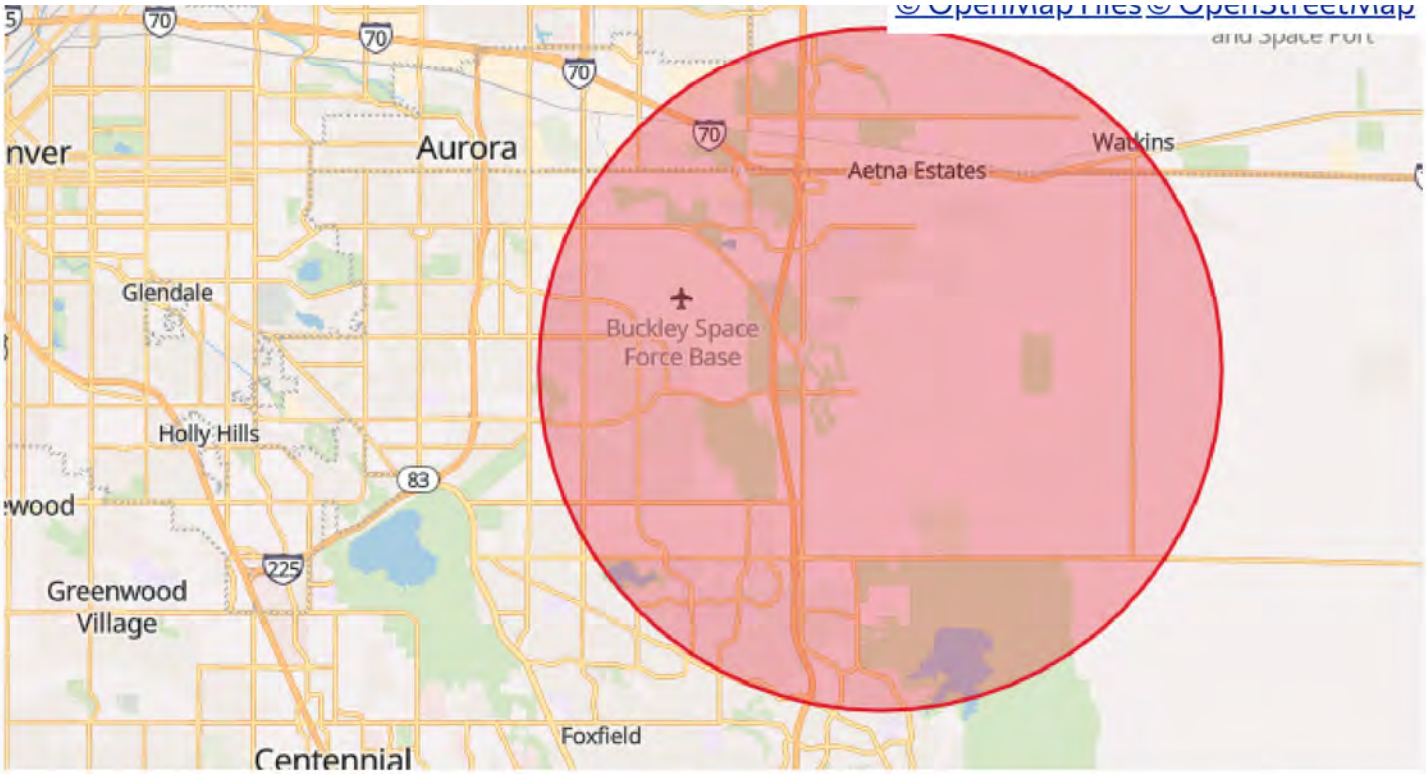
Show full text

♡ 7 Likes Report

View all comments

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$4	**$6**	**$11**
$21	**Other**	

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Support now

S

Third Round of Comments New

2 weeks ago • Aditi Desai, Petition Starter

Hi Folks, we've heard from Aurora, and they are now in a third round of reviews for the gas station/liquor store. Their portal really stinks. You're welcome to leave comments...

Read full update

250 supporters!

2 months ago

Aditi Desai started this petition!

3 months ago

Share this petition



Share this petition in person or use the QR code for your own material.

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Engage Your Decision Maker

English (United States)

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Support now

Back to petition

Prevent construction of gas station and 24-hour liquor store

I echo other residents voice and concerns. A liquor store in the neighborhood is of no benefits to residents of Harmony. Focus should be geared towards a grocery store and other amenities that will help promote residential living.

Virginia

I oppose this development, it does not bring anything beneficial to our community other than increasing crime rate

Mohamed

No liquor or gas stations!!!!

Ivan

I oppose the construction of a 24 hour gas station and liquor store. Our community is tranquil, serene, and family friendly. We cannot risk the increase of drunk drivers when there are a lot of kids, pets, and wildlife around. We have schools nearby. We also already have 3 gas stations in the surrounding area. I would strongly advise to provide more community...
Read full comment

Cristal

There's already three gas stations around the area that sell liquor... we don't need another more. Keep it out, there's descent people around here. Let's keep it that way.

Christian

How about instead we put in a grocery store

Chayla

They already race up and down both streets. Adding a liquor store seems silly and will contribute to that negative occurrence

Stephanie

I prefer to see a grocery store instead of a liquor store.

Jennifer

The applicant opened a gas station in Murphy Creek and Green Valley Ranch. Neither location added value to the community or to the property values. Both locations have caused a Both locations have caused an increase in crime.The city of Aurora desires income from taxes generated by the gas station and liquor store, which does not benefit the value o...
Read full comment

Mark

There is a liquor store within a couple of miles of Harmony already, along with three gas stations. Its residents have been wanting a small grocery store for quite a while instead of more convenience stores. As a homeowner, I worry the type of traffic this could attract in the middle of the night and the amount of noise/potential increase in crime.
Read full comment

Briana

Small businesses are ok. not 24 hour or liquor store. There is a liquor store off Gun club at the Shell station not that far away. This is a quiet family neighborhood with children.

Pamela

As a resident and parent in this community, I am signing because our neighborhood is meant to be a safe, family-focused place—not a hotspot for late-night traffic, loitering, and unsafe behavior. We welcome growth and responsible development, but a 24-hour gas station and liquor store do not align with the peaceful, community-centered environment...
Read full comment

Brianna

Grocery store like Sprouts would be best so we can make sure families are getting local pricing and best quality food

Domonic

Another gas station!?! As if the last two recently added weren't enough, let's tack on a liquor store (because the gas stations don't already sell liquor). Aurora city council is asleep at the wheel. Who is making the decisions on city development? Obviously just the developers. Zero city planning is happening. Bonus prize to our neighborhoods next to this gas station,...
Read full comment

Seth

“

This is not acceptable in our neighborhood

Muhammad

“

This community needs other amenities and businesses besides another gas station and a liquor store. We are in need of a grocery store first and foremost! We have other needs to also be met as there is already an increase in traffic and in particular, unsafe driving and speeding. Additionally, there are already many issues with car thefts. To add a 24 hour gas...
Read full comment

Christina

“

Allowing alcohol sales to take priority over community wellbeing would be a failure of leadership and responsibility. Please prioritize responsible development that positively influences the children, young people, and adults who are shaping (and being shaped by) this neighborhood. Approving this liquor store would send a clear message that profit from...
Read full comment

Lisa

“

I am signing this petition to oppose the construction of a 24-hour liquor and gas station adjacent to our neighborhood. While I understand the need for local businesses, this type of establishment operating around the clock could negatively impact our community's safety, noise levels, and property values. Increased traffic, potential for loitering, and safety...
Read full comment

Liz

“

This is not needed. We already have Quick Trip and 7-11 that also offers liquor by 470. Concentrate on high value neighborhood establishments like coffee shop and or donut shop that will attract the residents of the newly constructed community and upcoming Parklands Village.

Christopher

“

We moved here because of safety for our family. With more houses we really need a nearby store for groceries. We find no use to a liquor store.

Edglett

Company
About
Impact
Careers
Team

Community
Blog
Press
Community Guidelines

Support
Help
Privacy
Terms
Accessibility Statement
Cookie Policy

Connect
X
Facebook
Instagram
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Engage Your Decision Maker

English (United States)

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Planning & Business Development
City of Aurora
Planning Division
15151 E. Alameda Parkway, Suite 2300
Aurora, Colorado 80012
phone 303.739.7217
AuroraGov.org

Exhibit F

Neighborhood Meeting Summary

A neighborhood meeting for All in One Harmony Commercial was hosted online on September 23, 2025, for residents to share their feedback with the Applicant and his team on the project. Twenty-eight (28) people attended the meeting. Out of the twenty-eight (28) people, the applicant team and City staff made up seven (7) of the attendees with seventeen (17) individuals from the public who shared their feedback on the project.

City staff did an overview of the development application process followed by a presentation by the project applicant. The applicant's presentation included an updated plan, maps and renderings of the project, and noted the reduced operating hours based on community feedback.

Overall, residents expressed opposition to the project due to the hours of operation, types of commercial businesses proposed, concerns around security, safety and crime, increased traffic and general negative impact to their neighborhood when it relates to the lighting and noise impacts. The following are details related to resident's major concerns:

- **Hours of Operation**: The applicant originally proposed 24-hour operation for the Convenience Store and Motor Vehicle Fuel Dispensing Station. After hearing resident's feedback from the Neighborhood Meeting, the applicant changed the hours of operation from 24 -hours to 4:00 AM – 12:00 AM (20 hours of operation). However, the public opposed updated hours of operation as the public requested that the businesses be closed closer to 10:00 PM, which conforms to Harmony's HOA quiet hours.

- **Proposed Land Uses**: Residents were opposed to the proposed gas station and convenience store, liquor store, and restaurant for a variety of reasons. Residents noted that they would prefer other businesses that are more family friendly including a grocery store, barber shop, or sit down restaurant.

- **Safety**: There were significant public concerns related the proposed businesses and the potential negative impacts on the safety of the area. Comments indicated concerns of the proposed uses increasing crime in the area.

- **Noise and Light Impact**: Residents were concerned with the potential noise and light impact to their properties in relation to the new proposed development and potential increased traffic.

ALL IN ONE AT HARMONY COMMERCIAL

Neighborhood Meeting

September 23, 2025



VICINITY MAP



HARMONY COMMERCIAL SITE APPROVED SPRING 2024



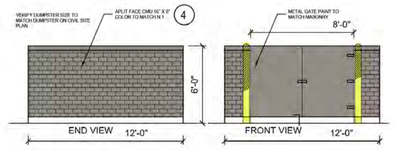
Building Size 9,747 sf

Convenience Store 4,000 sf
4 am to midnight

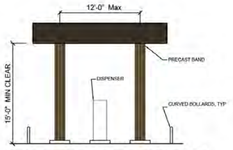
Liqour Store 4,000 sf
9 am to midnight

Restaurant 1,747 sf
To be determined

ALL IN ONE SITE PLAN



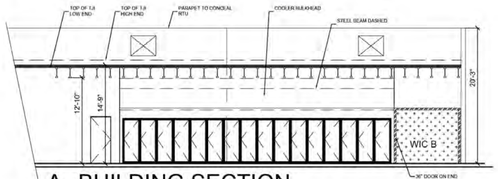
DUMPSTER
SCALE: 1" = 1'-0"



GAS CANOPY E/W



GAS CANOPY N/S

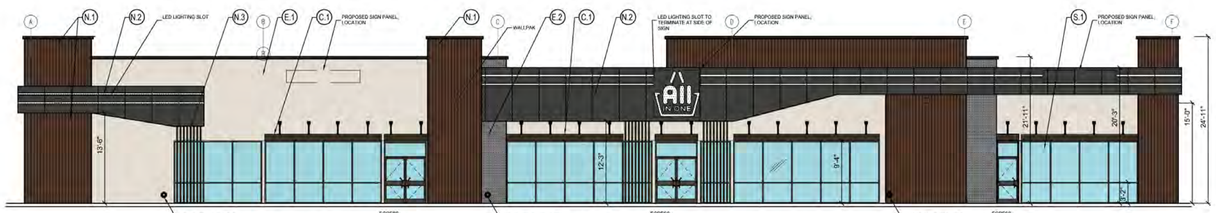


A BUILDING SECTION
SCALE: 1/8" = 1'-0"

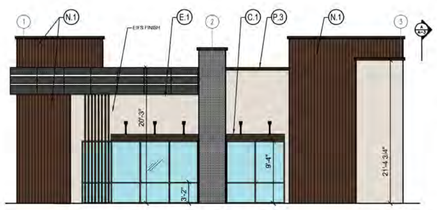
EXTERIOR MATERIAL SCHEDULE

NOT ALL MATERIALS IN SCHEDULE ARE USED

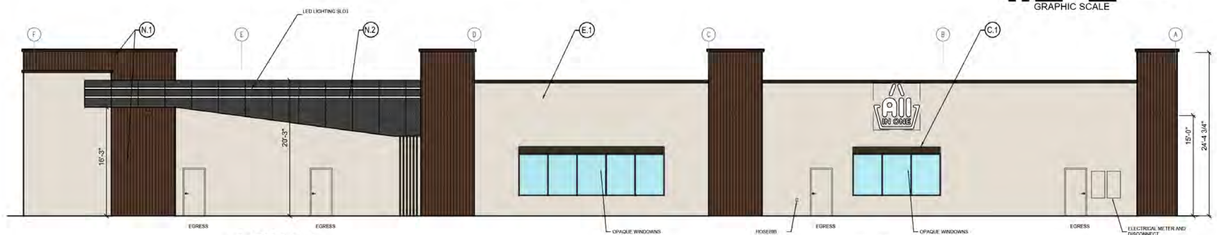
NO.	MATERIAL	MANUF
N-1	WOOD COMPOSITE CLADDING	NICHIHA - CEDAR
N-2	FLUSH WALL METAL PANEL CLADDING	PAC CLAD - IRON ORE
N-3	WOOD SLATS - 2X6 MTL	PRE-FAB MTL - FIN TO MATCH N-1
E-1	THREE COAT STUCCO SYSTEM	THREE COAT STUCCO SYSTEM - SW 7036 AESTHETIC WHITE
E-2	THREE COAT STUCCO SYSTEM	THREE COAT STUCCO SYSTEM - FLINT
S-1	ALUMINUM STOREFRONT GLAZING	METAL ACCENTS - SW 7675 'SEAL SKIN'
P-3	PREFINISHED PARAPET CAP	20 GA. PREFINISHED METAL CAP- DARK BRONZE
C-1	PREFINISHED ALUMINUM CANOPY	MAPES LUMISHADE CANOPY - ALUMINUM - BAKED ENAMEL W/ REAR GUTTER CONNECTIONS
C-2	FUELING CANOPY	20 GA. PREFINISHED METAL - DARK BRONZE



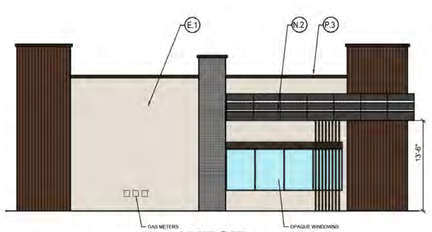
SOUTH



EAST



NORTH



WEST

GRAPHIC SCALE

ELEVATIONS.. CONCEPTUAL
SCALE: 1/8" = 1'-0"

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Centennial, Colorado 80121
Cell: (303) 981-9790
E-Mail: lawrence@openbusch.com

Harmony Marketplace

Site Plan
AURORA, COLORADO

JOB NO:	55016
ACAD FILE:	55016EL1
DRAWN:	TCH
CHECKED:	TCH
ISSUE DATE:	July 16, 2025

REVISIONS DATE:

SHEET TITLE:
BUILDING ELEVATIONS

SHEET NO:
A01

ALL IN ONE BUILDING ELEVATIONS

DA-1925-19 | All in One Harmony Commercial

2nd Neighborhood Meeting

Staff Meeting Summary

2/19/2026

A Neighborhood meeting was held February 19, 2026 on Zoom. In total, 38 people attended the meeting, two (2) City Staff, Kerri Drum the neighborhood meeting facilitator, and the Applicant Team, Terence Hoaglund and Manraj Singh.

The Applicant presented their changes to their project based on public feedback and concerns. The applicant's presentation for this meeting is available for review. The following are the changes that the applicant shared with residents attending the meeting:

1. **Reduction of Hours**
   - Gas Station & Convenience Store: 4:00 AM to 11:00 PM from 4:00 AM to 12:00 AM
   - Liquor Store: 8:00 AM to 11:00 PM from 8:00 AM to 12:00 AM
   - Restaurant: 6:00 AM to 10:00 PM

2. **Security**
   - Overnight Employee in the Off Hours: An employee would be present in the off hours, to stock/clean the store but to also keep watch to make sure no loitering is taking place.

   The following were security elements that the Applicant highlighted to address resident's concerns related to security, but were not necessarily changes:
   - 24/7 high definition cameras
   - License Plate Readers
   - Strict no loitering policy
   - On site panic buttons

3. **My Little Library Stand**
   Applicant included the addition of a little library in an effort to address comments shared by residents that the proposed land uses were not neighborhood friendly.

4. **Good Neighbor Agreement**
   The applicant offered to create a Good Neighbor Agreement which they discussed the following elements that would be included in the agreement:
   a. A community liaison contact where the neighbors can contact with issues that arise so the business could respond to them quickly.
   b. Annual Review Meetings of Our Operations and Impacts on Neighbors

c. Graffiti Removal within 24 Hours (when reasonable)
d. Trash Patrols Beyond Site Boundaries (within reason)

In addition, the following were elements of the project that the Applicant discussed during the meeting:

Environmental Protections

The applicant discussed the required environmental protections related to the proposed gas station.

- Underground Tanks are Regulated
- Double Walled Tanks
- State and EPA oversight
- Quarterly Testing
- Continuous Leak Detection
- Automatic Shutoff Systems

Light Pollution

The applicant reviewed the proposed lighting, their compliance with code, and the actions taken place to minimize their impact on the surrounding area.

- Lighting is downcast
- Brightest lights are concentrated at the fuel tank and design of lighting plan allows for minimal spill over

Lastly, the applicant team noted the impacts of gas stations on property values and discussed the tax revenue derived from having a gas station that would benefit the community overall.

Public Feedback:

The following is a summary of general comments made in response to the applicant's presentation by the public**.**

- Participants raised concerns about environmental and health impacts, including air pollution and proximity to homes, as well as increased traffic, noise, safety, and crime. Several questioned the demand for an additional gas station or liquor store given existing nearby options and asked how the market studies were conducted. They questioned the relevance of some 3rd party studies shared in the presentation. Community members expressed a preference for alternative neighborhood-serving uses such as a grocery store, pharmacy, coffee shop, or other retail that better aligns with community needs. The applicant reiterated that those options could take place, but that an anchor such as a gas station typically needs to be in place first. Supporters of the project emphasized convenience, economic growth, infrastructure improvements, design quality, security measures, and the broader need for commercial development in the area.
- Residents were not satisfied and still had strong concerns with the updated hours of operation, as the updated hours did not meet the Communities quiet hours of 10:00 PM - 7:00 AM.
- Residents still had strong concerns about the liquor store and its presence in the community and its impact on safety and the children in the area. The public inquired if there was a possibility on having the liquor store component removed from the project. The applicant responded that the liquor store is part of his business model and for that reason cannot remove the liquor store.

- Residents expressed concerns of the applicant not committed to investing in the community, concerns of constructing the gas station and selling to another operator.
- Residents had questions and doubts about the studies shared about impacts of property values as well as the Applicant's claims of going above and beyond in terms of gas station maintenance and environmental protections.
- Residents expressed desires for other uses. The Applicant noted that he would be willing to put a coffee shop and also work with anyone that is interested in starting a business in that "restaurant" space. The applicant expressed that they would like to support a local business in that proposed tenant space.

There were several from the public that were in attendance of the meeting that were in support of the project. Some residents were more amendable to the project upon seeing the proposed renderings of the project. However, overall residence attending the meeting were not satisfied with the applicant's proposed changes especially related to the hours of operation and the liquor store due to concerns of safety and impact on the children in the neighborhood.

EXHIBIT I

ALL IN ONE HARMONY COMMERCIAL

Neighborhood Meeting

February 19,2026

Terence Hoaglund, Principal of Vignette Studios

Land Planning and Landscape Architecture

Manraj Singh, All In One Colorado, Sandu Investment Group

Developer

Blaine Mathisen, Project Manager, EPS Group

Civil Engineering

Lawrence Depenbusch, Depenbusch Architecture

Architect

We have called another neighborhood Meeting to talk about your concerns.

We also want to review with you our operations and some changes we are making

We are part of this community and want to be good neighbors

Key Changes

Will reduce the operation hours of close at 11 pm

C-store and fuel pumps will be open from 4 am to 11 pm

Wine and Spirits store will be open from 8 am to 11 pm

Restaurant/Café will be open from 6 am to 10 pm

We will also install a "My Little Library Stand"

This will encourage neighborhood book sharing and reading

Overnight Employee

Employee will stock/clean around the store and keep watch outside to make sure no loitering is taking place to ensure a safe environment

Safety and Security

- We will have 24/7 high-definition cameras that we will share with Aurora Police Department upon request
- We will have license plate readers - at our other stores we help the police stop theft.
- Strict no loitering policy
- On-site panic buttons
- New, well-lit commercial uses often reduce opportunistic crime
- Crime correlates with vacancy, not active uses

Fuel stations support:

- Emergency vehicles
- Snow removal operations
- Utility workers
- Local residents during outages or emergencies

"An occupied, well-managed site with 24/7 lighting, cameras, and staff is statistically safer than a dark or underutilized parcel"

Pollution & Environmental Concerns

EXHIBIT I

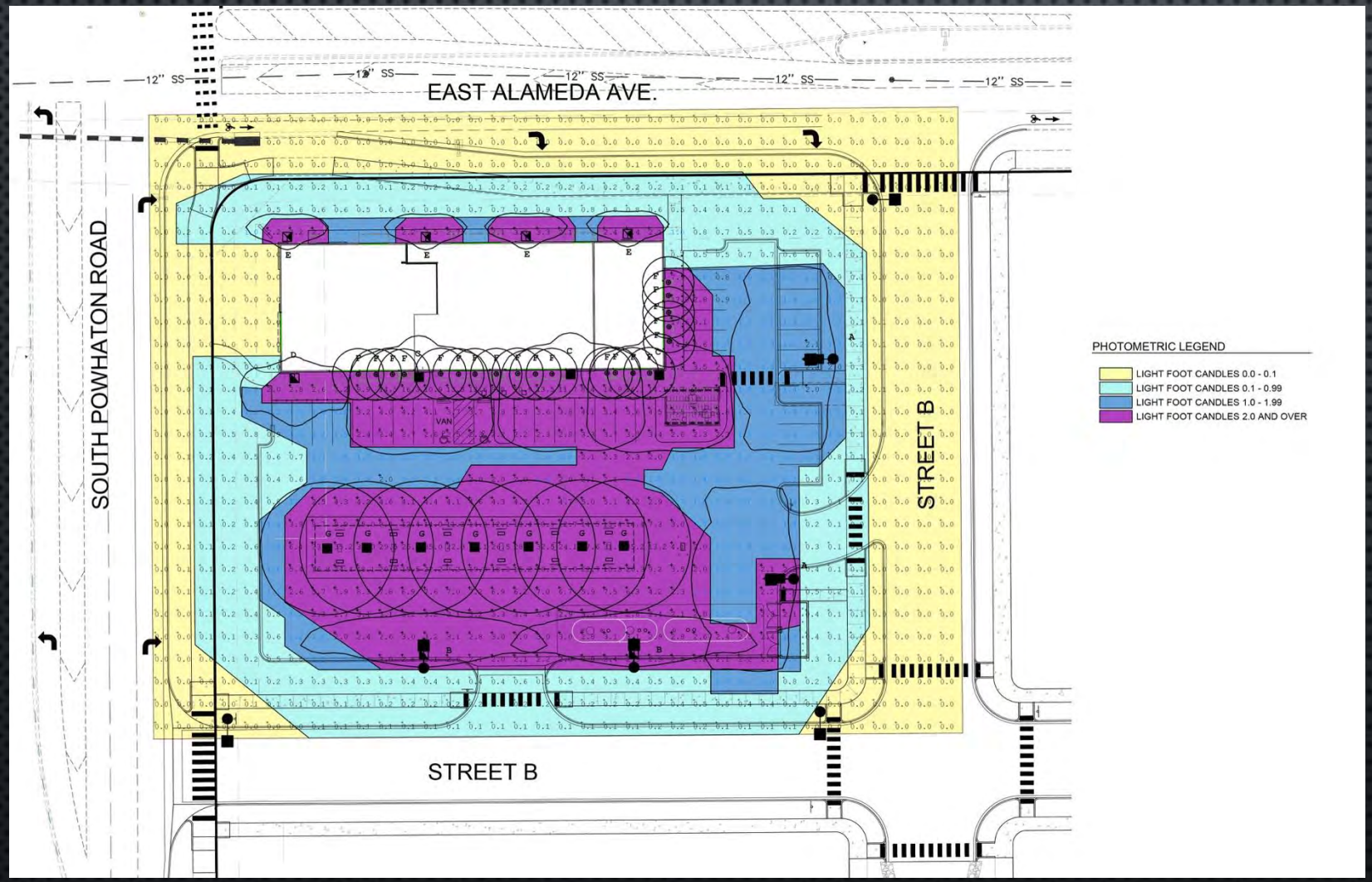
- Underground Tanks are Extremely Regulated
- We Utilize Double-walled tanks
- There is continuous leak detection
- We will have automatic shutoff systems
- We have State & EPA oversight
- The state requires annual testing of the tanks and fuel delivery system.
- **All in one does quarterly testing, exceeding state requirements.**

"This is one of the most environmentally regulated land uses in the state"

LIGHT POLLUTION

EXHIBIT I

ALL OUR LIGHTING IS DOWN DIRECTIONAL, WITH LED LIGHTING THAT MEETS OR EXCEEDS CODE



- This graphic shows our light levels measured in foot candles.
- The darkest color is the highest light levels which is the front of the store and the fuel pumps.
- The lightest color are the areas with 0 - 0.1 foot candles. This shows there is virtually no light spillage off the property.

Property Valuations

EXHIBIT I

Study from NYCdatascience.com

"The general trend indicates that the closer a grocery store is to a house, the higher the predicted housing values. Furthermore, an increased number of grocery stores in proximity to the house may also lead to higher predicted values. It would seem that supermarkets and convenience stores have a tendency to be a stronger predictive factor than the other features."

"Therefore, an ideal housing location that would maximize price would be one situated in what is commonly referred to as a "convenient" area—one that is close to supermarkets and convenience stores, with a variety of these establishments nearby."

Property Valuations

EXHIBIT I

We have done our own informal survey of home sales in Cross Creek, within a 1/2 mile of the 7-11 and QT store.

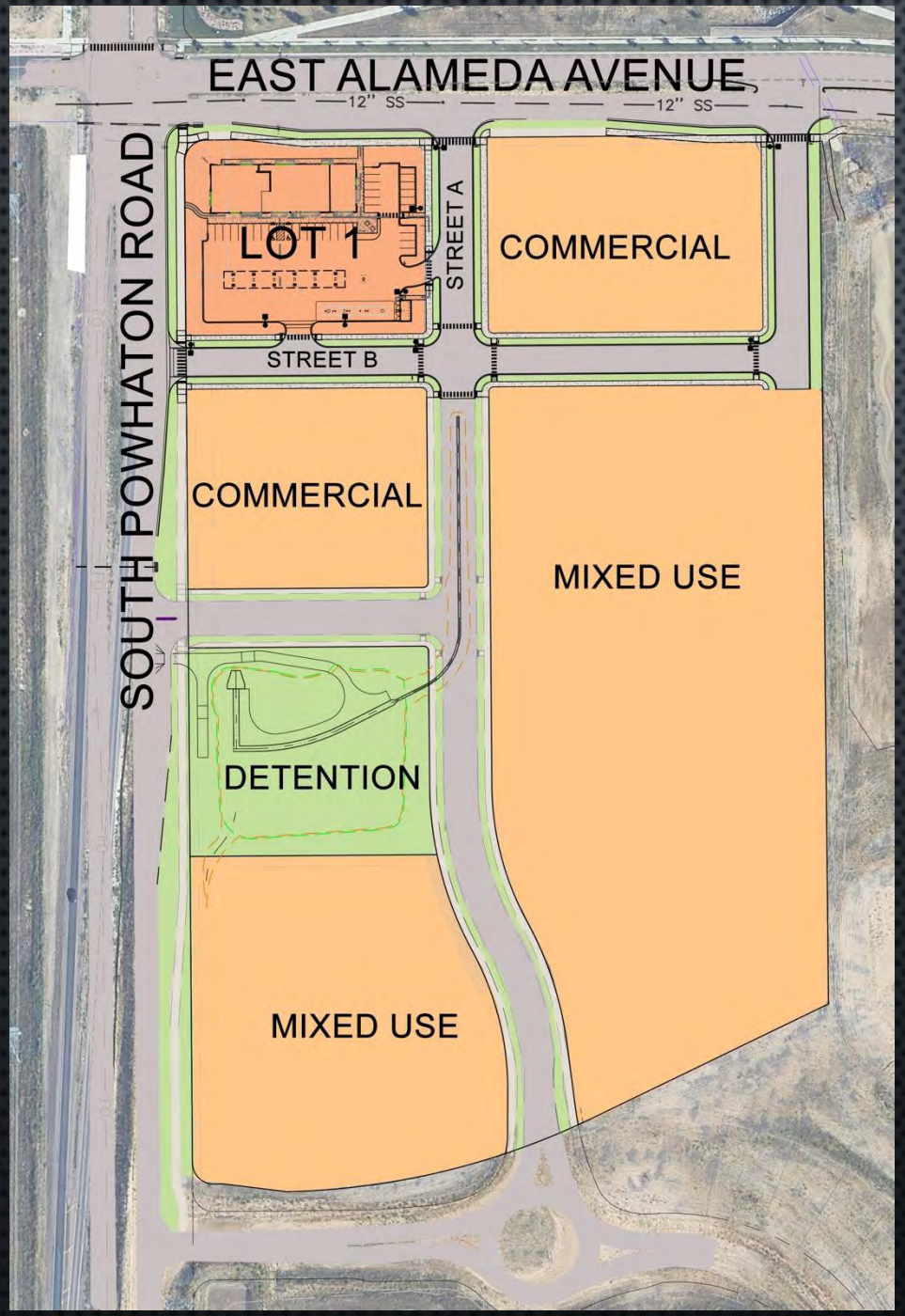
We Focused on resale only, not new construction

- In 2024 there were 3 sales with an average price of $561,000…all sold slightly below asking price.
- In 2025 there were 5 sales with an average price of $595,000…all sold for asking or above.
- There was one other home that sold in 2025 (just outside of Cross Creek) for $1,100,000 which was asking price

Tax Revenue

EXHIBIT I

- Convenience Store will generate $15,000 per month in tax revenue
- Wine, Beer, & Spirits will generate $16,000 per month in tax revenue
- Fuel sales will generate $72,000 in tax revenue
- Total combined tax revenue annually: $1,236,000
- Supports Departments such as:
  - police, fire stations, emergency medical response, 911 dispatch
  - schools
  - park maintenance, recreation centers, libraries
  - road maintenance, snow removal, traffic signals improvements, sidewalks, etc



Land Uses

EXHIBIT I

- The All in One is the first use for the Harmony Commercial Area.
- The are other commercial lots that could accommodate other uses including, but not limited to sit down restaurants, personal service shops, coffee shops etc.
- In order for this to happen, roads need to be improved, lots platted, and the detention area constructed, which All In One will do
- We are in contact with potential users Like Aldi, Dentist Office, Ace Hardware, and Veterinarian hospital but users don't want to commit until they see movement on the site.
- Fuel Station = more future growth
- This corridor is zoned for future commercial and Powhaton will be a major arterial road for Aurora.
- Liquor Stores and Convenience stores are allowed uses in this zone district. Only the fuel sales is causing this to be a conditional use.

ALL IN ONE

- This is not another corporate store, but is a locally owned and operated business
- This is a local company, with the intent to keep the store long term
- Yes we have bought and sold some stores before, but we are on a different focus from those stores.
- We are Investing in high end design and materials
- Our Intention is to attract good clientele
- We are spending extra money on patio and interior design to build a nice higher end store



We want to offer a "Good Neighbor Agreement"

EXHIBIT I

- We want to have a community liaison contact where we can react to issues that arise and respond to them quickly.
- We will offer Annual review meetings of our operations and impacts on neighbors.
- We will commit to graffiti removal within 24 hours when reasonable.
- We will conduct trash patrols beyond our site boundaries within reason.
- Our Maintenance standards are above code.

"We are accountable, not absentee owners."

Thank you!

EXHIBIT I



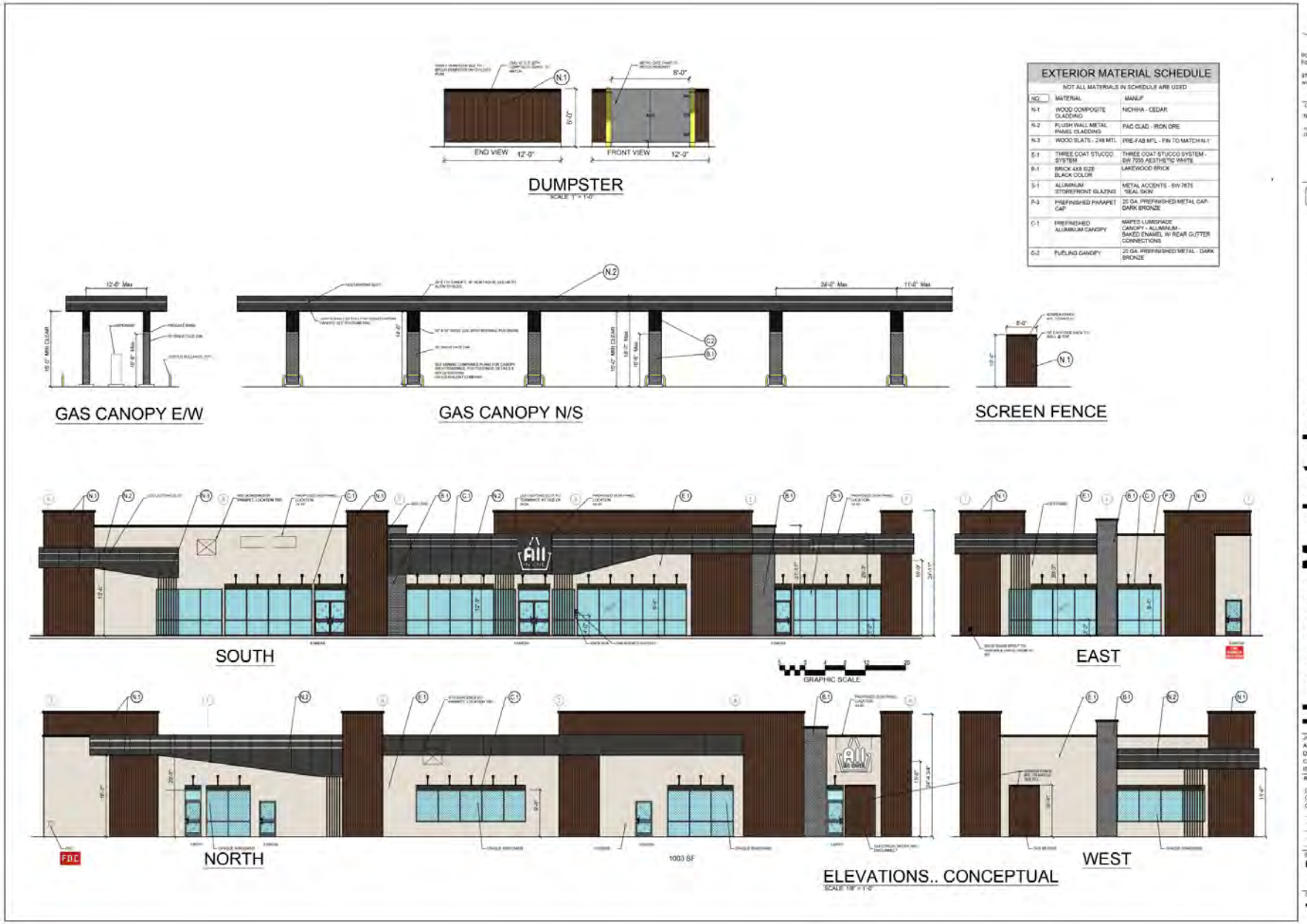
HARMONY COMMERCIAL APPROVED MASTER PLAN SPRING 2024

EXHIBIT I



LOT 1 SITE PLAN

EXHIBIT I



LOT 1 BUILDING ELEVATIONS

Planning and Zoning Commission
January 14, 2026

Commissioners Present **Garrett Walls**
Becky Hogan
Sonda Banka
Gayle Jetchick
Melvin Bush
Michael Riley

1. **Study Session – 5:00 p.m. – No Study Session Scheduled**

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. December 10, 2025, Draft Minutes
   A MOTION WAS MADE BY CHAIRMAN WALLS AND SECONDED BY COMMISSIONER RILEY TO APPROVE THE MINUTES AS REVISED TO CORRECT A TYPO ON PAGE 6.

   MINUTES APPROVED UNANIMOUSLY AS AMENDED.

6. **Adoption of Agenda**
   A MOTION WAS MADE BY CHAIRMAN WALLS AND SECONDED BY COMMISSIONER BUSH.

   MOVE TO APPROVE THE DRAFT AGENDA AS THE PERMANENT AGENDA. AGENDA ITEMS 8a-i 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. WARREN STREET TOWNHOMES – SITE PLAN WITH ADJUSTMENTS

The applicant, The World – Real Estate Development Company LLC, is requesting approval of a Site Plan with Adjustments for two townhome buildings totaling 14 units (Buildings A and B) on 0.71 acres. The subject property is at the northeast corner of South Galena Street and East Warren Avenue and is zoned Mixed-Use Corridor District (MU-C) in Subarea A. The proposed land use (single-family attached townhomes) is permitted and is within the City Corridor placetype in the *Aurora Places Comprehensive Plan.* The site is bounded by an animal clinic to the north, self-storage to the east, an emissions testing facility to the south (all zoned MU-C), and multi-family to the west (R-3 Medium Density Residential Zoning). Two adjustments are requested for *lot area* and *lot frontage*. Staff supports the two adjustments. Please see additional information later in the report.

The proposed townhome buildings front both South Galena Street and East Warren Avenue. Lots vary in size, and each unit has a single-car garage at the back of the building with a surface parking area behind the building, which provides an additional nine spaces for a total of 28 parking spaces, including two accessible spaces. Pedestrian lighting and parking lot lighting will be installed throughout the development. The existing detached sidewalks will be widened to 5.5 feet, and curbside landscape and street trees will be installed along South Galena Street and East Warren Avenue. The project includes underground stormwater detention and water quality measures to support the development. A trash enclosure is provided and designed to match the colors and materials of the buildings.

Building design and architecture include masonry and varied fenestration. Parking lot landscaping, and perimeter landscape buffers that meet city code requirements are provided throughout the development. A 6' screen wall is included along the east perimeter to aid screening in combination with the perimeter buffer adjacent to the non-residential self-storage development

Four (4) abutting property owners and thirteen (13) registered neighborhood organizations within one mile of the property received a referral for the proposed application. No comments were received during development review; therefore, no neighborhood meeting was held.

Testimony Given at the Hearing:
Chairman Walls and Commissioners Hogan, Riley, Banka, Jetchick and Banka visited the site.

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

There were no questions from the commission for staff.

Cliff Netuschil, Shrewsberry and Associates, agent representing, the applicant, was available for questions.

Beck (Bekhzod) Khatamov, The World, applicant, was available for questions.

There were no questions from the commission for the applicant.

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 TWO ADJUSTMENTS FOR LOT SIZE AND LOT FRONTAGE STANDARDS, BECAUSE THE PROPOSAL COMPLIES WITH THE REQUIREMENTS OF CODE SECTION 146-5.4.3.B.3.C. OF THE UNIFIED DEVELOPMENT ORDINANCE FOR THE FOLLOWING REASONS:

1. THE PROPOSAL IS RECOGNIZED AS A SECONDARY LAND USE WITHIN THE CITY CORRIDOR PLACETYPE IN THE AURORA PLACES PLAN, ALIGNS WITH THE OBJECTIVES OF THE MIXED-USE ZONING DISTRICT, AND COMPLIES WITH UDO STANDARDS AND CRITERIA;
2. THERE IS CAPACITY WITH THE EXISTING CITY INFRASTRUCTURE AND PUBLIC IMPROVEMENTS, AND ANY BURDENS HAVE BEEN MITIGATED;

3. IT IMPROVES AND EXPANDS MULTI-MODAL CONNECTIVITY WITHIN THE DEVELOPMENT AND TO ADJACENT SITES;
4. ADVERSE IMPACTS ON THE SURROUNDING AREAS ARE NOT ANTICIPATED; AND,
5. THE PROPOSAL IS COMPATIBLE WITH THE SURROUNDING USES AND IS CONSISTENT WITH THE EXISTING DEVELOPMENT PATTERN IN THE AREA.

APPROVAL TO BE SUBJECT TO THE FOLLOWING CONDITION:

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

Further Discussion:
Chairman Walls expressed support for the project, noting it will be an asset to Ward IV. Chairman Walls also thanked staff for their report and presentation.

MOTION PASSED UNANIMOUSLY

8bcd. WINDLER MASONRY ADJUSTMENTS – MAJOR ADJUSTMENTS

The Applicant, GVP Windler LLC, is requesting a Major Adjustment to the City of Aurora's Unified Development Ordinance (UDO) to allow for less than 50% masonry for single-family attached, two-story townhouses and three-story townhouses, Table 4.8-6, for three separate approved site plans within the Windler development. The three separate requests include Windler Neighborhood C (DA-1707-14), Windler Midtown (DA-1707-38), and Windler Neighborhood P Phase III PA-25 (DA-1707-34). Both Windler Neighborhood C and Midtown are located on the east side of E-470, and Neighborhood P is located on the west side of E-470. The three neighborhoods total approximately 182 acres.

The Windler development is surrounded by a mix of master planned developments ranging from light industrial to residential uses. Fullenwider is located to the north, Sun Empire to the east, The Aurora Highlands to the south and Green Valley Ranch East to the west. All three subject sites are zoned Medium-Density Residential District (R-2) within Subarea C. Windler Neighborhood C is designated as an Emerging Neighborhood Placetype, while both Windler Midtown and Windler Neighborhood P Phase III PA-25 are within both Emerging Neighborhood and City Corridor Placetypes in the *Aurora Places Comprehensive Plan*.

Section 146-4.8.6.D., Table 4.8-6 of the Unified Development Ordinance (UDO) requires single-family attached housing types (aka, townhomes) to consist of facades clad in a minimum 50% brick or stone or a minimum 75% of stucco or stucco combined with masonry. The applicant proposes to reduce or eliminate the minimum masonry requirements based on mitigating design measures above and beyond the architectural design requirements of the code. Attached as Exhibit C is a draft framework that requires additional design requirements based on the masonry reduction request. Additional design elements include window variations, changes in massing, entry features that project out from the building and include stoops or porches, distinct colors for character styles, and architectural character styles. Specific townhouse features that enhance architectural detail and/or community design have been assigned point values, similar to the UDO Table 4.8-2 for single-family detached homes, wherein points measure from the lowest of four points up to the highest of eight points. The additional design features allow for a range of allowable masonry reductions broken down into brackets, such as 0% to 9% or 10% to 19% masonry. The greater the reduction of masonry the more points or alternative design features will be required. Masonry mitigation is only allowed through the Windler design review process, including pre-design review and design submittals, and require a certificate of approval by the Windler Design Review Committee (DRC).

The requested adjustments only apply to single-family attached housing types proposed within the three Windler neighborhoods, and all three neighborhoods are designed to provide a variety of housing types. As currently approved, there are 222 units of the total 1,173 units approved within all three neighborhoods. Based on the locational limitations of the request, and the mitigation measures provided, staff finds that the requests meet the adjustment approval criteria per Section 146-5.4.4.D.3 of the UDO.

Twenty-three (23) abutting property owners and six (6) 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:
Chairman Walls and Commissioners Hogan, Riley, Banka, Jetchick and Banka visited the site.

Connor Bailey, Case Manager, gave a presentation of the item, including the staff recommendation.

Chairman Walls thanked staff for their presentation.

Commissioner Riley asked staff to provide additional information about mitigation measures with the removal of masonry requirements.

C. Bailey indicated that when there is a reduction in masonry, there are additional architectural features that are provided to make up for that reduction. This proposal qualifies as mitigation proposed by the applicant.

Commissioner Riley asked staff for clarification regarding the reasoning provided by the applicant for the requested reduction being City in Transition.

C Bailey responded that City in Transition refers to emerging neighborhoods and the different architectural styles that apply. This allows for more flexibility.

Christopher Fellows, GVP Windler LLC, applicant, gave a presentation of the item. C. Fellows noted that the proposal is intended to allow the applicant to provide more affordable townhome products. C. Fellows spoke about the evolution of masonry and architectural work and how both can be used to produce quality design. It was indicated that costs for producing townhome products have increased, which has impacted on the needs in this proposal to request masonry adjustments.

Kevin Yoshida, Ideate Design, agent representing the applicant, gave a presentation of the item. K. Yoshida spoke about the adjustments requested to lower masonry requirements and tools utilized by the applicant to mitigate these changes while still providing a quality product to the city.

Commissioner Bush noted that this conversation is regarding visual aesthetics. Past analysis regarding masonry use to meet building and fire requirements has evolved. The same safety standards are met with the masonry adjustments and mitigation measurements requested by the applicant.

Chairman Walls asked for the percentage of masonry and adjustment requested.

C. Fellows responded that these percentages are dependent on the designs proposed by the builders. To achieve lower masonry standards, builders must offer mitigation measures in their designs. The builders' plans must then be reviewed and approved by the Architectural Control Committee.

K. Yoshida stated that this proposal is a framework point-based system. This system will work with the master plan to meet masonry requirements with mitigating measures.

Commissioner Hogan asked if masonry changes could impact the long-term viability of a home.

C. Fellows stated that, in the long run, there will be more cost in maintenance of the home when masonry changes are implemented. However, by lowering masonry requirements, this will lower the initial cost of the home, making purchasing more affordable.

K. Yoshida reviewed the layers of exterior maintenance requirements within the master plan to include sub-agreements and HOA regulations.

Commissioner Riley spoke positively about the public notice on site for this proposal. Commissioner Riley then expressed support for the community park within the master planned development. The commissioner then asked if this park would be connected to the Aurora Parkway system.

C. Fellows stated that the park will be accessible through bikeways, pathways and other pedestrian connections.

Commissioner Riley commended the applicant for the mix of housing types provided within the master planned community.

There was no public comment.

Planning Commission Results

AGENDA ITEM 8b – MAJOR ADJUSTMENT WINDLER NEIGHBORHOOD C

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

MOVE TO APPROVE THE MAJOR ADJUSTMENT REQUEST FOR SINGLE-FAMILY ATTACHED MASONRY REQUIREMENTS WITHIN WINDLER NEIGHBORHOOD C, BECAUSE THE PROPOSAL COMPLIES WITH THE REQUIREMENTS OF SECTION 146-5.4.4.D.3. OF THE UNIFIED DEVELOPMENT ORDINANCE FOR THE FOLLOWING REASONS:

1. THE ADJUSTMENT WILL HAVE NO MATERIAL ADVERSE IMPACT ON ANYABUTTING LOT, OR ANY MATERIAL ADVERSE IMPACTS SINCE MITIGATION WILL BE PROVIDED BY THE APPLICANT.
2. THE ADJUSTMENT DOES NOT VIOLATE ANY CONDITIONS OF APPROVALSPECIFICALLY APPLIED TO THE DEVELOPMENT OF THE PROPERTY BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.
3. THE ADJUSTMENT WILL RESULT IN A PERCEPTION OF DEVELOPMENT QUALITY AS VIEWED FROM ADJACENT STREETS AND ABUTTING LOTS THAT IS EQUAL TO OR BETTER THAN WOULD HAVE BEEN REQUIRED WITHOUT THE ADJUSTMENTS. THE MITIGATION FRAMEWORK PROVIDED BY THE APPLICANT INCLUDES ARCHITECTURAL DETAILS AND COMMUNITY DESIGN ENHANCEMENTS THAT ARE ABOVE UDO REQUIREMENTS AND ABOVE CURRENT WINDLER DESIGN GUIDELINE REQUIREMENTS.

Further Discussion:
Chairman Walls stated that this is a phenomenal project. Chairman Walls spoke positively about the mitigation matrix developed by the applicant, emphasizing that this is a unique way to meet affordability needs while providing quality building designs. Chairman Walls expressed excitement for the community to come.

MOTION PASSED UNANIMOUSLY

Planning Commission Results

AGENDA ITEM 8c – MAJOR ADJUSTMENT WINDLER NEIGHBORHOOD P

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

MOVE TO APPROVE THE MAJOR ADJUSTMENT REQUEST FOR SINGLE-FAMILY ATTACHED MASONRY REQUIREMENTS WITHIN WINDLER NEIGHBORHOOD P PHASE III PA-25, BECAUSE THE PROPOSAL COMPLIES WITH THE REQUIREMENTS OF SECTION 146-5.4.4.D.3. OF THE UNIFIED DEVELOPMENT ORDINANCE FOR THE FOLLOWING REASONS:

1. THE ADJUSTMENT WILL HAVE NO MATERIAL ADVERSE IMPACT ON ANY ABUTTING LOT, OR ANY MATERIAL ADVERSE IMPACTS SINCE MITIGATION WILL BE PROVIDED BY THE APPLICANT.
2. THE ADJUSTMENT DOES NOT VIOLATE ANY CONDITIONS OF APPROVAL SPECIFICALLY APPLIED TO THE DEVELOPMENT OF THE PROPERTY BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.
3. THE ADJUSTMENT WILL RESULT IN A PERCEPTION OF DEVELOPMENT QUALITY AS VIEWED FROM ADJACENT STREETS AND ABUTTING LOTS THAT IS EQUAL TO OR BETTER THAN WOULD HAVE BEEN REQUIRED WITHOUT THE ADJUSTMENTS. THE MITIGATION FRAMEWORK PROVIDED BY THE APPLICANT INCLUDES ARCHITECTURAL DETAILS AND COMMUNITY DESIGN ENHANCEMENTS THAT ARE ABOVE UDO REQUIREMENTS AND ABOVE CURRENT WINDLER DESIGN GUIDELINE REQUIREMENTS.
4.

Further Discussion:
Charman Walls comments for agenda item 8b were applied to item 8c.

MOTION PASSED UNANIMOUSLY

Planning Commission Results

AGENDA ITEM 8d – MAJOR ADJUSTMENT WINDLER

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

MOVE TO APPROVE THE MAJOR ADJUSTMENT REQUEST FOR SINGLE-FAMILY ATTACHED MASONRY REQUIREMENTS WITHIN WINDLER MIDTOWN, BECAUSE THE PROPOSAL COMPLIES WITH THE REQUIREMENTS OF SECTION 146-5.4.4.D.3. OF THE UNIFIED DEVELOPMENT ORDINANCE FOR THE FOLLOWING REASONS:

1. THE ADJUSTMENT WILL HAVE NO MATERIAL ADVERSE IMPACT ON ANY ABUTTING LOT, OR ANY MATERIAL ADVERSE IMPACTS SINCE MITIGATION WILL BE PROVIDED BY THE APPLICANT.
2. THE ADJUSTMENT DOES NOT VIOLATE ANY CONDITIONS OF APPROVAL SPECIFICALLY APPLIED TO THE DEVELOPMENT OF THE PROPERTY BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.
3. THE ADJUSTMENT WILL RESULT IN A PERCEPTION OF DEVELOPMENT QUALITY AS VIEWED FROM ADJACENT STREETS AND ABUTTING LOTS THAT IS EQUAL TO OR BETTER THAN WOULD HAVE BEEN REQUIRED WITHOUT THE ADJUSTMENTS. THE MITIGATION FRAMEWORK PROVIDED BY THE APPLICANT INCLUDES ARCHITECTURAL DETAILS AND COMMUNITY DESIGN ENHANCEMENTS THAT ARE ABOVE UDO REQUIREMENTS AND ABOVE CURRENT WINDLER DESIGN GUIDELINE REQUIREMENTS.

Further Discussion:
Charman Walls comments for agenda item 8b were applied to item 8d.

MOTION PASSED UNANIMOUSLY

8efg. QUIKTRIP 4217 – CONDITIONAL USES AND SITE PLAN WITH ADJUSTMENT

The applicant, QuikTrip LLC, is requesting approval of a *Conditional Use* for a motor vehicle fuel dispensing station, a *Conditional Use* for 24-Hour Retail Operations within 300 feet of a residential zone district, and a *Site Plan with an Adjustment* for the fuel canopy location. The proposal is for a new 7,318 square-foot convenience store with two (2) fuel canopies and associated parking on a 4.12-acre lot. The location of the proposed project is the southeast area of North Chambers Road and East 38th Avenue. The site is within the Mixed-Use Corridor (MU-C) zone district, Subarea A, and is surrounded by MU-C to the west and south, Rural Residential (RR) to the north, and Business/Tech (I-1) district and RR zoning to the east. An adjustment request is required for the orientation of the fuel canopy area south of the proposed convenience store.

The overall proposal includes a Convenience Store and Motor Vehicle Fueling Station with a fuel canopy operating 24 hours. Additionally, a truck fueling canopy and truck parking is proposed on the east portion of the site. The applicant noted in the Letter of Introduction that each QuikTrip location employs on average twenty-two people (22) with four (4) employees per shift, three (3) shifts per day. The applicant worked extensively with City staff to comply with code requirements for the overall design of the site and building orientation. The building fronts North Chambers Road, with the main entrance facing the parking area, with secondary entrances located on the east and west facades, and a fuel canopy to the south. The building design complies with code requirements, and a patio area with tables and seating for patrons is provided between the western façade and North Chambers Road.

Three (3) vehicular accesses providing ingress and egress to the site are proposed: one (1) access on the west from North Chambers Road; additional access from the north off East 38th Avenue; and vehicular access from the south that connects to a private drive continuing south to East 35th Avenue. No vehicular access is provided from North Helena Street for this project. All vehicle accesses are reflected on the approved QuikTrip Infrastructure Site Plan. Sixty-nine (69) total parking spaces are provided, which include four (4) accessible parking spaces and ten (10) parking spaces for trucks on the eastern portion of the property. Lastly, the required seven (7) bicycle parking spaces were provided onsite, and the remainder of the parking spaces are located on the western portion of the property in proximity to the convenience store and fuel canopy.

The proposal is located within the Industry Hub placetype of the *Aurora Places Comprehensive Plan*. The Industry Hub placetype includes, in part, areas typically dedicated to manufacturing, warehousing, distribution, fulfillment centers, freight operations and renewable energy enterprises. Commercial Retail is also a supportive use in the placetype. The placetype plays an important role in the city's employment base and should be appropriately buffered from residential and commercial areas. The proposed application meets the purpose and intent of the Industry Hub placetype.

Six (6) registered HOA's and nine (9) abutting property owners were notified of the proposal. No public comments were received for this development application and a neighborhood meeting was not held for this project.

Testimony Given at the Hearing:
Chairman Walls and Commissioners Hogan, Riley, Banka, Jetchick and Banka visited the site.

Chairman Walls indicated being unable to find a signposting for the project when completing the site visit on the day of the meeting. Chairman Walls stated intent to continue the items to the next regularly scheduled meeting of the commission due to improper noticing. Chairman Walls invited fellow commissions to comment on their experiences when completing site visits and thoughts on continuation.

Commissioner Riley indicated having visited the site three times and having concerns that the noticing requirements were not met. Commissioner Riley also noted that the sign posted on the site did not have the appropriate details.

Commissioner Banka indicated that the site location noted in the staff report differed from the location of the notice sign on the site. This made finding the signpost challenging.

Lena McClelland, Assistant City Attorney, cautioned the commission that a confirmation would be needed from the applicant on their availability to attend the next regularly scheduled meeting of the commission if the item(s) were to be continued to a date certain.

Amelia Stefan, attorney representing QuikTrip, apologized for the improper noticing on the site and stated that the applicant would be able to attend the next scheduled meeting of the commission to consider this item.

Commissioner Hogan expressed concerns regarding details within the staff report exhibits, noting incorrect identifying information for the applicant and site location.

Ani Karabashian, Case Manager, responded to the commissioner, noting that the document referenced appears to be the Letter of Introduction produced by the applicant. A. Karabashian indicated that staff will work with the applicant to update information in this document.

Planning Commission Results

CHAIRMAN WALLS MOVED, WITHOUT OBJECTION, TO DELAY AGENDA 8EFG TO THE NEXT REGULARLY SCHEDULED MEETING OF THE PLANNING AND ZONING COMMISSION THAT MEETS THE REQUIREMENTS OF THE APPLICANT, DUE TO IMPROPER NOTICING.

MOTION PASSED UNANIMOUSLY

8hi. ALL IN ONE HARMONY COMMERCIAL – CONDITIONAL USE AND SITE PLAN

The applicant, Nicks Investments, LLC, is requesting approval of a Site Plan for a multi-tenant retail building with a motor vehicle fuel dispensing station. A Conditional Use approval is required for the Motor Vehicle Fuel Dispensing Station in the Mixed-Use Corridor (MU-C) Zone District. The project proposal is for a 9,747 square foot multi-tenant building and fuel canopy on a 1.45-acre lot. The proposed project site is located at the southeast corner of East Alameda Avenue and South Powhaton Road. The site is located within an Administrative Activity Center (AAC) approved in the Master Plan. The AAC is commercial, mixed-use zoning, and the land within the AAC must follow the standards applicable to the MU-C zone district. No adjustments to the city code are requested with this application.

This is the first project proposed in the Harmony commercial center. To the south and east of this site are also undeveloped pad sites within the commercial center. The nearest existing homes are over 275 feet to the north, across Alameda Avenue, also within the Harmany Master Planned community. To the northwest is the Adonea neighborhood.

The proposal is located in Planning Area 1 of the Harmony Commercial Master Plan, which is designated for commercial development. The proposal includes a 9,767-square-foot retail building, comprising three (3) tenant spaces. A convenience store (4,000 sf), a liquor store (4,000 sf), and a restaurant (1,767 sf) are planned. A fuel canopy with six (6) fuel dispensers and a high-speed diesel dispenser is also proposed.

The Liquor Store is permitted in the MU-C zone district and exceeds the 1,500-foot minimum spacing required between liquor stores. The closest liquor store to the project site is roughly two and a half (2.5) miles away.

This is the first project proposed in the Harmony commercial center. The commercial center is planned to have other commercial sites to the south and east of this proposal. The nearest existing residential uses are over 275 to the north, across Alameda Avenue, also in the Harmony master-planned development. To the northwest is the Adonea neighborhood.

Staff received numerous concerns from neighbors about the proposed use and operations, which are discussed later in this report. A Neighborhood meeting was held on September 23, 2025.

The Comprehensive Plan placetype is Commercial Hub. Commercial Hubs are especially critical to the future economic and fiscal health of Aurora. This placetype primarily contains uses that provide goods and services to nearby Established and Emerging Neighborhoods but can also serve other placetypes in the area. This placetype is characterized by shopping centers and areas that provide a cluster of compatible businesses. It may be located along the city's corridors, often at the intersection of two arterial streets. Primary land uses for this placetype are restaurants, commercial retail, and commercial service. The project complies with the commercial hub placetype as it is proposing commercial land uses that are considered a primary land use for the Commercial Hub placetype.

Six (6) registered HOA's and nine (9) abutting property owners were notified of the proposal. There were fifty-seven (57) public comments received for this development application. A neighborhood meeting was held virtually on September 23, 2025. The applicant addressed various concerns raised at the meeting. Lastly, a petition in opposition to the project was created and submitted to City staff by residents. See 'Neighborhood Comments' under Major Issues further in the report for more details.

Testimony Given at the Hearing:
Ani Karabashian, Case Manager, gave a presentation of the item, including the staff recommendation.

Commissioner Hogan reiterated concerns regarding details within the staff report exhibits, noting incorrect identifying information for the applicant. Commissioner Hogan then noted that numerous public comments were submitted in this item. It was asked if follow-up with the community was made by the applicant in response to public comment.

Ani Karabashian acknowledged the commissioners' comments regarding documentation and confirmed staff would review. Ani Karabashian the indicated that the applicant conducted neighborhood meeting in response to public comments.

Chairman Walls asked if a traffic study was completed for the proposal.

Ani Karabashian replied that a traffic study was completed. It was not included as an exhibit with the staff report as staff were informed these reports are shared separately with the commission.

Stephanie Beard, Project Coordinator, indicated that, when provided by a case manager, traffic reports are shared with the commission via upload to a secure OneDrive channel. It was noted that this report was absent from the channel.

Jason Igo, Traffic Engineering Supervisor, reviewed the traffic study completed for this proposal. J. Igo noted that level of service in the master plan was reviewed, a traffic impact letter was submitted by the applicant. It was noted that warrants were not met for signalization at this time for this development.

Chairman Walls asked a clarifying question that if additional development were to occur in this area, then signalization warrants would be met.

J. Igo replied that yes that is correct.

A general discussion ensued.

Terence Hoaglund, Vignette Studios, agent representing the applicant, gave a presentation of the item. T. Hoaglund reviewed access points to the site. Building and architectural design plans were discussed. It was noted that the project would be locally owned and operated. T. Hoaglund indicated that operating hours were adjusted following comments received from the community. It was stated that a grocery store was requested by the community. T Hoaglund stressed that a grocery store would not be viable due to limitations of the site. However, convenience and food options are proposed.

Commissioner Jetchick asked if the gas pumps are closed when the associated convenience store closes.

Manraj Singh, Nicks Investments, applicant, was available for questions. M Singh indicated that gas pumps would still be accessible via credit card.

Commissioner Jetchick asked if an air filling location would be on site.

M. Singh replied yes.

Commissioner Hogan asked why a drive-through was not considered for the proposed restaurant

M. Singh responded that this decision was made due to costs.

Chairman Walls asked for information on engagement efforts made by the applicant with the community.

M. Singh noted that concerns were received about 24-hour operations, which were responded to by changing the proposed operating hours. Additionally, the community stated a desire for a grocery store and other types of uses. M. Singh noted attempts made to explain that without a gas station, a grocery store development is unlikely. It was stated that typically, gas stations will drive increased traffic to an area, such as an anchor store.

Chairman Walls asked if the applicant that it was their understanding the four-hour closure mitigates concerns for operating hours.

M. Singh replied that yes that was the understanding. It was then noted that hours may be further shortened if the business need is not present.

Blaine Mathisen, EPS Group, agent representing the applicant, was available for questions.

Mark Conrad Saxelby, an Aurora resident, provided public comment on the item. M. Conrad Saxelby expressed dissatisfaction with retail offerings being primarily gas and liquor store. Concerns were expressed that such retail uses would have a negative impact on property taxes. M. Saxelby noted being of the local homeowner's association. It was noted that over 500 residents have voiced opposition to this project.

Rhiannon Athey, Aurora resident, provided public comment on the item. R. Athey noted being an active member of the community. It was expressed that there is a need for more community-focused development, and a gas station does not meet that need. Examples were provided of areas that have these types of development that would be beneficial for this community.

Adam DeWildt, Aurora resident, provided public comment on the item. A. Dewildt noted living in the community since 2020. A. Dewildt noted that homeowners chose this community for quiet and safety away from high-density areas. Concerns were expressed regarding vehicles, lighting and noise due to the development. Concerns were also noted regarding impacts on crime due to alcohol developments. Concerns for 24hr pumps without security were noted.

Erika Clamage, Aurora resident, submitted a speaker request form but was unavailable to speak when called upon at the meeting.

David Clamage, Aurora resident, provided public comment on the item. D. Clamage expressed concerns about air pollution due to the inclusion of a gas station in the area. Negative health impacts due to exposure to pollution from gas stations were reviewed. D. Clamage also spoke about health and quality of life concerns due to exposure to light pollution emitted by gas stations.

Arvin Martinez, Aurora resident, provided public comment on the item. A. Martinez expressed concerns about excessive noise due to 24hr access to the gas pumps. It was then expressed that response times by police to complaints in the area may be hampered. It was then noted that residents moved to the community to get away from noise and safety concerns, which may be introduced by this project.

Aditi Desai, Aurora resident, provided public comment on the item. A. Desai, noted being a member of the neighborhood committee. A. Desair commented that there has been a strong negative response to this project. It was stated that 515 members of the neighborhood, at the time of this hearing, signed a petition against the project. It was also noted that a number of neighbors submitted comments for the commission to consider that they were included in the staff report. A. Desai then read comments from community members who were unable to attend the meeting.

Chairman Walls asked if there had been any interaction with the master developer on the types of commercial development that would be developed in all of the future tracks.

A. Desai, responded that yes this has occurred. It was expressed to the developer that the community would prefer the addition of different types of local businesses.

Chairman Walls asked if this conversation occurred prior to this application or after notice was received regarding this development.

A. Desai replied that this meeting occurred after notice was provided of this application.

Chairman Walls asked if any engagement with the master developer occurred and expressed what types of development were of want by the community.

Virang Desai, Aurora resident, provided public comment on the item. V. Desai stated that this proposal would have a negative impact on the community. V. Desai spoke in opposition to the project, reiterating concerns expressed by previous speakers.

Rita Desai, Aurora resident, submitted a speaker request form but was unavailable to speak when called upon at the meeting.

Cameron Moore, an Aurora resident, provided public comment on the item. C. Moore stated being an active-duty military member living in the community. C. Moore stated being a recent victim of theft. Concerns were expressed regarding what potential negative impacts on safety and security if this proposal were to move forward.

Manraj Singh, applicant, responded to public comments. M. Singh disagreed with comments regarding the impact of this type of use on housing prices. It was then stressed that other retail uses may not be a good fit for the configuration of the site. It was noted that this proposal would blend into the neighborhood and may draw additional businesses. Concerns expressed on pollution were addressed, noting that state standards are met by the business. Also, M Singh noted that this site is adjacent to oil and gas drilling. Light pollution mitigation measures were then reviewed.

The commission had no further questions for staff or the applicant.

There was no further public comment.

Planning Commission Results

AGENDA ITEM 8h – CONDITIONAL USE

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

MOVE TO APPROVE, WITH ONE CONDITION, THE CONDITIONAL USE REQUEST FOR A MOTOR VEHICLE FUEL DISPENSING STATION BECAUSE THE PROPOSAL COMPLIES WITH THE REQUIREMENTS OF SECTION 146-5.4.3.A.3 OF THE UNIFIED DEVELOPMENT ORDINANCE, FOR THE FOLLOWING REASONS:

1. THE APPLICATION COMPLIES WITH ALL APPLICABLE STANDARDS AND CRITERIA IN THE UNIFIED DEVELOPMENT ORDINANCE AND THE HARMONY COMMERCIAL MASTER PLAN;
2. THE APPLICATION IS CONSISTENT WITH THE COMPREHENSIVE PLAN “COMMERCIAL HUB" PLACETYPE, AS THE PROPOSED LAND USES ARE COMMERCIAL USES THAT ALIGN WITH THE PLACETYPE’S PRIMARY LAND USES;
3. THE SINGLE-STORY PROJECT IS WITHIN A PLANNED COMMERCIAL AREA AT THE INTERSECTION OF TWO ARTERIAL STREETS AND INCLUDES BUFFER AND OPEN SPACE BETWEEN PLANNED RESIDENTIAL AREAS INTENDED TO SUPPORT COMPATIBILITY WITH SURROUNDING LAND USES;
4. THERE IS ADEQUATE CAPACITY FOR CITY INFRASTRUCTURE TO SERVE THE PROPOSED DEVELOPMENT, THE PROJECT PROPOSAL INCLUDES INFRASTRUCTURE IMPROVEMENTS TO SUPPORT THE SUBJECT SITE AND INCLUDES RIGHT OF WAY IMPROVEMENTS FOR SOUTH POWHATON ROAD AND EAST ALAMEDA AVENUE; AND,
5. THE DESIGN AND LOCATION OF THE COMMERCIAL CENTER INTEGRATE THE COMMERCIAL MIXED-USE CENTER WITH SURROUNDING USES AND MINIMIZE IMPACTS.

APPROVAL TO BE SUBJECT TO THE FOLLOWING CONDITION:

1. RELATING TO THE CONDITIONALLY APPROVED FUELING STATION, THE APPLICANT SHALL SUBSTANTIALLY COMPLY WITH THE OPERATIONS OUTLINED IN THE LETTER OF INTRODUCTION OF RECORD. SIGNIFICANT CHANGES TO THE BUSINESS OPERATIONS MAY BE APPROVED ADMINISTRATIVELY IF THEY DO NOT ESTABLISH A NEW USE OR EXPANSION OF USE THAT IS NOT PERMITTED BY ZONING.

Further Discussion:
Chairman Walls encouraged the commission to voice on record the reasoning for their decisions due to the overwhelming public commentary received.

Commissioner Jetchick stated that there are limits on the authority of the Planning and Zoning Commission. Decisions must be made strictly based on Section 146 of the Unified Development Ordinance. The deciding authority is ultimately the Aurora City Council.

Commissioner Banka agreed with Commissioner Jetchick and expressed sympathy with the community and their concerns. Commissioner Jetchick stated that citizens could appeal decisions made by the Planning and Zoning Commission to City Council.

Commissioner Hogan asked the city attorney if this project could be considered as having an adverse impact to the surrounding area due to the degree of negative commentary received from the community.

Lena McClelland, Assistant City Attorney, stated that the criteria do allow room for interpretation. The commission would need to decide to the degree practicable that this would have a negative impact.

Commissioner Hogan stated that, based on this criterion, they could not support this item.

Chairman Walls reviewed the limited areas in which flexibility in the interpretation of code is allowable for the commission. It was noted that a large negative impact was expressed by the community by the potential of this project. Chairman Walls stated that it does not appear that negative impacts were mitigated to a degree practicable. Chairman Walls voiced support for the applicant go back to the community to work with them on this proposal. Chairman Walls stated not being able to support this item.

Commissioner Jetchick started feeling the same way. Concerns were stressed regarding a neighborhood 10:00 pm quiet zone not addressed in this proposal.

Commissioner Riley noted the overwhelming public comment on this item. Commissioner Riley stated that it does not appear that this project was received well and may not be the best fit for the community.

Commissioner Bush stated that all presenters validated their comments during the meeting. Commissioner Bush indicated that, because of the public comment provided, they would be unable to support this item.

Chairman Walls voiced to the commission an option to table this item, dependent on the applicant going back to the community to work on this item

Planning Commission Results

CHAIRMAN WALLS MOVED TO TABLE AGENDA ITEMS 8HI INDEFINITELY. COMMISSIONER RILEY SECONDED.

MOTION PASSED UNANIMOUSLY

9. Public Invited to be Heard
No public provided comment.

10. Commissioner Comments/Miscellaneous Items of Business
The 2026 Office Elections were conducted.

COMMISSIONER JETCHICK NOMINATED COMMISSIONER WALLS FOR CHAIR OF PLANNING AND ZONING COMMISSION. COMMISSIONER BUSH SECONDED.

MOTION PASSED UNANIMOUSLY

COMMISSIONER BANKA NOMINATED COMMISSIONER HOGAN AS FIRST VICE CHAIR. CHAIRMAN WALLS SECONDED.

MOTION PASSED UNANIMOUSLY

Chair Walls noted that Commissioner Hogan requested the Second Vice Chair shadow the First Vice Chair and learn the responsibilities of the position.

COMMISSIONER HOGAN NOMINATED COMMISSIONER RILEY AS SECOND VICE CHAIR. CHAIRMAN WALLS SECONDED.

MOTION PASSED UNANIMOUSLY

Chair Walls thanked Commissioner Banka for working as Second Vice Chair during 2025.

Commissioner Riley asked for additional information on the value of public commentary requested for cases that are decided administratively.

Jeannine Rustad, Planning Director, responded that the code permits an option of moving an administrative item to the Planning and Zoning Commission. If an item generates strong public comment, that item can be moved to the commission to decide.

Brandon Cammarata, Planning Manager, provided information on public noticing. It was stressed that only abutting property owners are able to appeal decisions under code.

Commissioner Riley asked for information on the policy for when public notice signs should go up and come down on properties being decided. It was asked if the commission would be granted an opportunity to be involved in the decisions regarding noticing.

Chairman Walls indicated having met with the Assistant City Attorney, Lena McClelland to discuss noticing concerns with respect to the QuikTrip item continued. It was indicated that staff has some discretion in being able to determine rules about things such as how signs are posted and where they should be located. Chairman Walls asked if staff has considered reviewing and standardizing rules for noticing.

J. Rustad indicated that this is currently being reviewed.

B. Cammarata stated that the commission can communicate concerns regarding applicant noticing as was evidenced by tonight's decision on QuikTrip.

Commissioner Riley thanked staff for their support with the commission.

Commissioner Hogan asked who is responsible for posting notice signs.

B. Cammarata replied that the applicant is responsible.

Chairman Walls spoke positively about interactions with staff members, Stephen Rodriguez, Planning Supervisor and Susan Chapel, Project Coordinator, in response to questions.

Commissioner Hogan asked if Commissioner Bush was reappointed to the commission.

Commissioner Bush confirmed being reappointed to the commission.

Commissioner Hogan asked for information on the interview and appointment schedule for the open position on the commission.

Stephanie Beard, Project Coordinator, reviewed the interview and appointment schedule by City Council for the open position.

11. Reports

11a. Report by Planning Division Manager

Brandon Cammarata, Panning Division Manager, reviewed the Administrative Decisions made over the past two weeks. Projects include Stafford Logistics Trailer Parking Major Site Plan Amendment.

B. Cammarata noted that a recent decision by the Planning Commission was appealed to City Council, Bubble Bath Car Wash. The Conditional Use was approved, the Site Plan was denied.

11b. Report by City Attorney

Lena McClelland, Assistant City Attorney, was available for questions.

There were no questions from the commission.

12. Adjournment

Chairman Walls adjourned the meeting at 9:50 p.m. until January 28, 2026.



approved

Planning and Zoning Commission
May 13, 2026

Commissioners Present	**Becky Hogan** **Michael Riley** **Sonda Banka** **Gayle Jetchick** **Melvin Bush** **Robin Becker**
Commissioners Absent:	**Garrett Walls**

1. **Study Session – 5:00 p.m. – Parks, Recreation and Open Space (PROS) Updates and Waterwise Landscape Practices (Planning)**
   Presentation by Nicole Ankeney and Kelly Bish, City of Aurora

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. April 22, 2026
   A MOTION WAS MADE BY COMMISSIONER HOGAN TO APPROVE THE MINUTES AS SUBMITTED WITH NO OBJECTION.

   MINUTES APPROVED UNANIMOUSLY.

6. **Adoption of Agenda**
   A MOTION WAS MADE BY COMMISSIONER HOGAN AND SECONDED BY COMMISSIONER RILEY.

   MOVE TO APPROVE THE DRAFT AGENDA AS THE PERMANENT AGENDA. AGENDA ITEMS 8a-g 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

8abcd. TRIBUTARY – ZONING MAP AMENDMENTS AND MASTER PLAN WITH ADJUSTMENTS

The applicant and property owner, PRI, is requesting approval of a new Master Plan and three Zoning Map Amendments for the Tributary development. The approximately 960-acre site is bounded by Interstate 70 to the north, Trussville Street to the east, 6th Avenue to the south, and De Gaulle Street to the west. The property is currently undeveloped and is bisected by First Creek, which flows from the southeast to the northwest through the site. The property is zoned Mixed-Use Airport (MU-A), Mixed-Use Regional (MU-R), and Medium Residential (R-2) within Subarea C. Surrounding land uses include single-family residential to the south and east, data centers to the west, and industrial uses to the north across Interstate 70. The site is identified within the Urban District, Commercial Hub, City Corridor, and Emerging Neighborhood placetypes in the Aurora Places Comprehensive Plan.

The proposed Master Plan includes a mix of land uses, including single-family detached, two-family, single-family attached, and multi-family residential, as well as commercial uses, a recreation center, a school, and parks and open space. The northern portion of the site is planned for commercial, mixed-use, and multi-family development to take advantage of the visibility and access provided by the new Interstate 70 and Harvest Road interchange currently under construction. The southern portion of the site is primarily planned for residential development, with the exception of a 27-acre commercial parcel located at the northwest corner of 6th Avenue and Harvest Road, which is designated as an Administrative Activity Center (AAC). Six neighborhood parks are proposed and are connected through a network of open spaces and trails, including the First Creek corridor.

As part of the Master Plan submittal, the applicant provided a Land Use Map, Public Art Plan, Open Space and Circulation Plan, Design Standards, a Public Improvements Plan, a Master Traffic Impact Study, a Master Drainage Report, and a Master Utility Study. At full build-out, the Tributary Master Plan is anticipated to include approximately 493 acres of residential development, 81 acres of commercial development, 40 acres of parks, and 168 acres of open space, including floodplain areas. The development would allow up to 4,859 dwelling units, with an estimated population of 12,534 residents. Two adjustments are requested as part of the application: one to increase the allowance for Small Residential Lots within the R-2 district from 50 percent to 65 percent of residential lots, and another to increase the height, number, and square footage of multi-tenant monument signs along Interstate 70. Following coordination with the applicant during the review process and the incorporation of additional design mitigation measures, staff supports both adjustment requests.

In conjunction with the Master Plan, three Zoning Map Amendments are proposed to better align the zoning districts with the planned land uses. The area located east of Harvest Road, west of Powhaton Road, and north of 12th Avenue is proposed to be rezoned from R-2 to MU-A to allow commercial and higher-density residential uses closer to Interstate 70. The area located west of Harvest Road and north of Tributary Parkway is proposed to be rezoned from R-2 to MU-R to encourage mixed-use development. The area west of Harvest Road and south of Tributary Parkway is proposed to be rezoned from MU-R to R-2 to allow additional residential development. Staff finds that the proposed Master Plan and Zoning Map Amendments are consistent with the applicable approval criteria in the UDO.

One hundred twenty-two (122) adjacent property owners and nine registered neighborhood organizations were notified of the application. With the first submittal of the application in May 2024, three written comments were received that expressed potential concerns regarding traffic increases, environmental impacts, residential density, and the need for more commercial uses. Staff requested that the applicant host a neighborhood meeting. A virtual meeting was held on September 24, 2024. One resident attended the meeting, and no concerns were raised. No additional comments were received throughout the review process.

Testimony Given at the Hearing:

Commissioners Hogan, Riley, Banka, Becker, Jetchick, and Bush visited the site.

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

Commissioner Riley asked for clarification regarding the slide showing percentages of small lots. S Wile explained that the slide was breaking down how many potential residential lots are in each neighborhood and how many small lots would be permitted with the 50% small residential lot percentage maximum that is currently code, versus how many small lots would be permitted with the 65% small residential lot adjustment that they are requesting.

Commissioner Riley asked for clarification regarding a statement in the staff report about generally preserving placemaking for the commercial areas. S Wile responded that there have been changes to the design standards since the March 25, 2026, meeting, and that a lot has transpired between then and now. The current design standards do contain key placemaking elements as far as ensuring that drive-throughs won't be too much along the street frontage, emphasizing the importance of plazas, walkability, and other elements, while also ensuring that the commercial development will be viable and will not require adjustments from the design standards.

Commissioner Jetchick asked about the completion of the Harvest Road interchange and if it will be finished before or during this project. S Wile responded that the construction for that has already commenced and will likely be completed before the first phase of development.

Commissioner Hogan asked if there is an agreement between the city and the developer regarding water service for the area. S Wile answered that Aurora Water has agreed to provide water service for the development. There were some limitations on density that they had to meet, and they did meet those as part of the master utility study to ensure that they would be able to serve all of the residents within this development.

Commissioner Banka asked about natural gas service for the area. Dane Hill, Property Reserve, Inc., the applicant, answered that the intent is to have natural gas serve the site. An application for this utility was submitted to Xcel Energy at the end of 2024.

Elyse Applegate Klink, Norris Design, agent representing the applicant, gave a presentation of the item.

Sean Malone, Norris Design, agent representing the applicant, gave a presentation of the item.

Commissioner Hogan asked if any of the signage for the site would have electronic messaging boards. S Malone responded yes, there is a provision in the design guidelines for a certain amount.

Commissioner Riley asked if the neighborhood comments in Exhibit O were addressed and if Fire, Rescue and Police services will be provided. E Applegate Klink responded that the neighborhood comments that were received in the first round of review were directly addressed in the second submission and a neighborhood meeting was held because of the comments that were received. Only one neighbor attended the meeting. E Applegate Klink added that a fire station is planned at 10th Avenue in the western portion of the development. The applicant has also been working with the Aurora Police Department to determine which district the development is in.

Commissioner Riley asked if what was presented at this meeting was the complete project. E Applegate Klink confirmed it was.

Diana Rael, Norris Design, agent representing the applicant, was available for questions.

Mark Cevaal, Reland, agent representing the applicant, was available for questions.

Cassie Slade, Fox Tuttle Transportation Group, agent representing the applicant, was available for questions.

Planning Commission Results
AGENDA ITEM 8a – ZONING MAP AMENDMENT FROM R-2 TO MU-A

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

MOVE TO RECOMMEND APPROVAL OF THE ZONING MAP AMENDMENT FROM THE R-2 DISTRICT TO THE MU-A DISTRICT TO CITY COUNCIL BECAUSE THE PROPOSAL COMPLIES WITH THE CRITERIA IN SECTION 146-5.4.1.C.3 FOR THE FOLLOWING REASONS:
1. THE ZONING MAP AMENDMENT IS CONSISTENT WITH THE SPIRIT AND INTENT OF THE COMPREHENSIVE PLAN AND THE CITY CORRIDOR PLACETYPE; AND
2. THE ZONING MAP AMENDMENT IS COMPATIBLE WITH THE SURROUNDING DEVELOPMENTS AND PROPOSED USES IN THE TRIBUTARY MASTER PLAN.

Further Discussion:
No further discussion occurred.

MOTION PASSED UNANIMOUSLY.

AGENDA ITEM 8b – ZONING MAP AMENDMENT FROM R-2 TO MU-R

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

MOVE TO RECOMMEND APPROVAL OF THE ZONING MAP AMENDMENT FROM THE R-2 DISTRICT TO THE MU-R DISTRICT TO CITY COUNCIL BECAUSE THE PROPOSAL COMPLIES WITH THE CRITERIA IN SECTION 146-5.4.1.C.3 FOR THE FOLLOWING REASONS:
1. THE ZONING MAP AMENDMENT IS CONSISTENT WITH THE SPIRIT AND INTENT OF THE COMPREHENSIVE PLAN AND THE URBAN DISTRICT PLACETYPE; AND
2. THE ZONING MAP AMENDMENT IS COMPATIBLE WITH THE SURROUNDING DEVELOPMENTS AND PROPOSED USES IN THE TRIBUTARY MASTER PLAN.

Further Discussion:
No further discussion occurred.

MOTION PASSED UNANIMOUSLY.

AGENDA ITEM 8c – ZONING MAP AMENDMENT FROM MU-R TO R-2

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

MOVE TO RECOMMEND APPROVAL OF THE ZONING MAP AMENDMENT FROM THE MU-R DISTRICT TO THE R-2 DISTRICT TO CITY COUNCIL BECAUSE THE PROPOSAL COMPLIES WITH THE CRITERIA IN SECTION 146-5.4.1.C.3 FOR THE FOLLOWING REASONS:

1. THE ZONING MAP AMENDMENT IS CONSISTENT WITH THE SPIRIT AND INTENT OF THE COMPREHENSIVE PLAN AND THE URBAN DISTRICT AND COMMERCIAL HUB PLACETYPES; AND
2. THE ZONING MAP AMENDMENT IS COMPATIBLE WITH THE SURROUNDING DEVELOPMENTS AND PROPOSED USES IN THE TRIBUTARY MASTER PLAN.

Further Discussion:
No further discussion occurred.

MOTION PASSED UNANIMOUSLY.

AGENDA ITEM 8d – MASTER PLAN WITH ADJUSTMENTS

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

MOVE TO APPROVE, WITH TWO CONDITIONS, THE MASTER PLAN WITH TWO ADJUSTMENTS FOR SMALL RESIDENTIAL LOT PERCENTAGE AND MULTI-TENANT MONUMENT SIGN ALLOWANCES BECAUSE THE PROPOSAL COMPLIES WITH THE REQUIREMENTS OF SECTION 146-5.4.1.E.3 FOR THE FOLLOWING REASONS:

1. IT IS CONSISTENT WITH THE DESIGNATED PLACETYPES (URBAN DISTRICT, CITY CORRIDOR, COMMERCIAL HUB, AND EMERGING NEIGHBORHOOD) IN THE AURORA PLACES COMPREHENSIVE PLAN;
2. IT COMPLIES WITH THE REGULATIONS AND STANDARDS IN THE UNIFIED DEVELOPMENT ORDINANCE, EXCEPT FOR THE REQUESTED ADJUSTMENTS; AND
3. IT PROVIDES A DIVERSE MIX OF USES THAT ARE CONNECTED THROUGH INTERNAL STREETS, PARKS, AND OPEN SPACES; AND
4. IT PROMOTES QUALITY URBAN DESIGN, LANDSCAPE DESIGN, AND ARCHITECTURAL DESIGN.

APPROVAL TO BE SUBJECT TO THE FOLLOWING CONDITIONS:

1. APPROVAL OF THE MASTER PLAN IS CONTINGENT ON THE THREE ASSOCIATED ZONING MAP AMENDMENTS BEING APPROVED BY THE CITY COUNCIL.
2. OUTSTANDING TECHNICAL ISSUES MUST BE RESOLVED PRIOR TO SUBMITTAL AND RECORDATION OF THE MASTER PLAN.

Further Discussion:
No further discussion occurred.

MOTION PASSED UNANIMOUSLY.

8e. COTTONWOOD CREEK AMENDMENT NO 1 – MASTER PLAN AMENDMENT
The applicant, Westside Investment Partners, is requesting approval of an amendment to the Cottonwood Creek Master Plan. This is the first amendment to the Master Plan, originally approved in 2022. This proposed amendment updates land use areas, including reducing the area of oil & gas facilities and replacing them with residential areas, and removing a commercial mixed-use area. One goal of this amendment is to equally divide development obligations and land plans in half (east and west sides) to represent two master developer teams.

Background / History. This area was originally annexed into the City of Aurora in 2016, and then the Master Plan was approved in 2022. Cottonwood Creek is approximately 1,232 acres located 4 miles east of E470. The property includes frontage along E. Jewell Avenue, S. Monaghan Road, E. Yale Avenue, S. Hayesmount Road, E. Mississippi Avenue, and S. Hudson Road. The entire master plan is under the R-2 (medium-density residential) zone district within Subarea C. The property is mostly classified as the Emerging Neighborhood Placetype of the *Aurora Places Comprehensive Plan*, aside from a narrow section of Urban Green Space, following along First Creek. Three commercial areas totaling 13 acres were originally planned on the southeast corner of E Jewell Avenue and S. Monaghan Road, the southwest corner of E Jewell Ave and S. Lanewood Street, and the southwest corner of E Mississippi Avenue and Hudson Road. The plan includes neighborhoods with a mix of single-family attached and detached, mixed-use commercial centers, three existing oil & gas sites, and proposes several park spaces, including larger neighborhood parks, pocket parks, and open space following First Creek and Yamaha Creek. Two schools are planned, one for the west side and one for the east side, as well as a permanent fire station and community center.

Current Proposal. Within this Master Plan, Westside Investment Partners owns the land west of Hayesmount Road, which will be referred to as Travera Community (West). Cottonwood Creek Investors, LLC owns the land east of S. Hayesmount Road, which will be referred to as Cottonwood Creek Community (East). The distinction between these two sides can be found primarily in the following tabs: - Tab 7: Public Art Plan - Tab 8: Land Use Map & Matrix - Tab 9: Open Space & Circulation Plan - Tab 10: Urban Design Standards. Additionally, the amendment includes proposed changes to Tab 13: Public Improvement Plan to better distinguish the responsibilities for public improvements required in each area of development.

The amendment also reflects the current condition of the existing oil and gas facilities, which is less land area than anticipated with the original Master Plan. In turn, this increases planned residential areas and the total number of units allowable per the master plan. The removal of the 3-acre commercial mixed-use area PA-79 also contributes to the increase in residential area and the planned number of units. The proposed amendment will limit the overall number of dwelling units per acre (DUA) to 5 or fewer, on both ownership sides. Both sides will also retain future APS school sites, and public land dedication has been distributed evenly based on the densities proposed. Parks and open spaces changed slightly to comply with the increased units and separation of the east and west.

The proposal aligns with the goals of the Cottonwood Creek Master Plan as originally proposed, while updating it to its current condition. The increased unit count is consistent with the standards of the UDO and Emerging Neighborhood Placetype of the *Aurora Places Comprehensive Plan*. No adjustments are requested with this application.

Testimony Given at the Hearing:
Commissioners Hogan, Riley, Banka, Becker, Jetchick, and Bush visited the site.

Ben Bravenec, Case Manager, gave a presentation of the item, including the staff recommendation.

Commissioner Banka asked about natural gas service for the area. B Bravenec responded that before any utilities can be put in place, several site plan applications will need to be submitted, with Xcel and Public Works referral approval.

Alan Cunningham, PCS Group, agent representing the applicant, responded that there is natural gas available for the area.

Alan Cunningham, PCS Group, agent representing the applicant, gave a presentation of the item.

Commissioner Jetchick asked about commercial retail for the area, specifically grocery stores. A Cunningham responded that, with other developments such as Tributary, Harmony, and Parklands coming to fruition sooner than this development, there will be commercial retail in the area for residents when this proposal begins to develop.

Commissioner Riley asked about the reduction and mitigation of the oil and gas production in the area. A Cunningham explained the setbacks for two of the oil and gas sites and added that there is an abandoned well that has been plugged according to the Colorado Oil and Gas Conservation Commission standards.

Commissioner Riley asked if a temporary fire station would be built. A Cunningham explained that there have been discussions with Life Safety about a temporary fire station, but they are not requiring one at this time because there will be adequate Life Safety access with the secondary connection that will come out to this area; however, that may change in the future as development moves east.

Commissioner Hogan asked if Jeffrey Moore, Manager of Oil and Gas, was present at the meeting. Brandon Cammarata, Manager of Current Planning, responded that J Moore was not able to attend, but they discussed the project, and J Moore did another review and had no comments relating to the reduced areas or other functionalities. B Cammarata further stated that the Oil and Gas Division was an integral part of the review for this proposal.

Commissioner Riley asked for future staff reports to include the Oil and Gas Division review comments, because as development moves further east, there will be more considerations for capping wells, etc., and it would be good to know that staff have participated in the review process. B Cammarata noted the request.

Garrett Graham, PCS Group, agent representing the applicant, was available for questions.

James Spehalski, Marathon Land Company, the applicant, was available for questions.

Chris McGranahan, LSC Transportation Consultants, Inc, agent representing the applicant, was available for questions.

Planning Commission Results

AGENDA ITEM 8e – MASTER PLAN AMENDMENT

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

MOVE TO APPROVE, WITH ONE (1) CONDITION, THE MASTER PLAN AMENDMENT BECAUSE THE PROPOSAL COMPLIES WITH THE REQUIREMENTS OF CODE SECTION 146-5.4.1.E.3 OF THE UNIFIED DEVELOPMENT ORDINANCE. THE PROPOSED MASTER PLAN AMENDMENT COMPLIES WITH THE APPROVAL CRITERIA FOR THE FOLLOWING REASONS:

1. THE MASTER PLAN AMENDMENT IS CONSISTENT WITH THE AURORA PLACES COMPREHENSIVE PLAN, AND THE PURPOSE STATEMENTS FOR THE R-2 (MEDIUM-DENSITY RESIDENTIAL);
2. FUTURE DEVELOPMENT OF THE PROPERTY WILL COMPLY WITH APPLICABLE STANDARDS OF THE UDO AND DOES NOT REQUEST ANY ADJUSTMENTS;
3. THE MASTER PLAN AMENDMENT WILL RESULT IN BETTER ACCESS TO THE AREA WITH E. YALE AVE AND S. HAYSEMOUNT ROAD THAT DO NOT CREATE ADVERSE IMPACTS ON THE SURROUNDING AREA;
4. THE MASTER PLAN AMENDMENT INCORPORATES ADDITIONAL DESIGN CRITERIA TO ENSURE A WALKABLE AND WELL-CONNECTED DEVELOPMENT; AND
5. THE MASTER PLAN RETAINS TWO DESIGNATED AREAS FOR MIXED-USE (10 ACRES TOTAL) AND A 4.4-ACRE COMMUNITY CENTER.

APPROVAL IS TO BE SUBJECT TO THE FOLLOWING CONDITION:

1. RESOLUTION OF OUTSTANDING TECHNICAL ISSUES PRIOR TO THE RECORDATION OF THE MASTER PLAN.

Further Discussion:
No further discussion occurred.

MOTION PASSED UNANIMOUSLY.

8fg. ALL IN ONE HARMONY COMMERCIAL – CONDITIONAL USE AND SITE PLAN
At the January 14, 2026, Planning Commission Hearing, the project was tabled indefinitely due to concerns related to the public comment shared during the hearing. Planning Commission tabled the project for the applicant to go back to the neighborhood and make a collaborative effort to work with the community, listen to their concerns, and for the applicant to make any adjustments to their project in light of the conditional use criteria to "mitigate any adverse impacts to the degree practicable." A specific concern expressed by a Commissioner was for the applicant to address the proposed hours of operation and align with the 10:00 PM quiet hours of the neighboring community, which was requested by the public.

A second neighborhood meeting was held on February 19, 2026. Thirty-eight people attended the meeting, including two (2) city staff, the facilitator, and two (2) people from the applicant team. The applicant team presented the changes made based on public feedback from the January 14, 2026, Planning Commission meeting, addressed concerns and comments, and answered questions from the public in attendance. Based on public feedback received, the applicant revised the proposed hours of operation for the gas station and convenience store from 4:00 AM to 12:00 AM to 4:00 AM to 11:00 PM and the liquor store from 9:00 AM to 12:00 AM to 8:00 AM to 11:00 PM. In addition, the applicant is proposing an overnight employee present when the convenience store and gas station are closed to discourage loitering. Additionally, the applicant outlined security measures he would include on his property to address the public's concerns related to safety. The public during the meeting still shared concerns regarding the updated hours of operation, safety, and environmental impacts of the proposed Gas Station. There were, however, members of the public in attendance who expressed support for the project. Please see Exhibit B, an updated Letter of Introduction from the Applicant, Exhibit F, a staff summary of the February 19, 2026, neighborhood meeting, and Exhibit G for the Applicant Presentation for the February 19, 2026, Neighborhood Meeting for more details on the proposed updates to the project and second neighborhood meeting.

The applicant, Nicks Investments, LLC, is requesting approval of a Site Plan for a multi-tenant retail building with a motor vehicle fuel dispensing station. Conditional Use approval is required for the Motor Vehicle Fuel Dispensing Station in the Mixed-Use Corridor (MU-C) Zone District. The project proposal is for a 9,747-square-foot multi-tenant building and fuel canopy on a 1.45-acre lot. The proposed project site is located at the southeast corner of East Alameda Avenue and South Powhaton Road. The site is located within an Administrative Activity Center (AAC) approved in the Master Plan. The AAC is commercial, mixed-use zoning, and the land within the AAC must follow the standards applicable to the MU-C Zone District. No adjustments to the city code are requested with this application.

The proposal is located in Planning Area 1 of the Harmony Commercial Master Plan, which is designated for commercial development. The proposal includes a 9,767-square-foot retail building, comprising three (3) tenant spaces. A convenience store (4,000 sf), a liquor store (4,000 sf), and a restaurant (1,767 sf) are planned. A fuel canopy with six (6) fuel dispensers and a high-speed diesel dispenser is also proposed.

This is the first project proposed in the Harmony Commercial Master Plan area. The master planned area is planned to have other commercial sites to the south and east of this proposal. The nearest existing residential uses are over 275 to the north, across Alameda Avenue, within another Harmony master-planned development. Additionally, northwest of the project site is the Adonea neighborhood.

The Liquor Store is permitted in the MU-C Zone District and exceeds the 1,500-foot minimum spacing required between liquor stores. The closest liquor store to the project site is roughly two and a half (2.5) miles away.

Staff received numerous concerns from neighbors about the proposed use and operations, which are discussed later in this report. A neighborhood meeting was held on September 23, 2025, and February 19, 2026.

The Comprehensive Plan placetype is Commercial Hub. Commercial Hubs are especially critical to the future economic and fiscal health of Aurora. This placetype primarily contains uses that provide goods and services to nearby Established and Emerging Neighborhoods but can also serve other placetypes in the area. This placetype is characterized by shopping centers and areas that provide a cluster of compatible businesses. It may be located along the city's corridors, often at the intersection of two arterial streets. Primary land uses for this placetype are restaurants, commercial retail, and commercial service. The project complies with the commercial hub placetype as it is proposing commercial land uses that are considered a primary land use for the Commercial Hub placetype.

Six (6) registered homeowners' associations and nine (9) abutting property owners were notified of the proposal. There were fifty-seven (57) public comments received for this development application. A neighborhood meeting was held virtually on September 23, 2025. The applicant addressed various concerns raised at the meeting. Lastly, a petition in opposition to the project was created and submitted to City staff by residents. See 'Neighborhood Comments' under Major Issues further in the report for more details.

Testimony Given at the Hearing:
Commissioners Hogan, Riley, Banka, Becker, Jetchick, and Bush visited the site.

Ani Karabashian, Case Manager, gave a presentation of the item, including the staff recommendation.

Manraj Singh, Nick Investments, the applicant, gave a presentation of the item.

Rhiannon Athey, an Aurora resident, spoke against the proposal, citing that the applicant has not mitigated the neighbors' concerns in regard to the hours of operation. The residents of the area are seeking community-centric, family-focused development.

Arvin Martinez, an Aurora resident, spoke against the proposal, stating that the noise from this type of business would be disruptive to the community. The hours of operation and the light pollution from the 24/7 fueling pumps clearly show that the applicant does not care about the neighbors' concerns. A Martinez also indicated concern that housing values may drop if this development is allowed.

Shelby Moore, an Aurora resident, spoke against the proposal, citing Unified Development Ordinance Code Section 146.5.3.9.d1, which references that the Planning Commission can deny a development application if there is evidence of false or misleading statements in application materials or public hearings. During the recent neighborhood meeting, the applicant referenced two studies in their presentation, but the information in the studies was not accurate. The applicant also gave misleading statements regarding testing for gas stations and that these tests are state-mandated when in fact they are city-imposed. Another misleading statement is that the applicant will continue to operate the liquor store and gas station, when historically the applicant has sold the previously opened gas stations and liquor stores.

Cameron Moore, Aurora resident, spoke against the proposal, citing Unified Development Ordinance (UDO) Code Section 146.5.3.9.d2, which references evidence of bad faith interactions with public property owners, stakeholders, city staff, appointed or elected officials. The February neighborhood meeting did not adequately address the concerns of the neighbors that were brought up in the previous Planning Commission meeting. The applicant has stated on many occasions that neighborhood concerns

did not need to be kept in mind or addressed, and neighbors did not need to be in agreement for this development to be built. When asked why the applicant keeps pushing for the gas station and liquor store, the response was that this is the business that they are in, and refusing to pivot from that, the applicant shows bad faith to the public and property owners by clearly having no regard for concerns voiced. UDO Code Section 146.5.4.3.a3.cd references the compatibility of development with that already in the area, the proposed hours of operation are not compatible with the adjacent community's quiet hours, and this proposal will change the predominant character of the surrounding area.

Aditi Desai, an Aurora resident, spoke against the proposal, stating safety and security are paramount for the adjacent Harmony community. The proposed hours of operation are not compatible with the community's quiet hours, and the liquor store can introduce additional risks to the neighbors from those who purchase alcohol and linger in the area. The streets in this area have not been designed for this type of sustained commercial traffic. Studies consistently show that the presence of liquor stores and convenience stores that sell alcohol is associated with increased neighborhood crime and disorder. Studies have also indicated that gas stations and their associated convenience stores often act as magnets for crimes of opportunity like robbery, theft, and vandalism. The neighborhood park already has people loitering late at night, littering, and conducting disorderly behavior. This development will exacerbate that behavior.

Virang Desai, an Aurora resident and owner of a gas station and liquor store, stated twice their store has been held up, once at knife point and the other at gun point, and that it was a terrifying experience. V Desai does not want others to experience that, especially near where they live. These types of businesses can attract bad elements, and Harmony is full of families that want to be safe. The applicant has not listened to or fully addressed the neighborhood concerns.

Mark Saxelby, an Aurora resident, spoke against the proposal, stating the neighbors have not been heard by the applicant. The taxes that will be collected from this development equate to about $412,000 per year, and with the state of the city's budget, the city wants that money. M Saxelby asked the commission to take into consideration what the neighbors have voiced concern about during the hearing.

Nav Nagra, an Aurora resident, spoke in support of the proposal, stating that the surrounding community lacks a lot of access to basic daily needs, and this development will boost property values and tax base for all residents. Currently, there are no restaurants in the area, and one would be a welcome addition.

Anvir Purewal, an Aurora resident, spoke in support of the proposal, stating that the applicant has heard the community and that this development is one of quality and will elevate the neighborhood. This corner lot has been vacant for some time and will bring needed services like gas, the ability to buy coffee, and go out to eat without having to travel too far. This development will help bring more commercial retail to the area as well.

Sukhbir Dhillon, an Aurora resident, spoke in support of the proposal and voiced surprise that there is so much opposition to the project. This development will help to close the gap when it comes to convenient access to a convenience store and fuel. Many have to travel far to get everyday essentials to already busy, traffic-congested areas in the city. Many times, it is the development of a gas station that will bring in other retail establishments that are needed in the area. Well-lit, well-managed properties create natural visibility and accountability, which are proven deterrents to unwanted activity compared to vacant or unmanaged land. The proposal is not a traditional gas station model but a high-quality development with a strong focus on a restaurant component.

Zahra Zaur, an Aurora resident, spoke in support of the proposal, stating that this applicant is one of the only developers currently investing in commercial growth in the area, which will attract additional businesses over time. This is a good location, and the development will bring the services and conveniences needed closer to the residents.

Keith Schooler, an Aurora resident, spoke against the proposal, stating that the Harmony development is currently as 20% of its buildout, with most of the remaining buildout to be along E Alameda Avenue, including to the south of it. Effectively, E Alameda Avenue becomes the gateway to the Harmony community; this proposal does not fit the character of the surrounding area. A commercial space that would truly benefit the community would be welcomed, but with a gas station being proposed, it will only bring more traffic to the area, which is already heavily trafficked.

Jerry Goodborne, an Aurora resident, spoke in support of the proposal, stating that as a child, going to a local convenience store was a fun, positive event. The applicant is a local business owner who wants to add to the community by having a convenient location for residents to get gas, milk, and other necessities.

Harkaran Dhillon, an Aurora resident, spoke in support of the proposal, stating they have visited other stores the applicant has and they are run in a professional manner. It will be exciting to see this development come to fruition.

Damien Valdez, an Aurora resident, spoke in support of the proposal, stating surprise at the opposition to the project. Having a convenience store located at this site will be of benefit to the surrounding communities.

David Clemage, an Aurora resident, spoke against the proposal, stating that the applicant's claim that the gas station is necessary to attract future commercial is not supported. What draws commercial retail is rooftops. The residents in the area are not opposed to commercial development but want it. To have a gas station and liquor store with extended operating hours as the first commercial development will set the tone for all future development. The project should be evaluated based on compatibility and whether it fits the surrounding community. Future commercial developers will look at the co-tenancy of the site, so the first business to come to the area is important.

Terence Hoaglund, Vignette Studios, agent representing the applicant, was available for questions.

M Singh rebutted, stating that neighborhood concerns have been addressed. This is not going to be a corporate store, and as the local owner will be visiting the businesses daily, allowing opportunities to meet and get to know the regular customers. A traffic study was conducted, and it indicates that this corridor is well prepared for the increase in traffic. There are studies that show that home values do not decrease with gas stations and convenience stores nearby. Gas stations are heavily regulated and have continuous leak detection systems, so there should not be any environmental concerns. This development will generate $1.24 million per year in tax revenue for the city, which will help to fund numerous life safety functions and other programs throughout the city.

Planning Commission Results

AGENDA ITEM 8f – CONDITIONAL USE FOR MOTOR VEHICLE FUELING STATION IN MU-C

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

MOVE TO APPROVE, WITH ONE CONDITION, THE CONDITIONAL USE REQUEST FOR A MOTOR VEHICLE FUEL DISPENSING STATION IN THE MIXED-USE CORRIDOR ZONE DISTRICT BECAUSE THE PROPOSAL COMPLIES WITH THE REQUIREMENTS OF SECTION 146-5.4.3.A.3 OF THE UNIFIED DEVELOPMENT ORDINANCE, FOR THE FOLLOWING REASONS:

1. THE APPLICATION COMPLIES WITH ALL APPLICABLE STANDARDS AND CRITERIA IN THE UNIFIED DEVELOPMENT ORDINANCE AND THE HARMONY COMMERCIAL MASTER PLAN;
2. THE APPLICATION IS CONSISTENT WITH THE COMPREHENSIVE PLAN “COMMERCIAL HUB" PLACETYPE, AS THE PROPOSED LAND USES ARE COMMERCIAL USES THAT ALIGN WITH THE PLACETYPE’S PRIMARY LAND USES;
3. THE SINGLE-STORY PROJECT IS WITHIN A PLANNED COMMERCIAL AREA AT THE INTERSECTION OF TWO ARTERIAL STREETS AND INCLUDES BUFFER AND OPEN SPACE BETWEEN PLANNED RESIDENTIAL AREAS INTENDED TO SUPPORT COMPATIBILITY WITH SURROUNDING LAND USES;
4. THERE IS ADEQUATE CAPACITY FOR CITY INFRASTRUCTURE TO SERVE THE PROPOSED DEVELOPMENT, THE PROJECT PROPOSAL INCLUDES INFRASTRUCTURE IMPROVEMENTS TO SUPPORT THE SUBJECT SITE AND INCLUDES RIGHT OF WAY IMPROVEMENTS FOR SOUTH POWHATON ROAD AND EAST ALAMEDA AVENUE; AND,
5. THE DESIGN AND LOCATION OF THE COMMERCIAL CENTER INTEGRATE THE COMMERCIAL MIXED-USE CENTER WITH SURROUNDING USES AND MINIMIZE IMPACTS.

APPROVAL IS SUBJECT TO THE FOLLOWING CONDITION:

1. RELATING TO THE CONDITIONALLY APPROVED FUELING STATION, THE APPLICANT SHALL SUBSTANTIALLY COMPLY WITH THE OPERATIONS OUTLINED IN THE LETTER OF INTRODUCTION OF RECORD. SIGNIFICANT CHANGES TO THE BUSINESS OPERATIONS MAY BE APPROVED ADMINISTRATIVELY IF THEY DO NOT ESTABLISH A NEW USE OR EXPANSION OF USE THAT IS NOT PERMITTED BY ZONING.

Further Discussion:
Commissioner Bush stated support of the motion because the development will bring positive benefits to the community.

Commissioner Becker concurred with Commissioner Bush and further stated that the development does meet the code requirements.

Commissioner Riley also stated support for the motion and noted that more development will be occurring in this part of the city, and it may not always be what everyone thinks is best.

Commissioners Banka and Hogan concurred with Commissioner Becker’s remarks about the project meeting the code requirements.

MOTION PASSED UNANIMOUSLY.

AGENDA ITEM 8g – SITE PLAN

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

MOVE TO APPROVE THE 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. THE APPLICATION COMPLIES WITH THE APPLICABLE STANDARDS IN THIS UDO, OTHER ADOPTED CITY REGULATIONS, THE APPROVED HARMONY COMMERCIAL MASTER PLAN THAT INCLUDES THE PROPERTY, AND CONDITIONS SPECIFICALLY APPLIED TO DEVELOPMENT OF THE PROPERTY BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL IN A PRIOR DECISION AFFECTING THE PROPERTY.

Further Discussion:
No further discussion occurred.

MOTION PASSED UNANIMOUSLY.

9. Public Invited to be Heard

There was no public comment.

10. Commissioner Comments/Miscellaneous Items of Business

Commissioner Hogan reminded the commission that there will be an in-person workshop on Thursday, May 21, 2026, in the Aurora Room at the Aurora Municipal Center from 3:00 to 5:00 p.m. and encouraged everyone to attend.

Commissioner Riley mentioned that there will be a Boards and Commissions Convention on August 6, 2026. A general discussion ensued.

Susan Chapel, Recording Secretary, reported that Stephen Rodriguez, Planning Supervisor, will be retiring at the end of May.

11. Reports

11a. Report by Planning Division Manager

Brandon Cammarata reported that no new administrative decisions have been made since the previous meeting. The Detention Center Ordinance was withdrawn by the sponsors and is no longer proceeding.

Commissioner Hogan asked about the city budget. B Cammarata responded that there is no news on the budgetary process that would be impactful to the commission at this time.

11b. Report by City Attorney

Lena McClelland, Assistant City Attorney, reiterated that the Detention Center Ordinance was withdrawn by the sponsors; it is possible that it could be brought back in the future.

The State Legislature's regular session adjourned today and the bills relating to lot splitting and minimum lot size failed to pass.

12. Adjournment

Vice Chair Hogan adjourned the meeting at 9:10 p.m. until May 27, 2026.

Approved

Planning and Zoning Commission (No Study Session; Regular Meeting 610pm)-20260114_181038-Meeting Recording

January 14, 2026, 1:10AM

2h 39m 30s

Beard, Stephanie started transcription

Walls, Garrett 0:03

All right.

Thank you, Brandon.

Good evening everyone.

It is Wednesday, January the 14th, 2026.

I now call this regularly scheduled virtual meeting of the Aurora Planning and Zoning Commission to order.

I'll now call the Roll of Commissioners, Commissioner Jecic.

Gayle Jetchick 0:18

Present.

Walls, Garrett 0:19

Commissioner Bush.

Commissioner Riley.

Colonel Mike Riley 0:23

I am present.

Walls, Garrett 0:25

Commissioner benka.

Sunny Banka 0:27

Present.

Walls, Garrett 0:28

Commissioner Hogan.
And Commissioner Walls is also present. We have established a voting quorum with six members present this evening. The Pledge of Allegiance.
Excuse me.
The Pledge of Allegiance will not be said tonight as this meeting is virtual. We'll move on to the approval of the Minutes for December the 10th, 2025. Everyone received a draft of those minutes. You all had an opportunity to read them.

Sunny Banka 0:46
Thank you.

Walls, Garrett 0:52
Are there any amendments or corrections to the Minutes?
Commissioner Riley.

Colonel Mike Riley 0:58
Page Six or seven of the file you sent this Brandon's listed as the panning director. I'm assuming he wants to be the planning director. Just a minor typo.

Walls, Garrett 1:10
Sure, non substantive.
We'll go ahead and make that that change without amendment any other amendments or corrections to the Minutes.
Seeing none, the chair moves to approve the Minutes as presented without objection.
Is there a second?
Thank you, Commissioner Riley.
It's been moved and seconded to approve the Minutes as presented, without objection.
Is there any discussion on the motion to approve?
Without discussion, is there any objection?
Without objection, the Minutes from December the 10th, 2025 will be approved.
Tonight we have 9 items of general business across 4 applications.
Items 8A through I the chair moves to approve the agenda as presented without

objection.
Is there a second?

Melvin Bush 1:56
ISO 2nd.

Walls, Garrett 1:57
Thank you, Commissioner Bush.
It's been moved and seconded to approve the agenda, as presented without objection.
Is there any discussion on the motion?
Without discussion, is there any objection?
Without objection, the agenda will be adopted as presented.
I'll now read a summary of our policies and procedures for this evening's meeting.
Please make sure your home or computer microphone is on mute. Unless you're speaking the planning and zoning Commission meeting is a quasi judicial hearing.
There is no swearing in of those who will give testimony, but.
It is presumed that all parties are telling the truth.
When addressing the Commission as an applicant or their representative, please state your first and last name as well as the organization that you're representing, and you may additionally say if you are an Aurora resident, if you are addressing the Commission as a member of the general public for.
Public testimony.
Please state your first and last name and if you are an Aurora resident, for each agenda item, there will be an initial presentation by city staff.
Afterward, Commissioners may ask questions of staff.
Discussion of agenda items by Commissioners will be conducted only following.
Emotion and a second following the staff presentation, the applicant or their representative may choose to make a presentation or answer questions. The applicant will have 10 minutes for their presentation.
Commissioners may ask questions of the applicant, members of the public that have signed up to speak will each have 3 minutes to speak on the agenda item during this public comment period, it is asked that only new information be presented. The same arguments should not be repeated.
Commissioners may ask questions of the public following their comments.

After public comments, the applicant will have 5 minutes to address any public comments. Commissioners may ask questions of the applicant.
The chair will ensure all Commissioners have no further questions of the applicant or staff.
The chair will then call for the question after a motion has been made and seconded.
The Commissioners will then discuss the case amongst themselves. After the discussion, the chair will call the question.
Commissioners are finders of fact and will vote based on their evaluation of the evidence presented as compared to code Section 146. All rulings by the planning and Zoning Commission are normally final exceptions or zoning map amendments, zoning, code amendments and comprehensive plan amendments that need city.
Council approval decisions by the Commission can be appealed to City Council by presenting a written appeal to the city manager within 10 calendar days of the public hearing.
City Council also has the discretion to call up any case, whether an appeal has been made or not.
Notices for this virtual meeting were published posted to the city website.
And the development projects were posted with signs on the properties.
Notices were also mailed to adjacent land owners per city requirements.
Without consent, we'll move into this evening's first case, which is agenda item 8A recording for the Minutes Commissioner site visits.
Let me see if I can expand my cameras here so I can see everyone.
Commissioner Riley, Commissioner Jacque, Commissioner, banker, Commissioner Hogan, Commissioner Bush and Commissioner walls.
OK, agenda item 8A is the Warren St. Townhomes site plan, with adjustments located in Ward 4.
Our case manager this evening is Rasheed Robba.
The applicant is the world real estate development company, Rasheed. The floor is yours.

RR **Rabbaa, Rachid** 5:18
Thank you, Mr. Chair.
Good evening, commissioners.
I am Rashid Rabah, presenting for staff to, not for your review, is a site plan with two adjustments.

The applicant.
The word real estate Development Company LLC is requesting approval of a site plan with two adjustments for two townhome buildings totaling 14 units on 0.71 acres.
The subject property is to the North East corner of South Gallina St. and E Warren Ave.
The site is bonded by an animal clinic to the North self storage to the east and emission testing facility to the South and multi family to the West.
The subject property is zoned mixed-use corridor District MUC in sub area.
A.
The proposed land use single family attached townhomes is permitted in this within the city corridor, place type and Aurora Place comprehensive plan.
These are images of the site from different street from South Gallina and Warren St. It.
For Jason, property owners and 13 registered neighborhood organization were notified.
Notice of hearing board and mailing were post and sent. No comment were received during the Staff review or following the notice. Posting on for the hearing.
A neighborhood meeting was not held.
Images of public hearing signs posted on the site.
There were two issues discussed during the review.
One was for the two adjustment and the building design.
The two adjustments are requested for the lot area and the lot parinish staff support.
The two adjustment requests for the minimal lot area and the minimal large frontage for a single family attached townhomes.
The proposal made the adjustment criteria the reduction to the lot size and the lot furnish does not adverse any effect to the development quality.
The second was the applicant works with the staff to achieve building, architect and design that comply with the city code.
The entrance to all unit in both building facades, the street and the buildings incorporate variety of materials including break siding, cementous Taco, custom metal panels and a large black frame. Aluminium windows building, elevation, future variety and materials and colours.
The building made the design required outlined by the city code.
The proposed site plan complies with the code criteria for approval for the following reasons.

The proposal is recognized as a second land use within the city corridor place type in the Aurora Place plan aligned with objective of the mixed-use zoning district and complies with the UDO standard and criteria.
There is a capacity with the existing city, infrastructure and public improvement and any burden have been mitigated.
The proposal is compatible with surrounding uses and is consistent with existing development patterns in the area.
Staff find agenda item 8A for site plan with two adjustment meet approval criteria, with the following condition resolution of outstanding technical issues prior to recommendation of site plan and issuing of any building permit. And with that I conclude my presentation.
I'm here to answer any question you might have.
Also, the applicant is present. Thank you.

WG **Walls, Garrett** 9:38
Great. Great.
Thank you, Rasheed.
I'll open the floor for questions from the Commission.

RR **Rabbaa, Rachid** 9:40
Thank you.

WG **Walls, Garrett** 9:47
OK. And you said the applicant is just available for questions, is that correct?

RR **Rabbaa, Rachid** 9:52
That is correct.

WG **Walls, Garrett** 9:54
Any questions from the Commission for the applicant?
OK, seeing none. Stephanie, do we have any members of the public sign up to speak on 8A?

BS **Beard, Stephanie** 10:05
No chair, we do not.

Walls, Garrett 10:07
OK. With that, I will close this portion of the public hearing on 8A and entertain a motion.

Melvin Bush 10:14
Chair. I would like to make a a motion on agenda item 8A site plan with two adjustments based on the staff recommendation, the presentation and discussion at this evening's public hearing, I move to approve with one condition, the site plan with two adjustments for lot size.
And lot frontage standards because the proposal.
Complies with the requirements of code Section 146.
.5.
54 three B3C of the unified.
Excuse me, the Unified Development Ordinance for the reasons stated in the staff report approval is subject to the following conditions, one and that is the resolution of outstanding technical issues prior to.
Recordation of the site plan.
And the issuance of the building permits.

Walls, Garrett 11:14
Commissioner Bush, it's been moved to approve agenda item 8A.
Is there a second Commissioner bank?
I thank you very much.
That's been moved and seconded to approve 8A. I'll open the floor for discussion.
I'll just add for the record, I appreciate Rasheed. Your package that you put together for this particular agenda item.
It was easy to understand, I think, with a lack of questions from the Commission that stands for itself.
I appreciate everything was clearly laid out and I think this will be a great addition to Ward 4.
Thank you very much.
I support this motion.

RR **Rabbaa, Rachid** 11:51
Thank you.

WG **Walls, Garrett** 11:53
Further discussion on the adoption of a A.
Without discussion, I'll call the roll Commissioner Jacque, Commissioner Bush.

GJ **Gayle Jetchick** 12:00
Approve.

MB **Melvin Bush** 12:02
Hi proof.

WG **Walls, Garrett** 12:03
Commissioner Riley.

CR **Colonel Mike Riley** 12:05
I approve.

WG **Walls, Garrett** 12:06
Commissioner, banker.

SB **Sunny Banka** 12:08
I approve.

WG **Walls, Garrett** 12:09
Commissioner Hogan.

HB **Hogan, Becky** 12:10
Approve.

WG **Walls, Garrett** 12:12
And Commissioner Walls also votes to approve that six votes to approve agenda item 8A is approved.

Rabbaa, Rachid 12:17
Thank you.

Walls, Garrett 12:19
OK, next agenda item.
This will be a joint presentation covering items B through D agenda item 8, BC and D which is the windler neighborhood C masonry adjustment. Major site plan is the first item I'll record for the Minutes Commissioner site visits to the Windler neighborhood project Commissioner Riley, Commissioner Judgit Comm.
Banker Commissioner Bush, Commissioner Hogan and Commissioner Walls.
OK, starting with the joint presentation on the Windler neighborhood C masonry adjustment, our case manager this evening is Connor Bailey. Conner Connor, the floor is yours.
Connor, you muted?

Bailey, Connor 13:14
Apologize for that.
Thank you so much. Is let me go back to sharing real quick.
OK, I wanna make sure you're able to see my screen.

Melvin Bush 13:26
Yes.

Bailey, Connor 13:27
OK, awesome. As I was saying.
Good evening, commissioners.
My name is Connor Bailey, and I'll be presenting for staff tonight. Regarding the winner, masonry adjustments, the major adjustments application.
So getting into the request, the applicant, GVP Wemner LLC is requesting major adjustments to allow masonry for single family attached housing types to be below the 50% required minimum for the 343 separate approved site plans in the one layer development.
These three approved site plans include Oneward, neighborhood C, neighborhood P, phase three, PA 25 and Midtown. All three neighborhoods have a current zoning

designation of medium density residential. The R2 neighborhood C has a comprehensive plan place type of emerging neighborhood, while neighborhood P and Midtown have.
A mix between emerging neighborhood and city corridor.
As seen in the facility map, the one LR development is found in Northeast Aurora.
At the intersection of E470 and East.
48th Ave. the boundaries of the one large development are shown in red on the vicinity map.
Both neighborhood C and town are located east of E 470, between E 56th Ave. and E 48th Ave. while neighborhood P is located West of E470 and South of east four on 48th Ave.

CB **Cammarata, Brandon** 14:53
Hey, Connor, this is Brandon.

BC **Bailey, Connor** 14:54
Yes.

CB **Cammarata, Brandon** 14:56
Are your slides moving forward or not moving forward? For me, I don't know if they're moving forward for the Commission.

WG **Walls, Garrett** 15:03
They are not.

BC **Bailey, Connor** 15:04
They are not.

CB **Cammarata, Brandon** 15:04
OK.

WG **Walls, Garrett** 15:06
No, no.

BC **Bailey, Connor** 15:07

Let me.
Do this real quick.
OK.
Let me just test, are they moving forward?

Cammarata, Brandon 15:34
Yes.

Bailey, Connor 15:35
OK.

Gayle Jetchick 15:35
Yes.

Sunny Banka 15:35
Yes.

Bailey, Connor 15:35
Awesome. OK, apologize for that.
Thank you so much.
Let me go to the vicinity map here. So again, as I said that the one development is found in Northeast Aurora at the intersection of E470 and E 48th Ave.
The boundaries of the One North development are shown in red. Both neighborhood C and Midtown are located within E, located east of E 470 between E 56th Ave. and E-40.
The 8th Ave. while neighborhood P is located West of E470 and South of EE 48th Ave.
As shown here in the aerial map, you can see aerials for all three of the one neighborhoods. The aerials are from late September of 2025.
One neighborhood C currently has single family residential under construction, while neighborhood P and Midtown are undergoing land clearing and land development.
The one LR development is surround by a mix of master plan developments ranging from light industrial to residential uses. Fall and Winder is located to the north.
Sun Empire to the east, Aurora Highlands to the South, and Green Valley Ranch, east to the West. As previously discussed, all three one neighborhoods have have a

current zoning designation of medium density residential, the R2.
The surrounding areas include a mix similar to medium density residential mixed-use airport, the MUA and Airport district ad.
Please note the surrounding areas are mostly vacant and are planned for development.
I just want to kind of get into the requested adjustments only apply to the single family attached housing types, which that includes the single family attached green cords, two-story and three story townhouses, a proposed within the three onelear neighborhoods.
All three neighborhoods are designed to provide a variety of housing types as currently approved, there are 222 single family attached units. Of the total 1173 units approved within all three neighborhoods, as seen on this slide, the breakdown of. Single family attached per neighborhood is detailed. All the single family attached housing types represent approximately 37% in neighborhood C.
12% in Midtown and 15% in.
Neighborhood P so the major issues that were discussed during the development review include the following. One, the clarification of the masonry mitigation percentages in point system, the 1/3 design review requirements and process for masonry mitigation. And three, the provision of detailed examples within the mitigation framework, so.
Getting into the mitigation design framework and what was resolved in the review process.
So the applicant is proposing to reduce or eliminate the minimum masonry requirements based on mitigating design measures above and beyond the architectural design requirements of the code.
Additional design elements include window variations, changing amassing entry features that project out from the building distinct colors for.
For the building and character styles and architectural character styles as well, specific townhouse features that enhance architectural detail and community design.
Have been assigned point values similar to what we have in our UDO table for.
Single family detached homes, as you see in this table, a system of five brackets or ranges are provided for masonry. Below the required 50% for single family attached or townhouses. The bracket with the lease reduction is 49% to 40% and requires 4 mitigation points.
While the bracket with the highest reduction is 9% to 0%.

And requires 8 mitigation points.
The remaining brackets in between are categorized in increments of 10 and increase one mitigation point as each bracket gets closer to the highest reduction bracket.
Please note that the 1/3 design guidelines are still applicable for every mitigation bracket during the review process. Staff work closely with the applicant to ensure clarification on the masonry mitigation percentage brackets and that the mitigation points that were associated.
Revisions were made to clarify that there was no overlap and rounding or up or down to certain brackets, and a summary table was provided.
Link in the mitigation points to the specific mitigation brackets.
Moving on to the second item, throughout the review process, staff worked with the applicant, the master developer, to develop the requirements and processing of the masonry mitigation.
Masonry mitigation is only allowed through the one third design review process.
Including Predesign review and design submittals and then requiring a certificate of approval by the design and Review Committee.
And then moving on staff also coordinate with the applicant during the review process. Regarding the example exhibits provided in the mitigation framework, these example exhibits were included in the framework to builder illustrate the different types of scenarios that could be applied in separate neighborhoods. As you see what?
This example right here we have a townhouse with 50% masonry and how that compares to a townhouse with 0% masonry and then.
It's requesting.
8 mitigation points for that reduction, which is being mitigated with additional window and entry articulation as you see here, that's detailed by including a two-story porch and a 1 1/2 foot Bay for 100% of the units and then using window articulation for for.
69% of the windows.
Another example that you see here illustrates townhouses with 15% masonry and is requesting 7 mitigation points.
Which that is being mitigated by additional character styles and entry articulation.
In this example, it's including three.
Different character styles for the townhouses and then including that 1 1/2 foot Bay for 100% of the units.

So getting into the Community response, 50 adjacent property owners and six registered neighborhood organizations were notified.
No comments were received during the review of the application.
Therefore, known neighborhood meeting was held. Legal notice appeared in the Aurora Sentinel on January 1st, 2026.
The applicant submitted verification in the mailing and public hearing notices to adjacent property owners and the neighborhood organizations. 6 publics know the signs were posted on in total for the three subject sites and no comments were received during the DA review process.
So the major adjustment approval criteria that is found within Section 146 Dash 5.4 dot.
Or dot D .3.
It's a unified development ordinance that includes, first, that the major adjustment will have no material adverse impact on the budding lot or material adverse impacts. Since mitigation will be provided by the applicant.
And this the mitigation framework provided by the applicant does provide additional architectural details, including window variations, changing and massing entry features that project out from the building, including Stoops and porches.
Distinct colors for character styles in architectural character styles that enhance the community and streetscape design and makes up for the reduction in masonry.
I do want to also point out that they requested adjustments only apply to single family attached housing types proposed within the three one neighborhoods, and then all three neighborhoods are designed to provide that variation of housing types. So what?
That is only applying to 222 units.
It's Audi 1173.
Therefore, the adjustment is specific to a certain number of units, and each of the neighborhood and will not have a adverse impact to the majority of units within each neighborhood. Second, the adjustment does not violate any conditions of approval specifically applied to the development of the property by.
The planning and zoning commissions, or City Council, and then third, the adjustment will result in a perception of development quality as viewed from adjacent streets in a budding lots.
That is equal to or better than would have been required without the adjustments the mitigation framework provided by the applicant includes architectural details and

community design enhancements that are above UDO requirements and above current one. LR design guideline requirements.
In summary, the applicant meets all three approval criteria for the major adjustments.
With that, staff recommends approval for the following three major adjustments.
Approve the major adjustment request for single family attached.
Masonry requirements within one learn neighborhood C for agenda item 8B1, their neighborhood P, phase three.
PA25 for agenda item 8C and one they're in Midtown with agenda item 8D. All with that, because the proposal complies with the requirements of section 146-5 dot 4.4 dot D3 of the Unified Development Ordinance.
With that, that concludes Staff's presentation.
I'm happy to answer any.
Questions. If there are any. If not, we can move on to the applicant's presentation.

WG **Walls, Garrett** 25:15
Great. Thank you so much, Connor.
You guys are starting 2026 off with a bang, Rasheed and you?

BC **Bailey, Connor** 25:19
Yeah.

WG **Walls, Garrett** 25:20
I appreciate the graphics in your slideshow.
Stepping it up a notch this year, I appreciate that.
I'll open the floor for comments from the Commission or questions Commissioner Riley.

BC **Bailey, Connor** 25:26
I appreciate it.

CR **Colonel Mike Riley** 25:30
Thank you.
An education point for me when you talk about mitigation points.
From your excellent briefing, I understand that is a change in architectural features.
By removing the masonry windows stand out better porch to stand out better. I just

want to confirm that because that's the first time I've been in a hearing where that, that that language has come up.

Bailey, Connor 25:54
That that's correct.
Commissioner Riley, essentially, with there being the reduction in masonry, is there are additional architectural features that are being provided to make up for that reduction in masonry.
So that is everything with different window treatments and as a percentage of window treatments that is being applied, that is with entry articulation.
So Stoops and porches.
That's also with massing the base that I kind of talked about and then the difference in adding additional architectural architectural Charles and then colour palettes, what those architectural styles.

Colonel Mike Riley 26:28
Question I had on page 53. They gave the reasons for why this is being done.
The term in there was called city in transition.
I don't know that term.
Can you explain that one?

Bailey, Connor 26:39
Is with a city in transition. I know that.
As with that thinking, do do do.
Is with city and transition is.
I know what it comes when we're coming into our emerging neighborhoods that here we're providing.
Different architectural styles that are going to apply.
It allows for more that flexibility.
That's going to happen with our emerging neighborhoods.
So it's something that we've kind of find within our Subarus C if that makes any sense.

Colonel Mike Riley 27:19

It does. I just new term for me.
Thank you very much for clarifying.

Bailey, Connor 27:20
Yep, no, of course. I appreciate you on that, Commissioner Riley.

Walls, Garrett 27:26
Further questions from the Commission for staff.
OK, seeing none, we will move on to the applicant presentation and you will have 10 minutes to present.
Please state your name and you may optionally state whether you're an Aurora resident or not.

Chris Fellows 27:44
Hello, Commissioners, Christopher Fellows, 9155 E.
Nichols Ave. Ste. 360 Centennial Co Happy New Year.
Nice to see all of you.
Thank you for the time this evening.
Appreciate getting to see you again.
I don't think I've bugged Commissioner Riley before, but we'll we'll get him tonight and get going.
So hello and welcome.
Thank you for having us.
I think we have a few slides up, Connor.
Thanks for doing a nice job on the presentation.
And thank you to staff for helping us get to this point this evening. And Connor, if you have our presentation, I think you do to put up.

Bailey, Connor 28:23
Yeah. Let me pull that up real quick.

Chris Fellows 28:25
Place and we'll go quickly and I'm going to turn you over quickly to Kevin Yoshida. Who's lead this for us. And as a professional licensed architect and does a remarkable job on our projects and helps us. And we'll let you talk to Kevin here in

just a second.
Which will probably be more enjoyable for everybody, but I'll I'll bug you with a couple comments first.
And as as Connor is pulling this up, one of the things leading the charge this evening is there are some products that we think are really important in, in communities to have the right kind of mixing of product types and the right kind of fabric and to get. To the end results that we all want, we think diverse product types help communities look better.
We think townhomes are an important part of that.
And as I'm sure you all know, townhomes are becoming harder and harder and harder to deliver to the market.
That insurance requirements, building requirements, code requirements are all driving price points of town homes, to the point where they're becoming hard to deliver.
And a big part of what's driving us here is we think we have some ways to deliver high quality outcomes at more affordable pricing to make housing more attainable and preserve the mix of townhomes in our overall mix of the project.
Connery having any luck on the shots?

BC **Bailey, Connor** 29:59
Is I wanna make sure is everyone able to see my screen because I think I am sharing it but.

WG **Walls, Garrett** 30:04
We we're seeing your previous presentation, Connor, your staff presentation.

BC **Bailey, Connor** 30:07
Oh, OK then let me make sure that's all closed, though it might just be conflicting.

WG **Walls, Garrett** 30:15
And Chris, I will add some more time on there for you.

CF **Chris Fellows** 30:21
Thank you, chair.

I was just going to tease about that, but thank you.
I'll try not to use it.

Walls, Garrett 30:26
No worries.

Chris Fellows 30:36
I was pleased to see that a number of you got to take a field trip out in the community. I was going to suggest that was done.
So I really, really appreciate that you've all done that. I hope that you were pleased and and.
Impressed with what's going on there.
We're really, really proud of what's happening out there and really tickled on how the community's coming about. So I hope you were similarly impressed in your tour and we can go to there. It is, Connor. Thank you.
We can go to the next screen.
This is just an aerial view to show you just from another angle what Connor already presented in his presentation of the the WINDLER community.
Kind of a a fun angle and we can skip ahead, Connor.
And this, for those of you that were able to make the field trip the the project, the big project on the right is Discovery Park, which is other than the swimming pool and community building, Discovery Park is now completed.
We're absolutely ecstatic about how the park came out.
We unfortunately I think it's gonna replace. I'm a little biased, but I think it's gonna replace.
High Prairie Park at painted Prairie and become the best park in the city of Aurora.
But we're.
We're thrilled with the park and how it came out and really tickled and we think 1881 is also gonna become a real a real cherished project within the city.
Go ahead, please, Connor.
This just shows you the neighborhoods Connor already hit this and did a nice job so we can skip ahead again.
And this is a graphic that we thought would help make a point of what we're talking about.
I I was around when the masonry requirement came.

To Aurora in the in the words of Tom Raganetti, Aurora had a pretty big problem and they needed a broad act solution to solve a pretty big problem. Since that time we've had almost 30 years really to evolve and tools and techniques in our in our trade have.
Advanced and I think we can now get better outcomes by using some scalpel approaches rather than the broad acts.
So here's an example where.
We think masonry, which can be valuable.
Doesn't always equal better design and isn't always needed to have better design.
There are all the other tools that Connor mentioned earlier, but in the upper left hand.
Pretty darn cool project.
100% masonry, but right next to it to the right and I'm pretty sure that's the painted ladies in San Francisco.
A really, really cool project that I think we'd all be thrilled to have in the city of Aurora.
And it's accomplished by using great architectural detail.
Dale and Finestration and design and great Windows and great articulation and great color, but doesn't have any masonry at all yet I think.
I would hope that all of the Commission would love to have that in the city.
I'd be thrilled to have that in my project. The lower left shows an example of a a town home project that exists in Aurora and has met the masonry requirements to the right of that is a project in the Front Range of Colorado.
That has no masonry on it.
And yet I think the style and design of the project on the lower right at least equals if doesn't surpass the one on the lower left.
So an example of where architectural style and design I think can be better tools when used properly than just the broad act solution of the masonry. I think you all know Commission that we have a real crisis in affordability and attainability in housing and with a few product.
Like I mentioned, townhomes.
We're really, really worried that we might lose that product type.
Totally across all segments because of pricing and costs.
So we are seeking to find some high quality but more affordable solutions that still lead to great high quality outcomes. I hope you know from our background and

reputation and and track record in the city, we are not trying to solve for the lowest common denominator we're trying.
To solve for building great great communities with a great homes for.
The future citizens in Aurora.
We're not trying to cut corners.
We're trying to come up with great outcomes.
We believe this request tonight helps do that, helps continue forward and would appreciate your support with that. And with that, I'm going to turn it over to Kevin Yoshida. As I mentioned, Kevin leads our architectural efforts and our Design review committee efforts and is an incredibly talented CAP.
Professional and Kevin, I'm honored to get to work with you.
I appreciate it.
You still put up with me and and ladies and gentlemen, Kevin Yoshida.

KI **kevin ideate.design** 35:20
What?

CF **Chris Fellows** 35:23
With Ida design.

KI **kevin ideate.design** 35:26
Well, thank you very much, Chris.
Yeah, just for Kevin Yoshida. Ida design.
Kudos to to the development team and Chris as well.
We talk a lot about the bold strokes that Chris talked about, about building good communities and investing in parks 1st and and these granular things about what are the increments that make great neighborhoods. And Chris did a great job of explaining kind of how we that we really.
Get down in the weeds thinking about the toolkit that we need to provide as a development team.
To open up conversations to help our get our builders build our partners building towards the same vision that we want.
Connor, if you could advance the slide.
So this is an example that Connor built out for you.
Again, it's it's an example of our process.

I bring it back.
Not only the dialogue we had with city staff but internally get checking the bottom row of what the UDO and what our base guidelines achieved and some of the other things that parts of the the tools that we'd like to add to.
The toolkit better window details, pedestrian oriented things like porches, texture and color.
At the pedestrian level that we think can help townhomes integrate better and achieve Broad City goals, as well as granular ones in terms of achieving better pricing and better attainability for our offerings to the marketplace. Aside, please.
This is another example, so we like I mentioned, we're always studying these issues and how to be adaptive and better stewards of where we're headed. This is a study that was not included in your packet, but is built on.
Those same examples that that Connor showed you.
So this is the town home product that has three styles on the column on the left and in red and white there. But the component of colour plays a huge role in those.
So developing colour schemes that are appropriate to those architectural styles.
Three of those colour styles for each of them were were hoping that this tool creates the underpinnings to create this kind of texture in the community where you drive it, you feel it, you feel like.
You're in.
Neighborhood where individuality still plays a role and like I say is is a is a is a background for.
The community building and all the other things that the soft stuff, if you will, that developers look to achieve, we can invest in, in, in the the infrastructure, in the, in the parks and but setting up the stage for a community to thrive is really where where Chris.
And I spent a lot of our our time talking last slide.
Connor, please, just a summary slide here of what we think this these mitigation points provide, which is.
The possibility to improve Community design through things other than than the masonry tool adding architectural feels that aren't necessarily acknowledged by the UDO.
But we can champion as a design review committee and and development team.
We think it addresses both the the immediacy of of maintaining attainability as, as Mr. Fellows mentioned, and to one of the questions that the comprehensive goal

included that in my letter the city in transition is is some of the formative language that was included in that plan that.
I was just reflecting back that we take very seriously again that some of these situational concerns that that come up over the course of a.
15 year idea like a comp plan, that recalibrating is is really the stage where we want to be your partner and help help move that vision forward. And yeah it it maybe addresses some of the UDO metrics and at least the way our boots on the ground have.
Been seeing it.
Some tool, some tools that we think are builder partners could could help take advantage of.
Make make build up a vision for windbiller and achieve the goals for the city.
Anything else to add, Chris, before we close?

CF **Chris Fellows** 39:21
No, Kevin, thank you.
You did a great job. Appreciate it.
Thank thank you, Chairman. Wells. I think that's our presentation concluded.
Thank you for the time.

WG **Walls, Garrett** 39:31
You bet.
Thank you guys and a happy New Year to you as well, Chris.
I'll open the floor for questions from the Commission for the applicant.

CF **Chris Fellows** 39:35
Thank you.

WG **Walls, Garrett** 39:40
Commissioner Butch, go ahead.

MB **Melvin Bush** 39:40
Chairman walls.
Yes.
Excellent presentation and well well covered. But but I just wanted to bring up one

one point that maybe the listeners might not quite understand.
We're talking visual the difference between.
The old masonry and non masonry just frame and with reference to safety and fire.
You know no longer exists.
You know the the same material that that looks like masonry is is the same material that?
That looks like other kinds of.
Fabric in a house, but we still have the same safety standards, so I just wanted to.
Reiterate that that that the the same safety standards were preference to masonry and the lower percentage of masonry is still there.

WG **Walls, Garrett** 40:50
Great. Thank you.

MB **Melvin Bush** 40:50
That's my only comment.

WG **Walls, Garrett** 40:51
Thank you, Commissioner Bush.
I may have missed it in the packet, Chris, but what was your percentage of masonry and what is the adjustment that we're looking at?

CF **Chris Fellows** 41:00
Well, it will, Commissioner walls it. It will depend on the the actual project that comes through. If this is approved by the Commission this evening. So in order to achieve the lower masonry standards, the builders that we work with will have to be offering some of these add.
Mitigations and we'll have to wait and see as those come through and then what we do is we run that through our Architectural Control Committee that Kevin leads.
And I would tell you he does a perfect job. Some of the builders thinks he's a think he's a little tough on him.
But he's he's protecting us and our investment, our community in the city's future community.
So once the builder gets through that, then if they got approval from the DRC, that package would go on with an application to the city and it would have all the metrics

and the tables showing that they complied with the mitigations.
So it it will vary as we go forward with the projects.

kevin ideate.design 41:52
So.
Just to add on if I can, it's the proposal here because we're the developer, is a framework so that we can start to work with builders within boundaries that we've worked through with on city staff on how mitigation and then how how much lower masonry could be so.
There's brackets that go in nine or ten point increments, down from 50, and then you have to achieve greater mitigation points depending on how low the masonry request is.

Chris Fellows 42:22
Chairman malls, we had it just by way of example we had a.

Walls, Garrett 42:23
And.

Chris Fellows 42:26
We had a builder at painted Prairie in the Town Center that came to us that wanted to do some town homes and they said, hey, we'd like to do this project, but we'd like to come in with a lower masonry percentage and present that to the city so.
With Kevin's help, we said back to them.
OK. What are you offering to mitigate that?
We understand that you know the the brick in the alley in the garage.
That can't be seen from the street.
Doesn't have a lot of value.
But what are you offering? In addition to mitigate?
And they said, well, we aren't offering anything. We just don't want to do the masonry and Kevin and I both said, well, we're not going to present that we're not.
We're not taking that to our friends at the city and our our friends at staff and the Planning Commission and asking him to support that so that those kind of things wouldn't make it through.
But but now if you approve this at our request this evening.

We'll have a fixed framework that people will have to operate under and they'll have to meet the point system.
And then we can present that to staff and and move forward.
So that's, that's how it'll happen.

Walls, Garrett 43:27
That makes a lot of sense.
Thank you.
I this is the first time we're seeing this sort of matrix and framework for the mitigation and I think it makes infinite sense.
It made it really clear to me kind of if you have this, this is what's required and and it creates I think a better look overall for the development.
So I appreciate that.

Chris Fellows 43:47
Thank you.

Walls, Garrett 43:48
Thanks for answering the question, Commissioner Hogan.

Chris Fellows 43:50
Yes, Sir.

Hogan, Becky 43:54
Either Chris or Kevin, my question has to do with the long term maintenance of these homes.
The one thing that Brick did provide is a little more structure.
It provided a look that didn't require quite as much long term maintenance.
Because frankly, people just didn't have to pay that much of their house.
What does this mean long term for the viability of the homes? Because wind.
The outdoor elements can weather materials.
Pretty quickly out there.

Chris Fellows 44:27
I'll. I'll give a quick answer, Commissioner, and then Kevin can add on if he would like

in the very, very long run, I think there will be a little more cost and maintenance of this kind of an approach.
Like some of those really cool vibrant colors, which I love.
I those are particularly appealing to me in the Community that will take a little more maintenance than let's just say for fun, a plain grey brick or faux brick, right?

HB **Hogan, Becky** 44:51
Right.

CF **Chris Fellows** 44:52
So that is true. On the other hand, where we're really struggling.
As a development community and as an economic together right now is the, the masonry adds a lot of cost upfront and it's kind of like the purpose of a mortgage. You get to pay for the cost of the home over time rather than if everybody had to write.
A check for the House day one.
Well, there may be a little more cost and maintenance long term, but we're looking for high quality methods to help reduce the cost upfront without hurting the community.
So hopefully the trade off is a little less expense today for a little maintenance ongoing and and we believe Commissioner Hogan and obviously we have 10s of millions of dollars of real estate left to develop at windler. If we thought this would hurt the community in any way.
We wouldn't propose it.
We we think it's a boost and a lift to the long term outcome.

KI **kevin ideate.design** 45:47
Yeah, it's a, it's true question.
I would just add to that the.
Master plan context of this. So there are layers of maintenance requirements and sub agreements between either homeowners or sub HOA's that that the exterior be maintained to a certain standard. So rather as opposed to an infill context where you might be considering this, I'd ask you to.
Also consider the master plan context and the layers of management agreements that exist.

Walls, Garrett 46:17
Commissioner Hogan, did you have a follow up question in the same vein or a separate question?

Hogan, Becky 46:22
I did. So. Thank you, Kevin, for responding to that because that was a follow up question. If this is going to require more maintenance, what do you have baked into the process to ensure that it is done by a homeowner?
So thank you Kevin for responding.

Walls, Garrett 46:39
Commissioner Rayleigh.

Colonel Mike Riley 46:40
Thank you.
So couple comments and a question.
I am very, very deliberate in ensuring that the UDO 537 the posted notices are adhered to, and when I inspected your site I was on my mountain bike going up to bat crossover 48, riding around in the construction site, looking at everything, and I was.
Quite impressed that used four by fours. Come out your posts.
And then decorate them with landscaping.
Rock it just added a very professional.
Atmosphere to the whole development.
I was very impressed.
I do like your park very, very much.
Is that park gonna be connected to the Aurora Parkway system or is that gonna be independent?
For your community.

Chris Fellows 47:24
Colonel, it's the. The park will be connected through bikeways and pathways and pedestrian connections, so it's going to be easily accessible for pipe for people that live outside of windler to get there and connect to it.

CR **Colonel Mike Riley** 47:49
Mm-hmm.

CF **Chris Fellows** 47:49
Sales that we'll have at the end of the day.
So it's all interconnected that way.

CR **Colonel Mike Riley** 47:53
All right.
And the last comment I want to make with your partners from Oakwood doing Gvre, I think their mix of homes and your mix of homes are making that whole area in the 470 quarter.
Very nice.
I appreciate that because I live right near there and I'm kind of happy to see the mix of homes that you discussed, which is why I had the question about mitigation points in the city and transition just from my own familiarity.
Thank you very much.
That's all I had.

CF **Chris Fellows** 48:22
Yes, Sir.
Thank you.

WG **Walls, Garrett** 48:24
Further questions from the Commission for the applicant.
OK, seeing none. Stephanie, do we have any members of the public sign up to speak on 8 BC or D?

BS **Beard, Stephanie** 48:35
No chair, we do not.

WG **Walls, Garrett** 48:37
OK, at this time I'll close this portion of the public hearing and 1st entertain a motion

on 8B, which is the neighborhood C masonry adjustment, which is the major site plan adjustment.

Hogan, Becky 48:50
Sure, wells. I'm happy to introduce agenda item 8.

Walls, Garrett 48:51
Yes, comma.

Hogan, Becky 48:56
B. Based upon the staff recommendation.
The presentation and discussion at this evening's public hearing I move to approve the major adjustment request for single family attached masonry requirements within Windler neighborhood St. because the proposal complies with the requirements of section 146, Dash 5.4, point 4, point D, .3.
Of the Unified Development Ordinance for the reasons stated in the staff report.

Walls, Garrett 49:27
We thank you, Commissioner Hogan.
It's been moved to approve agenda item 8B. Is there a second?
Commissioner Jetchik, thank you very much, Commissioner Jessek. It's been moved to approve agenda item 8B.

Gayle Jetchick 49:32
Mister Jack.

Walls, Garrett 49:38
I'll open the floor for discussion on approval. I'd first like to start off by saying in my comments will be recorded for eight BC and D on those forthcoming motions. I think this is a phenomenal project in front of us this application.
I'm really impressed with the.
Mitigation matrix.
It's the first time I've seen something like that. Something before the Commission like this, and I think it's a really unique way to meet and balance affordable housing, bringing down the cost of construction while still keeping the level and quality of

construction high, while also providing a really.
Nice view of a community and the different variegation between the home types.
This is going to be a really.
I can't.
Really can't wait for it to be built.
This is going to be a phenomenal community.
And just in addition to what?
Windler already is, so I fully support.
8B further discussion on the adoption of 8B.
Seeing none, I'll call the roll Commissioner Jecic.

GJ **Gayle Jetchick** 50:39
Approve.

WG **Walls, Garrett** 50:39
Commissioner Bush.

MB **Melvin Bush** 50:41
Higher proof.

WG **Walls, Garrett** 50:42
Commissioner Riley, Commissioner Benko, Commissioner Hogan.

CR **Colonel Mike Riley** 50:44
I approve.

SB **Sunny Banka** 50:46
Approve.

HB **Hogan, Becky** 50:48
Approve.

WG **Walls, Garrett** 50:49
And Commissioner Walls also votes to approve 8B is approved with six votes.

I'll now entertain a motion for 8C.
Which is the neighborhood P phase three PA 25 major site plan adjustment.

Gayle Jetchick 51:05
This is Commissioner Jacque. With regard to agenda item 8C, based on staff recommendation, the presentation and discussion at this evening's public hearing, I move to approve the major adjustment request for single family attached masonry requirement within the Windler neighborhood, P Phase three, Pennsylvania Dash 25.
Because the proposal complies with the requirement of section 146.
Dash 544D3.
Of the Unified Development Ordinance for the recent state of the staff report.

Walls, Garrett 51:38
Thank you, Commissioner jecic.
It's been moved to approve agenda item 8C. Is there a second?
Thank you, Commissioner Riley.
It's been moved and seconded to approve agenda item 8C. I'll open the floor for discussion.
Without discussion, I'll call the roll Commissioner Jecic.

Gayle Jetchick 51:58
Approve.

Walls, Garrett 51:59
Commissioner Bush, Commissioner Riley.

Melvin Bush 52:00
I approve.

Colonel Mike Riley 52:03
I approve.

Walls, Garrett 52:04
Commissioner banca.

Sunny Banka 52:06
Approve.

Walls, Garrett 52:07
Commissioner Hogan.

Hogan, Becky 52:08
Approve.

Walls, Garrett 52:10
And Commissioner Walls also votes to approve agenda item 8C is approved with six votes.
I'll now entertain a motion on agenda item 8D, which is the let's see D is the Midtown masonry adjustment. The major site plan adjustment.
OK. On agenda item 8.
D The windler midtown masonry adjustment major site plan adjustment, the chair raises to a motion based on the staff recommendation.
The presentation and discussion at this evening's public hearing I move to approve the major adjustment request for single family attached masonry requirements within the WINDLER Midtown. Because the proposal complies with the requirements of section 146-54D3 of the UDO for the.
Reasons stated in the staff report.
The chair has moved to approve agenda item 8.
D is there a second, Commissioner Riley? Thank you.
It's been moved and seconded on 8D approval.
I'll open the floor for discussion.
Continue. No discussion.
I'll call the roll Commissioner Jecic.

Gayle Jetchick 53:13
Approve.

Walls, Garrett 53:14
Commissioner Bush.

Melvin Bush 53:16
Approve.

Walls, Garrett 53:17
Commissioner Riley.

Colonel Mike Riley 53:18
I approve.

Walls, Garrett 53:19
Commissioner banka.

Sunny Banka 53:20
Approved.

Walls, Garrett 53:21
Commissioner Hogan.

Hogan, Becky 53:23
Approve.

Walls, Garrett 53:24
And Commissioner Walls also votes to approve agenda item 8D has been approved.
Thank you guys for the presentation.
Connor, great job as well.
And also Chris, we may call on you to do some classes on posting. Again, like Colonel Riley said, that was phenomenal.
It was very easy to find and you guys made it look nice, so that's definitely not lost on us.
I think you have a pretty committed Commission.

Chris Fellows 53:47
Ben.

Walls, Garrett 53:49
This term, and we all try and do as many site visits as we can.
And that made it super easy as a Commissioner to see the posting recognize the site and tour around and drive around a bit. So thank you.

Chris Fellows 54:03
Chairman Walls, thank you. Thank the whole Commission.
Appreciate your time.
Thank you for the comments and thank you again to staff who did a great job working with us.
So appreciate the time tonight.
Have a great rest of your evening and thank you again.

Walls, Garrett 54:16
Thank you.
OK, we are now moving on to agenda item 8 EF and G, which is the quick trip 4217.
First recording for the Minutes Commissioner site visits Commissioner Jecic Riley, Benka Bush Hogan and walls.
And before we start with the staff presentation, our case manager this evening is Ani karbashi and the applicant is Kwik Trip Corporation.
I wanted to find out from the Commissioners. I visited the site today and had some issues with the posting on the property.
The sign was not posted and it was completely absent when I visited the property today.
And I wanted to.
It's my intention to move to delay this agenda item until our next scheduled scheduled meeting based on our posting requirements.
So I wanted to get feedback from the rest of the Commission.
Were you able to verify sign postings at the site?
Go ahead.
And you can speak.
Commissioner Riley.
Yeah, you're muted.

Colonel Mike Riley 55:22
I went there three different times. Just benefit of the doubt walked right up to the sign and and noted that it does not comply with 537 in two aspects.
That's a May 25 sign, which means it's well past its 10 days from having been pulled down.
In my opinion, I don't think the developer has paid attention to detail and I would concur that the public was not properly notified and therefore we should not move forward on this particular issue this evening.

Walls, Garrett 55:53
OK, Commissioner banka.

Sunny Banka 55:56
I agree and.
There was a sign at about 35th in Chambers.
Is that I didn't look at the date on that. Is that the may date?
But there was one at 35th. You know, I just don't see where a quick trip could even go in at 38th and Chambers.

Walls, Garrett 56:15
35th you mean or 38th?

Sunny Banka 56:18
I well, at 38 I didn't see where you could put one.
That's the corner that it is. The on wrap and that. Yeah, that's the location that's in our packet. But 35th there was and there was a sign, but I didn't look at the date on it.

Walls, Garrett 56:23
OK.

Sunny Banka 56:34
Is that the one that?
Commissioner Riley's talking about.

Walls, Garrett 56:40
I'm I'm not sure if the sign that you saw was the same one. I'm assuming that it is, but I I'm not sure.

Colonel Mike Riley 56:45
Yeah, it it, it's in that open field. It's bowed.

Sunny Banka 56:45
OK.

Colonel Mike Riley 56:50
It's about 15 feet off the sidewalk.
So you you probably saw it.
It was right after 35th, and you're right, the packet said 38th.
I drove around to Helena and back around, got out of the car. I got a picture of it.
So I'm I'm I'm just attention to detail is lacking here.

Walls, Garrett 57:08
OK.
I think I've heard enough to be able to make the motion and then if there's further discussion or observations, we can do that post motion to the motion.
So I move to delay agenda items 8 EF and G to a date certain that date being our next regularly scheduled meeting, which I believe and staff help me I think is the 28th.
That should provide adequate time for proper notice on the property.

Karabashian, Ani 57:35
Yeah, that's that's correct.

Walls, Garrett 57:35
Just double checking that date. OK, perfect. Moving to the 28th.
The chair has moved to Delay 8 EF and G till the 28th due to improper notice. Is there a second and I actually see you.
I'll take the second Colonel Reilly.

You'll be noted as a second, but I see that Lena has her hand up.
So go ahead, Lina.

McClelland, Lena 57:59
Yes, chair. I just want before you set that date.
I just want to make sure that we confirm with the applicant and their team that they would be able to attend that meeting in case we need to pick a different meeting date.

Walls, Garrett 58:12
OK.
I I would be willing to, as long as you think it's allowable to say the 28th or the next regularly scheduled meeting that that meets the requirements of the applicant.
Does that that work?
OK, Colonel Riley, since you seconded, are you OK with that friendly amendment?

Colonel Mike Riley 58:31
Very much so.

Walls, Garrett 58:32
OK, I will open the floor for discussion on the motion.
Were there any other observations or anything noted Commissioner Hogan, go ahead.

Hogan, Becky 58:41
Question perhaps for the applicant.
Is there any adverse?
Consequence in delaying this for two weeks.
I think Mr. Foster or.

Amelia M. Stefan 59:02
Yeah. Hi.
Can you all hear me?

Walls, Garrett 59:04
Yes, go ahead.

Amelia M. Stefan 59:06
Good evening, commissioners.
My name is Amelia Stefan, and I'm quick trips. Attorney Representative 360 S. Garfield St. in Denver.
First of all, I would like to apologize for the improper noticing.
As you know, we were here last May for that.
ISP and I think there was probably some confusion about the sign being posted on the site.
The next regularly scheduled meeting.
Should work for the applicant.
Or even further out if that needs to be scheduled as such.
Again, I apologize and we're happy to reschedule to ensure that the public has notice.
And also we have not received any public comment on this item.

Walls, Garrett 59:57
Thank you, Amelia.
Does that answer your question, Commissioner Hogan?

Sunny Banka 59:58
Thank you.

Hogan, Becky 1:00:01
Yes, I do have a follow up question a little more directed to staff.
May I ask that please?

Walls, Garrett 1:00:06
Sure. Yes, go ahead.

Hogan, Becky 1:00:09
There were some little things, but important things in the actual stack memo on this

particular item. For instance, you have the applicant is the city of Aurora. I believe the applicant is QuikTrip. You've got in both the letter from the engineer and I'm not harping on the engine.
Because they usually see.
To this level of detail, but you have called out the southwest corner.
Of Chambers and 38th. So there were just a number of little things in this application, so I would ask that when this comes back that it's reviewed and cleaned up a bit.

KA **Karabashian, Ani** 1:00:50
Yes, I appreciate the feedback.
I think you're you're referencing the letter of introduction that was sent to us by the applicant that it said the Southwest quarter.
So I'll make sure that the applicant adjusts that.
Everything else I believe says the southeast corner.
But we'll look at everything thoroughly and make sure that you know all the details are in order.

HB **Hogan, Becky** 1:01:15
Thank you.

WG **Walls, Garrett** 1:01:17
Further comments, questions, concerns on the motion to delay.
OK, seeing none, I'll call the roll commissioner Jecic, Commissioner Bush.

GJ **Gayle Jetchick** 1:01:26
Approve.

MB **Melvin Bush** 1:01:30
Approve.

WG **Walls, Garrett** 1:01:31
Commissioner Riley.

CR **Colonel Mike Riley** 1:01:33
I approve.

Walls, Garrett 1:01:34
Commissioner banca.

Sunny Banka 1:01:35
Approve.

Walls, Garrett 1:01:36
Commissioner Hogan.

Hogan, Becky 1:01:38
I approve the delay correct.

Walls, Garrett 1:01:40
Yes.

Hogan, Becky 1:01:40
Is that correct? OK.
Just making sure. Thank you.

Walls, Garrett 1:01:42
That that's correct.
And Commissioner Walls also votes to approve.
So we will delay EF and G till our next regularly scheduled meeting or the meeting time that works for the applicant.
OK. Moving on to agenda item.
8H/I this would be a joint presentation, which is the all in one harmony commercial.
We'll start with site visits by the Commission.
We've got jetchik Riley banka Bush, Hogan and walls. OK, agenda items 8H and I all in one harmony commercial, which is a conditional use and a site plan for a motor vehicle.
Coal fueling station and our case manager again is ANI karabashian, applicant Nick's investments.
Ani, the floor is yours.

Karabashian, Ani 1:02:35

Thank you, Commissioner Walls. Good evening, commissioners.
The proposal for this project is 1 conditional use for a motor vehicle fuel dispensing station in Mxus Corridor Zone district and a site plan.
The location is the southeast corner of E Alameda Ave. and South Manhattan Rd.
The applicant is Nick's Investments LLC.
And the consultant is Vignette Studios LLC.
The zoning is administrative activity center, sub area C and the place type is commercial hub hub.
In regards to the vicinity and aerial map, the project site is the project site location is highlighted by the White Square on the screen.
The project is located on the southeastern corner at the intersection of South Bohanan Road and E Alameda Ave.
So the project site is zoned administrative activity center, which is a commercial mixed-use zoning. Any land within an administrative activity center must follow the standards applicable to the MUC Zone district.
The surrounding area around the project site is zoned medium density residential zone district R2 with single family dwellings north of the site. As part of the harmey. Harmony and adonia neighborhoods. There's undeveloped land to the South of the South and east of the site that are associated with harmony site plan #4 and West of the site, across S Bohatton Rd. Is vacant land designated as an administrative activity center in the Parklands Master Plan.
And in addition, the project site is designated as a commercial hub place type from the comprehensive plan which the proposed commercial land uses.
Are considered a primary land use.
So the project site is part of the. Also the Harmony Commercial Master Plan which was approved by the city.
The project site is in plan area one, which is highlighted by the blue box in the master plan, which is designated as an area for commercial development.
This is 2 views of the site from Alameda Ave. the first photo.
You're facing West and the second photo you're facing S into the site.
The.
Site photo is at the this site. Photo is at the corner of Poha and Alameda facing north on Pohat and Rd.

And then in terms of Community response, 9 adjacent property owners and six registered neighborhood organizations were notified. Public comments are received during development review and neighborhood meeting was held on September 23rd, 2025 and the notice of hearing boards and mailings were posted and sent.
These items listed here were issues discussed during the development review.
In terms of context and surrounding area.
There are existing residential neighborhoods that I mentioned within the surrounding area, including Harmony Adonia traditions.
In addition, I just wanted to highlight that the closest school is 1/2 mile north of the project site, which is about 2300 feet.
For context, the code requires that motor vehicle fuel dispensing stations cannot be located within 500 feet of a school.
And then in terms of the closest commercial development that is approximately a little bit over 2 miles northwest of.
Site near E470 and E6 Parkway and N Gun Club Rd. The commercial businesses that are there to gas stations with a convenience store and both of these businesses are 24 hour operations and then.
The closest liquor store in the area is a probably around like it's it's just under 2 1/2 miles from this project, which is about 13,000 feet for context.
Requires that retail liquor stores be separated by 1500 feet in distance.
And then this is just an overview of the proposal with you know, the site plan on the left and the building elevations and gas canopy on the right.
This is just a general overview of the proposal, which includes 1 multi tenant building with three tenant spaces with one fuel canopy in a patio area.
The fuel canopy is located behind.
In the building the building screening, the fuel pump canopy from the northern residential uses and also complies with code requirements regarding the placement of a fuel canopy.
The proposed building is double fronted and can be entered by the North and South South and meets the building design requirements for single story commercial buildings.
The overall design of the project complies with EU specific standards for motor vehicle fueling station.
The public improvements include road and sidewalk improvements on all sides of the site, the right of way improvements are in compliance with the harmony Commercial

master plan public improvements plan.
And then this is just an overview of neighborhood comments and concerns that were brought up during the project 57.
Comments were submitted during development review and a petition with 512 signatures and 25 comments in addition, were submitted to the city during the development review process.
Below is a summary of the general concerns expressed residents during the development review and the neighborhood meeting which was held so in terms of hours of operation while the applicant did change the gas station and convenience store hours from 24 hours to 4:00 AM.
AM to 12:00 AM based on public comments submitted, residents should have continued concerns about the hours of operation conflicting with their neighborhood's quiet hours starting at 10:00 PM, residents expressed concern about the updated hours of operation not being satisfactory and concerns around safety in relation to the.
Proposed hours of operation.
It's the potential to draw individuals to the area during later hours at night.
In terms of types of businesses proposed.
Residents expressed dislike for the project's proposed commercial land uses, a gas station, convenience store, liquor store and restaurant.
Residents noted that they would like to see commercial development in the area, but that they prefer other commercial businesses, such as a Barber shop, nail salon, coffee shop, grocery store, sit down restaurant or similar. And just for context, all proposed uses are permitted under zoning, except the motor.
Vehicle fuel.
ING Station, which is a conditional use.
And then residents had concerns about noise and light impact of the project, especially at night during neighborhood quiet hours past 10:00 PM.
In addition, residents were concerned about the lighting and the impact of the possible overflow of light from the project site to their property and then just reiterate for context, the proposed lighting that's proposed with this project meets city requirements.
Which require downward facing lighting to minimize glare and limit light spillover into adjacent properties.
And then in terms of the approval criteria that apply this project, are the conditional

use approval criteria and the site plan with no major adjustments criteria which are listed both on the screen, the project complies with the applicable conditional use criteria, including a few that I'd like to.
Highlight that the application complies with all the applicable standards and criteria in the UDO and the Harmony Commercial Master plan.
The application is consistent with the comprehensive Plan, commercial hub, place type and then the size, scale, height and land uses are compatible with the existing and planned uses in the surrounding area. The project complies with the site plan with no major adjustment criteria of approval as the APPLIC.
Complies with the applicable standards of the UDO and the Harmony Commercial Master plan. So in conclusion.
With the approval criteria in mind, staff finds to approve agenda items H.
Or 8H and 8I for the following reasons listed on the screen, with the approval to be subject to the following condition for 8H that that the applicant shall substantially comply with the operations outlined in the letter of introduction of records, significant changes to the bus.
Operations may be approved administratively if the changes do not establish a new use or expansion of use that is not permitted by zoning.
This is the conclusion of my presentation.
Thank you for everyone listening. The applicant team has a presentation as well.
I'm and I'm here to answer any questions in the meantime.

WG **Walls, Garrett** 1:11:51
Great. Thank you so much, honey.
I'll open the floor for questions from the Commission.
Hi, Commissioner Hogan.

HB **Hogan, Becky** 1:12:01
Hi Ani as noted on the previous application which you happen to do, I do not believe that the applicant is the city and and my only reason for correcting that is in some cases it is a city.
So let's make sure that that is consistent with who the applicant actually is.
My second question has to do with.
How did you feel that?
How did staff get back to this number of comments?

I mean, you had a lot of comment public comment.
How did you reply to those?
Was there an attempt to to set an additional follow up meeting with these folks?
How did you facilitate the applicant to respond to the neighborhood?

KA **Karabashian, Ani** 1:12:47
Yeah, yeah, great question. And I think I I would like in terms of your first comment, I would like to I I think we need to meet to discuss like anyway, well, we'll, I'll, I'll check in later about the first comment, but I appreciate you pointing it out.
In terms of the first or the your second question, we had when we first got the first initial wave of comments, we immediately told the applicant that you need to have a neighborhood meeting.

HB **Hogan, Becky** 1:13:14
Mm-hmm.

KA **Karabashian, Ani** 1:13:18
And that's what transpired on September 23rd. And then in addition to that, that they need to respond to all comments.
In terms of and then provide that response to us. So that is how we.
Had you know the applicant navigate that situation, you know, as the city we don't respond to each comment, but we do communicate in terms of you know.
The applicant's interest? Any applicants interested in participating in the you know the neighborhood meeting and.
Yeah.

HB **Hogan, Becky** 1:13:58
OK.
Thank you, Amy.

KA **Karabashian, Ani** 1:13:59
No problem.

WG **Walls, Garrett** 1:14:01

Honey, I have a question.
Was was there a traffic impact study done for this application?

Karabashian, Ani 1:14:07
Yes.

Walls, Garrett 1:14:09
Was there a particular reason it's not included in our packet?

Karabashian, Ani 1:14:13
I was told that traffic impact studies are not necessarily clued as exhibits, but they are provided.
So I'm not sure why it wasn't included in the packet.
Specifically, it should have been.

Beard, Stephanie 1:14:32
Hi chair walls, this is Stephanie, project coordinator.

Walls, Garrett 1:14:35
Hi, Stephanie.

Beard, Stephanie 1:14:37
Hi. So if it's OK to?

Walls, Garrett 1:14:39
Yeah, go ahead.

Beard, Stephanie 1:14:40
Interject we we will share any traffic impact studies have been provided by the case managers, the planners with their exhibits via OneDrive.
So if this is you know, provided with the exhibits, I would have to double check it would be in the OneDrive file for the traffic studies.

Walls, Garrett 1:14:57

Yeah, it's we.
Yeah. We have 8 A&E and F but we don't have anything for this agenda item.

Beard, Stephanie 1:15:00
If if it was provided.

Walls, Garrett 1:15:06
So the only reason I ask it's important some of the public comment and feedback that was in our packet as I was reading through specifically references the need and hope for development of traffic lights.
So I was really wanting to dig in.
To the level of service and the warrants and needs on this project.
So I don't know if Dean is with.
Or someone from traffic is with us. That could kind of as means of verbal testimony in the hearing kind of walk us through some of those.
I don't remember seeing the Harmony Commercial master plan, so I don't know if any of those things were included in the original master plan or what the plan is for any stop lights or any signaling.
If you could walk us through that, that would be great.

Igo, Jason 1:15:54
Yeah, this is Jason. I got with development services traffic.
And we've looked at the level of service in the master plan and we did a traffic impact traffic letter with this application itself and reviewed the.
Signalize it if it met warrants, it doesn't meet warrants at this time.
It doesn't meet the 8 hour warrant at this time, so with the development coming in.

Walls, Garrett 1:16:29
On on both measures for the future.

Igo, Jason 1:16:33
Well, it will meet warrants later on, but at with this development, it won't meet warrants.

Walls, Garrett 1:16:33
Or.

Igo, Jason 1:16:44
So what's what's another development comes in?

Walls, Garrett 1:16:44
Understanding that this is the first piece.

Igo, Jason 1:16:47
It will likely need to be signalized at that time.

Walls, Garrett 1:16:52
OK.
Thank you.
Further questions from the Commission for Staff Commissioner Hogan.

Hogan, Becky 1:16:56
A follow up on your question were funds collected for those future signals?

Igo, Jason 1:17:03
They will be.

Hogan, Becky 1:17:05
At what point?

Igo, Jason 1:17:08
Before.
Cos will be TCOS will be given.
So when they're building it.

Hogan, Becky 1:17:15
OK.

So they will be collected and then once they meet warrants, then the funds will be in to trigger a traffic signal. Is that correct?

Igo, Jason 1:17:24
Correct, yes.
And they have the note on their site plan stating that they'll give the 25%.

Hogan, Becky 1:17:26
Yeah.
Excellent. Thank you. Thank you very much.

Igo, Jason 1:17:32
For that signal.
You're welcome.

Walls, Garrett 1:17:36
Any further questions from the Commission for staff?
Seeing none, we'll move on to the applicant presentation.
You'll have 10 minutes to present.
Please state your name and you may optionally state whether or not you are an Aurora resident.

Terence Hoaglund 1:17:55
All right.
Excuse me.
My name is Terence Folken with vignette studios of 620 Heather Court in Fort Collins, Co.
I'm gonna try to share my screen here.
Alright, don't.
Everybody can see this.

Walls, Garrett 1:18:24
Yes, go ahead.

Terence Hoaglund 1:18:25

Anyway, thank you, Annie. City staff and members of the Planning Commission.
Andy did an excellent presentation.
I'm going to reviewing some of the same material, so I'll try to skip over that quickly.
Like I said, I am terrified architect on the project with me tonight is Manaraj Singh with Nixon investment, also with all the one in Colorado.
He's be the developer and operator.
Playing Matheson.
Project manager, EPS group or civil engineer will be here.
Lawrence Steppenbush architect and Brendan Wilson, our traffic engineer, could not make it tonight.
As Angie said, we are part of the Harmony commercials site plan here at the southeast corner of Alameda Ave. and Paul Houghton Rd.
Harmony commercial is kind of highlighted in the Peach color and our lot one that we're talking about tonight is in the red color right here.
This shows the overall layout of the Harmony commercial math plan that was approved back in spring of 2024. The master plan laid out the local private St. network.
Designated the street with sidewalk, Woods. Pkwy standards and general uses.
It also outlined the detention facilities.
And again, we are lot 1 here in the corner.
As part of what we're building lot 1, we will be building the private streets that are outlined with these.
Arrows and lines here, which is our East West Street.
BN South St.
A to this point as well as this corner.
Our access to the site we will be extracting fluid movement, intersection of this location with a right turn line and left turn lane.
Bill will have a right in right out at this location with the where we are expecting the right turn lane in there will be a right in right out onto S bajaaton road. And we're again, we're constructing a right turn lane and in the future.
There'll be full movement intersection here as well as down here in the filing.
14 he's part of the road network will be built when the future lots are developed.
Again, our site plan we have about 1.45 acres on the site within the public sidewalks.
Access site is via full movement intersection. Here on Street B to the South, right in right in movement only on street A.

Coming off Alameda.
Well, we have a 9747 square foot building.
We have placed it here in the northeast corner.
It is double sided.
So you can count access from Malone.
He can also access from the South. The fuel pumps are placed the South of the building, away from the neighborhood. Neighboring residences in the building.
We have 3 uses.
We have a 4000 foot square foot liquor store, a 4000 square foot convenience store and a 1747 square foot.
Pathway.
Restaurant.
There are 6 field pumps located here.
An additional diesel pump that is not covered.
30 parking spaces are required.
We are providing 32 spaces.
In addition, we do have an outdoor patio that we're putting up on it for shade. Now privacy and screening.
We also have a low or a iron fence around the patio, that kind of screen up from the vehicle uses as well as landscaping and some trees.
We we do provide pedestrian access throughout the site.
There are detached sidewalks, of course. Along Alameda Pohontin, there are also detached sidewalks along the private streets, Long St. A and St. B. And also we have direct adjacent connections throughout the site indicated by the red lines here. Both the street a pond and Alameda.
Our building elevations we have kind of done more of a contemporary modern look with this. Again we have 4 sided architecture. This is the elevation that faces Alameda. The elevation up to the South gas canopies to the east, which is a restaurant and to the West which is.
Pop hunting.
Most of our colors are included stucco metal panels, a wood composite with Firth tone colors.
A little bit about where we are.
Again, back to the vicinity map. We're about approximately 300 feet to the from our property corner to the black lot line that closest residence in harmony.

There is a artificial St. and open space in between both of us, and we're about 480 feet. The closest residence in that in.
As Anne said, she and I measured it slightly differently.
But we still meet in town.
We're about 2500 feet from the closest school and about 3500 feet as the walkways go.
Again, this both exceed the 500 foot minimum in the conditional use permit.
And as Amy pointed out, we're about two miles, a little over 2 miles to the nearest commercial properties, which are QT and Sub 11, which are both 24 hour operations.
This is only a commercial facilities in the area at this point in time. While their dad will be will be more in the future.
Want to point out some project details?
Some of this we've already covered, but this is not another corporate story.
This is locally owned and operated business.
There are five currently 5, all in one stores in operation or under construction and design, with more plan as Amy talked about, we have just our operating hours.
We are will not be a 24 operation.
Our convenience stores will be open from 4:00 AM to midnight. Liquor store will be 8:00 AM to midnight.
And the cafe restaurant will be from 6:00 AM to 10:00 PM.
Yeah. So I stayed over providing and inviting patio travelers to provide shade and outdoor seating for the restaurant.
The patio also has fencing to separate and protect it from vehicle uses.
We are providing extra bike parking to encourage our neighbors back in.
I did not mention this.
Two parking 2 bike parking spaces are required.
We're providing 5.
We provided multiple pedestrian connections.
Retail Cafe restaurant will be operated by independent operator, while an operator has not been in debt.
Identified at this time, it could have been a fast casual restaurant, standard restaurant, coffee shop, et cetera.
There'll be indoor and outdoor seating, but we do anticipate a fair amount of takeout orders.
As I stated, billing self was designed not to look like a standard convenience store

designed as contemporary theme, with heavy emphasis on a variety of metal, wood and masonry stucco materials, and there's extensive landscaping on the site, all designed with low water use principles in mind.
This includes extensive curbside landscaping, St. trees buffer yards with no truff.
We have heard loud and clear from the neighbors that they would prefer a full garage grocery store.
Why? We understand that our grocery store is not available use on the harmony commercial site. The street block arrangement, not providing room for a grocery store.
The convenience store will carry me the same items as a grocery store, all but on a far more limited scale. Among other items. This will include fresh fruits, sandwiches, dairy products.
Stereo etc.
The slight lighting is also designed to be down directional and dark sky compliant per city code, while also providing adequate light to safely operate the business.
This will eliminate licensing to the adjacent neighborhoods.
In summary, we can apply a ballockable code requirements as Mandy went over, including Dimensional Standards Subdivision standards, neighbor protection standards.
In more detail, we we do not immediately, but any lots in our two district.
We comply building height standards, exterior lighting standards.
We do not have the reference containers drive through entities when they protect the lot requirements. We need to set set back a buffering a screening requirements and we will make noise requirements.
The site plan complies with Harmony Commercial master plan for eternal private streets and side access. We can meet with separation requirements from street rights away and other access points, and we meet pedestrian connectivity with detached sidewalks and pedestrian connections throughout.
We exceed parking loading requirements.
We meet all landscape screening and stormwater requirements and we do have foresighted architecture. As I previously mentioned, our lighting that down directional duck stay compliance.
Lighting and we'll meet the sign requirements.
As part of the conditional use criteria that Annie also went over.
Item a.

This application is consistent with the Harmony Commercial Master Plan and UDO has we have discussed be the site project site is when the commercial hub place tie.
See we're applying with the surrounding areas with a single story building site plan.
We're requiring that UDO as discussed.
The traffic impacts are also consistent with the surrounding area.
We will be contributing our personal share to the street and traffic light improvements.
There's of operation, our constituent, as previously previously discussed, and D use is consistent with approved harmony Commercial master plan.
And E decides contribute contributing to the completion of arterial streets along with frontage.
This is currently vacant site, so there's no dislocations of existing tenants and we have worked with city Medicaid.
Any adversity impacts as to the best, the highest degree possible, including mine.
Not limited to building placement.
Pedestrian access, inclusion of turn lanes, patios, building architecture and other items already discussed.
And that ends my presentation.
Now those fairly quick that we'd like to cover in 10 minutes, I appreciate it.

Walls, Garrett 1:28:13
Great. Thank you for your presentation.
I'll open the floor for questions from the Commission for the applicant.

Gayle Jetchick 1:28:19
This is Commissioner Jetric, when the convenience store is closed and the pumps are, well, the pumps still be available to use with a credit card.

Manraj Singh 1:28:31
Yes, they will.
This is Manraj Singh, the developer, and I am a Aurora resident.

Gayle Jetchick 1:28:38
OK. And one more question, do you have an air like tire filling?
Station on on the site.

Manraj Singh 1:28:45
He.
Yes, we will be providing that as well.

Gayle Jetchick 1:28:50
OK.
Thank you.

Walls, Garrett 1:28:53
Further questions from the Commission.
Commissioner Hogan.

Hogan, Becky 1:29:01
Commissioner walls, staff or the applicant I may have missed this, so I apologize, but did you not desire a drive through anywhere on this site?
Because obviously one is not shown.
I just didn't know because it would not be uncommon to have some kind of drive through, whether it's liquor or restaurant or at least a drive up.

Manraj Singh 1:29:27
We decided to go against the drive through concept, at least for this location.
We've been in the past, but it just adds on a lot of costs.
We're trying to keep costs down and spend it where you know, we can see a little bit better return.

Hogan, Becky 1:29:48
OK.
Thank you.

Walls, Garrett 1:29:50
I would like to know a little bit more about your interaction with the public and the public meetings or your response.
Walk us through a little bit how you mitigate it, the Community's concerns, or how you feel like the current application before us has mitigated some of those concerns.

Manraj Singh 1:30:08
Yeah, sure.
So basically a lot of the concerns were about being 24 hours, which we responded by.
Shrinking our hours down.
And then also a lot of the community wanted, you know, grocery stores and basically other uses besides let's say, a gas station.
But I tried to explain to them that without the gas station.
A development.
Can't really start and I don't know if you guys have seen that.
It's pretty normal here in Aurora and kinda all throughout Colorado.
The gas station is usually the 1st to a site. It generates traffic, it brings people into a certain area.
I can't sign on a grocery store anchor or.
You know, other restaurants and other uses until.
I put this into place and they see that the gas station is doing well and is pulling a good amount of traffic.

Walls, Garrett 1:31:20
OK.
So it's your understanding that a four hour closure mitigates those concerns about operating hours.

Manraj Singh 1:31:28
Yes.
It's I, I highly doubt once we open that we will even stay open until midnight.
It really just depends on the demand. If there is no demand, we have no reason to stay open.
Past say 10:00 and then 4:00 AM we open because we try to get the traffic.
Of people going to work early early in the morning.
So it just kind of makes sense that way.

Walls, Garrett 1:32:00
OK. And I noticed in your types of restaurants that you were looking for to include in

the development, you specifically didn't include QSR.
So does that mean that you're committed to not moving forward with a fast food restaurant?

Manraj Singh 1:32:21
Every single station that we've done before has been a local person. We like working with the local person better.
It's, you know, I me coming from Aurora, this is the city I've been in 25 years. You know, I've been raised here practically.
So this is kind of my way of bringing the community up with me.
And yes, I mean, I don't mind committing to that.
You know, in the past we've worked with local Mexican restaurants and local Mediterranean and actually another Mediterranean in our other location as well.

Walls, Garrett 1:33:03
OK.
Thank you.
Further questions from the Commission for the applicant.
Seeing none, Stephanie, do we have any members of the public signed up to speak on this agenda item?

Beard, Stephanie 1:33:17
Ah yes, chair.
We do have several members of the public signed up to speak, Umm, our first member of the public would be mark Saxilby Umm and Mark.

Walls, Garrett 1:33:20
Good, good.

Beard, Stephanie 1:33:27
I'm going to allow you to unmute yourself if you could please. Umm, just state your name and if you're an Aurora resident you would have 3 minutes to provide public comment.
And you should be able to unmute.

Mark Saxelby 1:33:40
Yes. Can you hear me?

Walls, Garrett 1:33:41
Yes, go ahead.

Mark Saxelby 1:33:42
Thank you for your time.
Yeah. My name is Mark Saxalbe.
I'm a resident of Colorado for 27 years.
I'm a business leader.
My business is in Aurora, Co tower and 70 employ about 24 people contribute $1.2 million in sales tax every year to the city.
Aurora. I'm one of the 1st 50 residents to Harmony. My in-laws are residents to harmony.
My son and daughter-in-law are residents to harmony and my other son and daughter-in-law are residents to Sky Ranch, which is right next to us.
The reason I tell you that is we are fully committed.
I'm a also a volunteer on the HOA here in Harmony, so you know we're in the community. We're invested in the community and we plan on staying in the community. When I moved into this Community, I knew it would be a commercial development.
I did not anticipate it would be a gas station, our research shows.
That property values decrease substantially.
My first source is the US sustainable real estate journal. So across the United States, when a liquor store, a gas station, or convenience store is built within 320 feet, 28 feet of residence across the United States, property values drop 16% when it's within two.
1000 feet they.
Drop 9% a steady by the not in my neighborhood.
Of 600 residential neighborhoods in the United States of America.
86% of those residents surveyed.
I believe that it lowers the property values and people do not buy in those neighborhoods when a property like this is built for a Colorado comparison for all of

us that live here, you can reference our neighbor, Denver City Councilwoman Amanda Sawyer.
There's a great study out there about situations like this that supports that is negative valuation for property values in neighborhoods like harmony.
It also references how they drop property values in Baltimore.
Chicago, Columbus, Jacksonville, Indianapolis.
So I encourage you to take a look at those if you haven't, and it's specifically to Colorado when a gas station is built within a neighborhood in the same distance.
Property values drop 16% when a convenience store is built within that same distance.
They drop 8% in a liquor store. They drop 3%, some additional.

WG **Walls, Garrett** 1:36:19
Mark, are you still with us?
I think we lost your audio.

MS **Mark Saxelby** 1:36:24
Yes, I am.
Did you? Did you hear me about?

WG **Walls, Garrett** 1:36:25
OK.

MS **Mark Saxelby** 1:36:26
There's about 1000 residents in Harmony today.
What's going on in the 1st 50?
I'm on HOA so my experience is pretty good.
In my my facts here, over 600 of us do not want this in our neighborhood.
The applicant has referenced that they're from Aurora.
They bought and sold both their convenience stores, one in Murphy Creek, one in Greenwood Village.
So they are not committed.
This is short term gain.
I'd ask all the city Commission here to think about your home, your neighborhood, your equity.

Which would you want this based on these facts?
To have your property value dropped.
The neighborhood already is referenced.

Walls, Garrett 1:37:10
OK, mark your time.

Mark Saxelby 1:37:11
We have two gas stations at one more point I have one more point.

Walls, Garrett 1:37:12
Your time has expired.
I'm sorry your time is expired.
Thank you for your comments.
Hang on just a second.
Let me see if there are any questions from the Commission.
Do we need Commissioners?
Have questions for Mark?
OK.
Thank you for your testimony, Stephanie, who's up next?

Beard, Stephanie 1:37:35
OK. Our next speaker would be Rihanna acne. And I apologize if I mispronounced.
I will be unmuting you and and again.
You'll have the ability to mute yourself if you can.
Please state your name and if you're a resident, you would have a three minutes to speak.

Rhiannon Athey 1:37:56
My name is. Can you all hear me? Just to check, OK.

Walls, Garrett 1:37:58
Yes, yes, go ahead.

Rhiannon Athey 1:38:00

My name is Reen and Athy.
I am a member of Aurora and also a resident of the Harmony neighborhood and like Mark, I also do volunteer with our HOA, specifically with our social community focused around, you know, the sense of community within our neighborhood. I've lived in the neighborhood for almost five years and.
It's a very apparent among our neighborhood and our surrounding neighborhoods of Adonia tradition, Sky Ranch.
We are all very active and involved, not only as individual communities, but also as a whole.
We're really looking for more of a community focused development.
Not yet again.
Another gas station.
We already have three, you know, less than three miles from the neighborhood gas station is not a space that will drive the concept of community and actually bring people together.
Conversations with neighbors.
It's been apparent that there is a desire for more family, community focused and oriented development in a development that.
Would help draw small and local businesses that will better benefit the community.
Some areas of examples of these types of development are found around the Denver area. Anita Park in Park Hill is one where they have locally owned businesses and restaurants.
That is basically the size of what this development is planned for.
That location includes family friendly restaurants, ice cream parlors, other services and goods that benefit nearby residents.
There's also a small outdoor space where children can play.
And again, all of those businesses are locally owned and supporting our local community. Another ideal concept obviously would be the Stanley marketplace.
I understand something that size and scale wouldn't be doable, but maybe something smaller where it does drive the sense of community as well as support small and local businesses.
Some stats from the Stanley marketplace is they held 148 community events.
They hosted 623 local Colorado artists and 140 live music performances, all from local musicians.
Again, I'm highlighting this to showcase the success of a commercial space that

thrives with the community being the primary focus of the space. At the end of the day, the last thing this community needs is another gas station. When we have several around, we bought our houses we.
Were sold.
On the desire of community, and we should strive to expand community.
To the commercial developments that will literally be a part of this community and also help bring Members not only of harmony but the surrounding neighborhoods together in a place where people and families of all ages can spend time in space that feel like a part of the neigh.
And have more community oriented commercial development to make the community a more desirable area and help increase property values.

Walls, Garrett 1:40:54
Your testimony, Rhiannon, any members of the Commission have any questions for Rhiannon?
OK. Stephanie, who's up next?

Beard, Stephanie 1:41:06
Speaker would be Adam Dewill.
And I'm just unmuting you now or giving you the ability to mute yourself. Forgive me.
You should be able to mute and and you can provide your com your comment.

Adam DeWildt 1:41:21
Thank you, Stephanie.
Can you guys hear me OK?

Walls, Garrett 1:41:23
Yes, go ahead.

Adam DeWildt 1:41:25
Perfect. Good evening. Chair and members of the Planning Commission.
My name is Adam D Wilt, and I've lived in harmony since March of 2020.
I was the 21st home built in this project, adjacent to the proposed all-in-one harmony commercial site.

I'm here to speak about community safety and crime concerns related to the gas station and liquor store within a few blocks of our Homes, neighborhood park and Community Center.
Safety and security are paramount for our community.
The primary reason many residents chose this secluded area was for a quieter, safer living conditions away from high intensity commercial activity. Even with reduced operation operating hours, a gas station and liquor store would bring increased traffic, noise and activity during evening and nighttime hours, including individuals who may.
Be impaired or lingering after.
Alcohol purchases.
This introduces additional risks for pedestrians, children and families who live nearby.
Our residents, our residential streets, were not designed for this type of sustained commercial traffic, and this particular intersection is extremely dangerous as it is.
The piece this neighborhood currently enjoys would be replaced by the consistent presence of vehicles, lighting and noise.
Fundamentally, changing the character of our community and eroding the sense of safety residents rely on research consistently shows that the the presence of offsite alcohol outlets, including liquor stores and convenience stores that sell alcohol in association with increased neighborhood crime, is associated with increased neighborhood crime and public.
Disorder.
What do you publish in the Journal of Health of Urban Health? Found that neighborhoods with liquor stores increase measurable increase in crime and disturbances. Additional research shows that each 10% increase in access to off premise alcohol outlets is associated with approximately A4 to 5% incre.
In exposure to violent crime, these concerns are not theoretical.
Our nearby public park, which is a few blocks away, has already experienced late night loitering, literally, and disorderly behavior, even without alcohol selling businesses nearby, placing a liquor store with close proximity risks amplifying these issues, increasing opportunities for unsafe behavior, and disturbances spilling into our residential spaces we.
Cannot allow these risks to over shadow the safe haven we have worked hard to create for our families, while gas stations and convenience retail may serve a role in appropriate commercial corridors.

This proposal in this specific location next to homes and a park.
Presents a clear, documented, documented safety concerns.
I respectfully urge the Commission to consider the research the residential nature of our neighborhood and the long term public safety implications before approving this application.
The 24 hour and this is new to me, but the 24 hour pump with no security in our neighborhood already in my personal opinion, is only going to add to what could potentially be a different type of hangout and things of that nature.
We're already getting drag racing and a bunch of other things in the in the area, so.

WG **Walls, Garrett** 1:44:39
OK.

AD **Adam DeWildt** 1:44:42
Please please visit the area.
I'm begging you that intersection is so dangerous.
Please go see it for yourself. Thank you.

WG **Walls, Garrett** 1:44:46
Thank thank you for your comments.
Thanks Adam.
Any questions from the Commission for Adam?
OK. Stephanie, who's up next?

BS **Beard, Stephanie** 1:44:57
Our next speaker would be Erica Clamich and I'm I'm not seeing Erica on our list of attendees, but I see our next attendee, who is David Klamidge. So I suspect they may be together.
So I'm going to unmute David.

WG **Walls, Garrett** 1:45:09
OK.

BS **Beard, Stephanie** 1:45:12

You would have the ability to speak if you could please provide your name. If you're resident, you would have 3 minutes. And of course, if Erica's on, that would be great.

Clamage, David 1:45:22

Hi yes, my name is David Klamidge.
Erica is my wife.
She wasn't able to attend, but I'll speak for both of us.
I live in harmony, which is of course in Aurora.
I've lived here for two years.
I have a 15 month old daughter. My mother also lives with us and I also own a second home in harmony which is occupied by.
My brother and sister-in-law and two nieces and a nephew who attend the school.
So I want to talk about pollution issues related to the gas station.
And convenience store.
I would say that the gas station would introduce multiple forms of pollution, including noise, light, air and potential environmental contamination, air pollution from gasoline vapors is a serious health concern.
Gas stations emit volatile organic compounds known as VOC's, which contribute to ground level ozone pollution and include benzene.
Unknown carcinogen, according to the National Institutes of Health, Exposure to these pollutants increase the risk of asthma birth defect.
Effects and cancer.
Additionally, children are particularly vulnerable.
Links benzene emissions from gas stations to increased risk of childhood leukemia.
Elevated risk was observed within 1000 meters, about 30 to 80 feet, with even higher risk within 250 meters, which is about 88120 feet.
Set back distances do not fully protect nearby residents.
A 2018 study led by environmental health scientists at Columbia University.
Mailman School of Public Health found that significantly more benzene is released by gas stations than previous believed, in some cases, exposing people beyond the commonly cited 300 foot set back distance. The proposal places risks unacceptably close to children and homes. The gas station would be approximately 20.
300 feet from an elementary school.
1400 feet from a popular park, 1200 feet from my own backyard and roughly 500 feet from a neighbor's backyard.

Light pollution would directly impact nearby residents.
Bright, poorly shielded lighting can disrupt sleep by interfering with circadian rhythms, shine into homes, and reduce privacy, and create glare that makes it hard for drivers to see pedestrians and cyclists, particularly at night.
Quality of life would be permanently reduced.
Continuous artificial lighting creates perpetual twilight, eliminates natural darkness, introduces constant visual disturbances into the neighborhood, and is currently residential in character.
There is also a long-term environmental risk fuel transfer between tanker truck storage tanks and vehicles carry spill risk, underground storage tanks and connecting pipes can corrode, rupture and leak over time, posing potential threats to Swale and ground rather groundwater.
Excuse me. Taken together, the proximity of this gas station presents an unacceptably high health and environmental risk, especially to children and nearby residents, and is not appropriate for this location.
Thank you for your time.

WG **Walls, Garrett** 1:48:14
Great. Thank you for your testimony, David. Any questions for David?
OK. Stephanie, who's up next?

BS **Beard, Stephanie** 1:48:22
Our next speaker would be Arvin Martinez.
And Arun, you should be able to unmute yourself.

AM **Arvin Martinez** 1:48:39
OK.
Thank you.
Yeah. My name is Arvin.
I've lived here for almost three years.
In that time I've retired from active duty military and I still work as a space force base here at Buckley.
So my concerns for this project are excessive noise because.
As mentioned earlier, the gas pumps are going to be available 24 hours, so it's almost like the liquor store availability is meaningless considering that cars are going

to be coming here to fill up.
And produce excessive noise, considering that they're going to be two nerves with full throated exhaust and modified for excessive noise, this will be a meeting point for that kind of activity.
So that will lead to excessive loitering, excessive noise in our park areas as mentioned earlier by David and Adam.
There will be more issues with noise that will go unanswered because we are so far away.
From any kind of police presence, if anyone makes any complaint, nobody's going to come out here in time to catch anybody doing anything.
But I want to focus on noise.
Now, the fact that we'll go late into the night is going to be a problem for our residents and we need our sleep to do whatever it is we do. David's right across the street.
He has a small child and other people have families that want to raise.
Here we moved away from the city specifically to get away from.
Disturbances and city like noise environments that this will bring to us out here. So this is not going to be something that will raise the community in the way that the planner or the the presenter had said, because it's not the kind of attention that we want.
Now the other issues with noise.
Yeah, they're gonna come here and go to our park areas and make more noise.
There will be issues for the houses that are the perimeter of the park, areas which we already have problems in the summer with kids and everyone else with the good weather that we have causing additional noise. But now that we have vehicles coming out here to get gas.
And liquor that's available way too late. And as previously mentioned into our quiet hours.
It can only be more noise that we never wanted. Nobody wants this.
Kind of attention in our neighborhood and while saying that, oh, it's gonna get bring more of what we do want that is not worth the price that we're going to pay for the disturbances and the issues that are going to come from this project.
Thank you.

WG **Walls, Garrett** 1:51:26

Thank you for your comments, Arvin.
Any questions from the Commission for Arvind?
OK, seeing none. Stephanie, who's up next?
You're muted, Stephanie.

Beard, Stephanie 1:51:43
Sorry about that. Just a minute.
Our next speaker would be Adetty Desai.
You should be able to meet yourself to provide comment.

Aditi Desai 1:51:51
Hello, commissioners. My name is Aditi Desai.
Can you all hear me?

Walls, Garrett 1:51:55
Yes, go ahead.

Aditi Desai 1:51:56
OK.
Thank you.
I am a harmony and Aurora resident.
I'm also an HOA Committee member in Harmony, and I'm here to speak about our Community culture and values.
They are the reason that my family purchased not one, but two houses in this specific neighborhood. When we first heard about this development, the community instantly started organizing because this is not who harmony is or wants to be as a community.
Our neighborhood is family oriented place that has managed to maintain its charm and warmth over the years.
As a resident, I can personally attest to the peace and safety that make this place feel like home every morning.
I enjoy seeing children playing in the park behind my house, going to school and families enjoying evening walks with their dogs.
This picturesque setting is at risk of being disruptive if a proposed 20 hour a day seven day a week, gas station liquor store are allowed to open in our midst, the

community sentiment is so opposed to this project that I was able to garner.
Hundreds of signatures against.
This proposed gas station liquor store within a matter of days.
The results of the Change.org petition should be included in your hearing packets as of this hearing, 515 members of the neighborhood have signed a petition opposing the gas station liquor store in our neighborhood.
The petition not only includes harmony residents, but also includes residents who live directly across the street in Adonia.
We collectively are speaking up and do not want this specific business or developer coming in and creating something that none of us want.
Will use and will boycott since it will add zero value to this beautiful culture that we have cultivated in addition to 515 petition signers, a number of neighbors wrote comments in the petition.
I'd love to share a few of those on their behalf because they we wanted to limit the amount of people who made public comments to be respectful of your time.
So I'll share some of those comments now. This idea in a neighborhood by schools is crazy.
Safety is a priority and the liquor store will bring Unwant did crowding traffic drama.
The priorities are all wrong.
We need grocery stores.
That's from Rochelle.
I do not support a 20 hour a day seven day a week, convenience store or liquor store.
This is a family neighborhood.
We want businesses that promote safe family activities.
We should not be promoting alcohol to our growing youths.
Try a restaurant or service business instead.
KP while I'm ready for retail growth, this is not it. With terrible fast food that would come in.
That's not exactly what this community is needing.
We've already got two new gas stations down the road. We need beneficial growth.
That's from Courtney.
Thank you, Commissioners, for listening to those of us who represent a majority of our neighbors this evening and feel hopeful that you will take 515 petition signers voices into account when making a final decision on this projects development.
There is fierce community wide opposition to this project.

We'd welcome other types of business development.
We don't want the bare minimum of distance based on code.
This is our home and that is not good enough for us.

Walls, Garrett 1:54:56
Thank you for your comments adidi.
Just one quick question from me. Since you're a member of the HOA, I was curious if the Harmony HOA had any interaction with the master developer on types of commercial development that would be developed in all of these future tracks.

Aditi Desai 1:55:14
One of the neighborhood community committees, and so I can't speak to the HOA, which is primarily consisting of developers.
We have one homeowner who is currently officially a part of the HOA, and they're not present.

Walls, Garrett 1:55:27
OK. Did your neighborhood group, did you have any interaction with the master developer about types of commercial development that you'd like to see?

Aditi Desai 1:55:36
We have we, so I serve with Mark Sax will be on the Neighborhood Advisory committee and in that one of our meeting previous meetings we did share that we would love for local additional different types of local businesses to come into the neighborhood and that those meeting not.
Are always shared with the developers, so yes.

Walls, Garrett 1:55:53
OK.
And was that prior to this application or after you got notice about this particular development?

Aditi Desai 1:56:01
That meeting that I attended was after we saw this application come through.

Walls, Garrett 1:56:06
OK.
Thank you.
Further questions from the Commission for Aditi.
OK.
Thank you for your comments. Stephanie, who's up next?

Beard, Stephanie 1:56:15
OK. Our next speaker would be Marang des Desai.
And I'm just going to allow you to emulate yourself now.
And you should be able to unmute.
And bring you should be able to unmute.
It depends on your, your visual and your screen. You may see a little button that looks like a microphone.
Usually it's on the upper right hand corner, but it may be in a different location.

Virang Desai 1:56:49
Yeah.

Beard, Stephanie 1:56:50
Oh, there you go.

Virang Desai 1:56:50
Yeah, yeah. This is where on this side. I'm a residence of a harmony community.
We moved here a year and a half ago and my daughter. The reason we moved here my we we helped my daughter move here and and the community was so quiet and so pleasant, you know and.
So this gas station and liquor store and convenience store it will, it will cause a chaot and.
Traffic jams and you know, even if you put the lights on Alameda, the traffic gonna back up because it's gonna be longer, longer. Red lights and 12:00 people gonna they gonna close 12:00 midnight. People gonna buy the liquor, they gonna hang out till two in the.
Morning, you know, especially in the summertime, you know, so.

It I hope you know you guys understand, you know.
That we want a quiet neighborhood, and that's all I have to say.
Thank you so much.

Walls, Garrett 1:57:55
OK.
Thank you for your comments, Veron. Any questions for Veron?
OK. Stephanie, who's up next?
Next.

Beard, Stephanie 1:58:04
Our last speaker that we have is.
Rita Desai and I'm just looking through our attendee list and I don't see.
Rita on the list.
I'll just give an another look to make sure that I'm not missing.
Chair walz. I'm not seeing Areita Desai on our list.
Still of attendees to provide public comment that would be our last speaker forum and I'll just go ahead and double check to make sure I'm not missing anyone.
Looks like we just had a a form submitted for a Cameron.
I'm just seeing if Cameron is on the call.
I don't see a Cameron as an attendee.

Walls, Garrett 1:58:50
Do you have the last name by any chance?

Beard, Stephanie 1:58:54
Not not the last name.

Walls, Garrett 1:58:56
OK.

Beard, Stephanie 1:58:56
Just like just Cameron.
Oh, I see somebody raise their hand.

Walls, Garrett 1:58:58
Oh, we just had.
Charlie. Yeah.

Beard, Stephanie 1:59:02
Oh, there you are, Charlie. OK.
I'll go ahead and assume that you are the individual I'm mentioning.
I'll allow your mic if you could please say your first and last name. If you're resident, you would be able to provide public comment.

Charlie 1:59:15
Hi. Yeah. Sorry about the name mishap there.
So my name is Cameron.
I do live in harmony. My wife and I have been here going on two years now.
I was one of the unfortunate people to be victims of a high value theft in the neighborhood. Whenever we first got in here.
Something to the tune of like 60 or $70,000 truck, camper, trailer and our belongings got stolen. And that is part of our introduction to Colorado.
As an active duty military family, so that being said, yeah, having a liquor store nearby is not something that I'm very interested in having.
I would like to prevent any of the riffraff that comes in with stuff associated with that.
And then one thing that was brought up as well, I'm not sure if the applicant provided responses to the neighborhood meeting comments. So I'd like to have that looked at.

Walls, Garrett 2:00:15
OK. And Cameron, I missed your last name.

Charlie 2:00:19
Yeah, it's more.

Walls, Garrett 2:00:20
OK.
Thank you very much.

Questions from the Commission for Cameron.
OK.
Thank you very much Cameron, for your public testimony.
Is anyone else as an attendee on the call that potentially hasn't signed up to speak that would like to be heard before the Commission on these two agenda items?
You can raise your hand if you're in the active session of the team's meeting.
OK, seeing none, we will now go to the applicant who will have 5 minutes to wrap up.

Manraj Singh 2:01:00
All right.
I appreciate all those comments.
To just get right into it, first comment was about house prices.
I would like to disagree with that study, as a lot of those.
Price decreases may have been because of older gas stations.
Any new development next to a community is usually a good sign and is actually great for the house.
Developer as well as they get to sell more lots and kind of just grow their community quicker, faster.
And then there was comments about, you know, having a Stanley marketplace type more of a community oriented retail but.
Unfortunately, that would not work here as the.
As there's not enough traffic and just overall population yet.
And then I know a lot of these speakers also said stuff about, you know, there's multiple other gas stations, but those are over 2 miles away and even more with if you account just Rd. if you were to take a road, I think it's over like 3 miles.
But.
Once it's all said and done once this whole.
Whole area community is built. This gas station will honestly just blend in and it really won't be.
You know, as big of a deal as it is now.
It as more houses get built more, more retail will show up.
And this. Yeah, there won't be as big of a problem.
Also there was issues about.
Local.
Local restaurants, which I would even, which I even said I would provide.

A tenant as being a local.
Restaurant owner pollution.
I mean, there's there's a oil and gas.
I believe drilling to the South and to the north, so I don't believe the gas station is.
You know.
That could be even considered, as you know, a polluter. I mean, yes, but there's studies and we're compliant with Colorado State.
Emissions and everything like that, which we get tested for once a year.
And lighting pollution we there's a photometric done on that which you know should be compliant with everything.
And then.
Yeah, I mean.
Everything else I believe was kind of already addressed with.
A lot of the.
You know, studies that's included in our application.
But yeah, I'll just leave it at that.

WG **Walls, Garrett** 2:04:11
OK.
Thank you.
Final opportunity for questions from the Commission for the applicant staff or any of the public testimony.
OK, seeing none, I will close this portion of the public hearing and entertain a motion first on agenda item 8H.

HB **Hogan, Becky** 2:04:48
Chair wald. Go ahead, GAIL. Commissioner, Judit.

GJ **Gayle Jetchick** 2:04:48
The system.
Just I'm going to be brave and just go ahead and do.
A agenda item 8H conditional use for motor vehicle fueling dispensing station MUC zone based on staff recommendation.
The presentations and discussion at this evening's public hearing I move to approve with one condition that conditional use for a motor vehicle fuel dispenser dispensing

station because the proposal complies with requirement of.
Section 146 dash 5.4 dot three dot A .3 of the Unified Development Ordinance for the reasons stated in the staff report approval to be subject to the following condition related relating to the conditional approved conditionally approved fueling station. The applicant shall substantially comp.
With the operations outlined in the letter of introduction of record.
Significant changes to the business operation may be approved administratively if they do not establish.
A new use or expansion of the use that is not permitted by zoning.

Walls, Garrett 2:06:00
Thank you, Commissioner jedrzek.
It's been moved to approve agenda item 8H. Is there a second?
Thank you, Commissioner Riley.
It's been moved and seconded to approve 8H.
I'll open the floor for discussion.
Due to the overwhelming impact of the public testimony, I encourage all Commissioners to go on record in discussing this motion for adoption.

Gayle Jetchick 2:06:26
This is Commissioner Jeczek.
This happens almost every Planning Commission where we have a gas station or liquor store and the public needs to understand Commissioners have to go by Section 146 of the code.
We're not the policy makers that is City Council. I feel really bad because I'm a neighbor too, and I have the same thing.
We've got a liquor store that wants to open right in our neighborhood and we've had 500 signatures against it.
But Planning Commission has to go by one section 136 of the code. If it passes, the development passes all all the criteria. Then we have to approve it.
It's going to be City Council.
That is the policy maker that can change this.

Walls, Garrett 2:07:15
Great. Thank you, Commissioner.

Judg IK further discussion on 8H.
Go ahead, Commissioner, bank.

Sunny Banka 2:07:25
Sorry, I was muted.
I want to just echo what Gal has said, Commissioner.
Jacque has said.
And that is, you know, whether we think it's good, bad or indifferent, if it meets the regulations, it meets the code. You know, as Commissioners, our hands are pretty tight.
I've, you know, spoken out on a few things and and have.
Very much learned that if it if it crosses the T's and dots the IS. That is that is the limit of our job.
So anyway to the public that is not excited about this happening in their area, I do sympathize. But please know that you know as Commissioners.
We're we're bound by strict rules as well.

Walls, Garrett 2:08:23
OK.
Thank you, Commissioner. Venkum further discussion on 8H.

Gayle Jetchick 2:08:29
This is Commissioner Jesse again.
One more thing, your your option is whatever we vote on, you can always.
What's it called?

Walls, Garrett 2:08:42
Appeal.

Melvin Bush 2:08:42
Appear.

Gayle Jetchick 2:08:43
Appeal to City Council and take it up with them.

Walls, Garrett 2:08:49
Thank you, Commissioner judge and Commissioner Hogan.

Hogan, Becky 2:08:54
For the city attorney, because one of the criteria for the conditional use for motor vehicle fuel dispensing.
Is any adverse impacts to the surrounding area have been mitigated to a degree practicable?
With this much neighborhood opposition.
In the city attorney's opinion, does this qualify as an adverse impact to the surrounding area?

Gayle Jetchick 2:09:25
Good, good.

McClelland, Lena 2:09:32
Hi commissioners and chair walls, Lena McClelland, senior assistant city attorney with the city of Aurora.
So I'm going to try to little lightly here because.
It's not my role to tell you all how to interpret the criteria.
You all are the Commissioners. That is your role.
However, what I will say is that that criteria is does allow some room for.
Are you to interpret that?
And decide amongst yourselves if you do not feel that the criteria has been mitigated, I will say.
That I would call you to the language at the end of that sentence where it says, to the degree practicable, I think it's important to note.
In their conversation, what you believe is practicable or not in that determination, but I I.
Cannot answer that for you.
You all need to decide whether or not it meets the criteria.

Walls, Garrett 2:10:39

Thank you, Lena.
I'll go ahead, Commissioner Hogan.

Hogan, Becky 2:10:46
You know, based upon that criteria, it would be, if I have to vote on this today, it's gonna be a no vote for me. What I would rather do is encourage the applicant to go back to the neighborhood and try to meet the degree practicable because I believe.
There is some work to be done.
There seemed to be quite a distance between the last neighborhood meeting.
In which people in which some of these issues were.
Responded to in this public hearing.
So it would be my hope that either opt for a continuation of this.
Or again, you have the ability to appeal that based on tonight's testimony, I will be voting no on this.

Walls, Garrett 2:11:40
Thank you, Commissioner Hogan.
That's, I think sort of a perfect segue into my comments.
We're we're in a difficult position because we're bound by code section 146.
There are very few criteria within 146 where our interpretation of that code comes into play.
I think one of the key elements there is what Commissioner Hogan just brought out is that we're here stuck with kind of balancing the overwhelming public testimony.
A petition, I mean, we have 557 on record.
We had eight testified tonight.
Balancing that public testimony and that is the surrounding neighborhood.
And are any of the potential adverse impacts which we've covered a few, we've covered traffic. I think the needs and warrants for traffic will be satisfied with future development.
So I'm not as concerned with that. We've talked about lighting.
We've talked about noise, we've talked about potential.
Access to younger members of our families we've talked about.
Many of the issues I think that could be adverse impacts and I'm not convinced that this conditional use.
Those impacts have been mitigated to a degree practicable for this community, so I

think I don't think that I can support this either.
I think that, along with Commissioner Hogan, I would like to see this applicant, this is time, time for you to double down if if you expect this communities to support this commercial development.
When clearly there's this much negative demand against your development, it's time to go back to the drawing board and sit down.

Sunny Banka 2:13:20
OK.

Walls, Garrett 2:13:26
And make it a collaborative effort. This is part of a master plan that master plan is dependent upon the residential community that surrounds the commercial development.
It's absolutely dependent upon it, so I think it's incumbent upon the applicant to go back to this community and hold open forums and talk about what the desire is, what the wishes we obviously cannot within the bounds of code section 146, say we like this bus.
We don't like this business, but before this is a conditional use and the conditional use does weigh heavily upon any of those potential adverse impacts to the community. So as it stands now with the application before me, based upon me feeling that those adverse impacts have not been.
Mitigated to a degree practicable for this community.
I can't support this particular agenda item.
For the discussion on 8H.

Gayle Jetchick 2:14:23
This is Commissioner Jetchuk again.
I'm feeling the same way. That was very well put.
The quiet zone, the 10:00 PM that bothers me. I would hope that the developer could work with that with the neighborhood and honor the 10:00 PM quiet zone.

Colonel Mike Riley 2:14:43
They have.

Walls, Garrett 2:14:44
Commissioner Riley, Commissioner Bush, if you have any comments, I do see the applicant raised their hand.
I won't allow any new additional testimony, but if the applicant is agreeing to either withdraw or continue, we'll take that. I'd like to hear your comments first. If you have any, and then I'll go to the applicant.

Colonel Mike Riley 2:15:05
As a new member.
I I get a little astounded by the overwhelming public comment and and personally I think that we as a Commission or I need to learn more about it as well, because in my opinion it's not well received and therefore it is not well thought out and it is.
Not well incorporated into the design to make sure that people are satisfied both.
The developer.
And the residents.

Walls, Garrett 2:15:43
Thank you, Commissioner Riley, Commissioner Bush.

Melvin Bush 2:15:45
Oh, I believe all, all, all of the presenters tonight.
Really validated.
Their their comments.
It wasn't just an emotional.
But but there were specifics and and because of that, I will definitely be voting against this.

Walls, Garrett 2:16:17
How would the Commission feel, rather than voting down this particular motion, to vote similar to what we did on jewel cottages, to vote, to lay this on the table and give the applicant some more time to work with any of the residents if the applicant certainly isn't willing?
To do that, then we can obviously re calendar the agenda item and vote it down if that's the Commission's wishes at that point.

Would that?
Would that motion be favourable to the Commission?
What do you guys think about that strategy?

Colonel Mike Riley 2:16:50
I concur.

Hogan, Becky 2:16:53
I do too.

Sunny Banka 2:16:53
I agree.

Gayle Jetchick 2:16:54
That's good.

Walls, Garrett 2:16:56
OK. Then at this time I rise to move to lay agenda items 8H and 8I on the table indefinitely. Is there a second?

Colonel Mike Riley 2:17:07
2nd.

Gayle Jetchick 2:17:07
Lena's got her hand up.

Walls, Garrett 2:17:09
Yeah, it's recorded with the second Colonel Riley. Lena, go ahead.

McClelland, Lena 2:17:14
Sorry, I'm so sorry.
Cherry wells. There is already a motion on the table.
So you all will need to withdraw that motion and and then do the other motion.

Walls, Garrett 2:17:23
Correct, sorry, I misstated I. This motion can be secondary to that motion.

McClelland, Lena 2:17:25
Thank you.

Gayle Jetchick 2:17:25
OK.

Walls, Garrett 2:17:30
I'm laying that motion on the table.

Gayle Jetchick 2:17:32
OK.

Walls, Garrett 2:17:33
Is that correct?

Gayle Jetchick 2:17:33
So do do I need to with this is Commissioner Jejuk.

Walls, Garrett 2:17:35
That was a that was a question for Lena. Sorry.

Gayle Jetchick 2:17:38
Yeah. Do I need to withdraw my motion?

McClelland, Lena 2:17:41
If you're doing this secondary to that, that's OK.

Walls, Garrett 2:17:45
OK.
Thank you.

So to make it clear for the Commission, I'll restate, I'm I'm moving or I rise to move that we lay the approval of eight H on the table indefinitely.

McClelland, Lena 2:17:46
Yeah.

Walls, Garrett 2:17:56
The motion that was made by Commissioner Jecic and Colonel Riley understood and still desire to 2nd.

Colonel Mike Riley 2:18:03
I do.

Walls, Garrett 2:18:04
Kate, that's a non debatable motion. I'll call the roll Commissioner Jecic.

Gayle Jetchick 2:18:09
Agree. Approve.

Walls, Garrett 2:18:11
Commissioner Riley.

Colonel Mike Riley 2:18:12
I concur.
I approve.

Walls, Garrett 2:18:14
Commissioner banka.

Sunny Banka 2:18:16
Approve or incur.

Walls, Garrett 2:18:17
Commissioner Bush.

Melvin Bush 2:18:19
I approve and understand.

Walls, Garrett 2:18:24
Commissioner Hogan.

Hogan, Becky 2:18:26
Approve.

Walls, Garrett 2:18:27
And Commissioner Walls also votes to approve, so we will lay the motion for 8H on the table.
And Lena, legal questions since 8H is that particular motion to approve is laid on the table.
Does that also lay with it I or it becomes moot?

McClelland, Lena 2:18:47
No, they are separate agenda items.
I.
I I would suggest that you open that hearing and make a motion to lay that agenda item on the table as well, conditional on the 8H coming back.
The site plan would not move forward if the conditional use failed obviously, but at this point the conditional use has not failed.

Walls, Garrett 2:19:17
Sure. OK.
Thank you.
Considering agenda item 8I, I move to lay agenda item 8I on the table indefinitely 6 conditioned upon.
That the re calendaring or bringing back agenda item 8H to be considered by the Commission.
Is there a second thank you, Commissioner Bush, that is also non debatable.

Melvin Bush 2:19:37
OK.

Sunny Banka 2:19:37
Good evening.

Walls, Garrett 2:19:40
I'll call the roll Commissioner Jacquel.

Brubaker, Christy 2:19:41
Did you have to go pee?

Gayle Jetchick 2:19:42
Approve.

Walls, Garrett 2:19:44
Commissioner Bush.

Melvin Bush 2:19:46
Approve.

Walls, Garrett 2:19:47
Commissioner Riley.

Colonel Mike Riley 2:19:49
I approve.

Walls, Garrett 2:19:50
Commissioner, Banco.

Sunny Banka 2:19:51
Approve.

Walls, Garrett 2:19:52
Commissioner Hogan.

Hogan, Becky 2:19:54
Approved.

Walls, Garrett 2:19:55
And Commissioner Walls also votes to approve SO8H the motion to approve and the agenda item eight. I will be laid on the table.

Brubaker, Christy 2:20:06
Good job, Bronx.

Walls, Garrett 2:20:06
OK.
Let's go back to my agenda here. Sorry I will.

Mark Saxelby 2:20:11
Hey, Garrett, sorry for my ignorance here, but can you tell me what all?

Walls, Garrett 2:20:18
Go ahead, Stephanie. You can unmute the applicant.
I think that was the applicant.

Beard, Stephanie 2:20:21
OK, I can.
Sorry about that, Mark.
I think that was a public speaker. Mark Saxelby had a question.

Walls, Garrett 2:20:28
Oh wasn't OK.

Mark Saxelby 2:20:28
Yeah. Hi.

Hi Garrett, it could.
You could you start from arguments here, but could you take what you just said out of British Commonwealth usage and put it into plain English? What you just decided on for us?

Walls, Garrett 2:20:38
Sure. So rather than the Commission voting down any of the particular agenda items with respect to this particular application, we've decided to lay it on the table so that it cannot be decided tonight and in the hope that the applicant would work with the Community and then bring.
The application notify planning staff of any changes and bring the application back to be removed off the table.

Mark Saxelby 2:21:04
Is there a time frame for that?

Walls, Garrett 2:21:06
No time frame, it's indefinite.

Mark Saxelby 2:21:09
And what happens if the applicant doesn't approach us?

Walls, Garrett 2:21:14
Then it wouldn't be calendered on the agenda.

Mark Saxelby 2:21:20
Select.

Walls, Garrett 2:21:24
OK. Any other process?
Questions can be directed to staff offline outside of the meeting, so I encourage you to contact City staff.
They'd be happy to walk you through the process.
OK.

Moving on, Stephanie, do we have any members of the public signed up to speak on non agenda items?

Beard, Stephanie 2:21:41
No chair, we do not.

Walls, Garrett 2:21:43
OK. We will move into our miscellaneous items of business comments by Commissioners. The first thing on our agenda is the 2026 officer elections.
So we will first start with the position of chair. Do any of the current members of the Commission need an explanation or do you have any questions about the position of chair?
Before we open nominations.
OK, the floor is now officially open.
I'll accept nominations for the position of Chair of the Commission for 2026.

Gayle Jetchick 2:22:22
This is Commissioner Jeetzek.
I nominate Garrett Walls for chair again.
He's done such a fabulous job.

Hogan, Becky 2:22:29
Yeah.

Walls, Garrett 2:22:30
Thank you very much GAIL.
Is there a second to Commissioner Jecic nomination?
I think.

Melvin Bush 2:22:35
I say can.

Walls, Garrett 2:22:36
Thank you, Commissioner Bush. Thank you, Commissioner benka.
OK.

It's I don't believe we need any discussion.
Are there any other nominations?
Sorry, I should ask for other nominations.
OK, seeing none, we'll move to a vote Commissioner Jecic.

GJ **Gayle Jetchick** 2:22:52
Yes.

WG **Walls, Garrett** 2:22:54
Commissioner Bush.

MB **Melvin Bush** 2:22:56
Yes.

WG **Walls, Garrett** 2:22:56
Commissioner Riley.

CR **Colonel Mike Riley** 2:22:58
Hardy endorsement.

WG **Walls, Garrett** 2:23:00
Commissioner, bank.

SB **Sunny Banka** 2:23:02
Absolutely.

WG **Walls, Garrett** 2:23:04
Commissioner Hogan.

HB **Hogan, Becky** 2:23:05
Heck yeah.

WG **Walls, Garrett** 2:23:07
Great. And I don't feel the need to vote for myself.
Thank you very much.

I will serve as chair for 2026.
I will open anyone have any questions on the role or position of First Vice Chair or the responsibilities there too?
Seeing none, I will open the floor for nominations, Commissioner. Banco.

SB **Sunny Banka** 2:23:29
I'd like to nominate Becky Hogan.

WG **Walls, Garrett** 2:23:32
OK. And I would like to 2nd Becky's nomination, I'm assuming you accept Becky.

HB **Hogan, Becky** 2:23:38
I will with one caveat, and that's that I'd very much like to have a second vice chair that will shadow me.
I think that it has been an honour to be vice chair, but it is time for people to learn how to organize, study sessions and you know, have that opportunity.
So I would very much like to job share this for 2026.

WG **Walls, Garrett** 2:24:04
Fair enough.
Are there any other nominations for First Vice Chair?
Sing Nana. Call the roll, Commissioner jecic.

GJ **Gayle Jetchick** 2:24:12
Approve.

WG **Walls, Garrett** 2:24:13
Commissioner Bush.

MB **Melvin Bush** 2:24:14
Approve.

WG **Walls, Garrett** 2:24:15
Commissioner Riley, Commissioner banca.

Colonel Mike Riley 2:24:16
Yes.

Sunny Banka 2:24:19
Absolutely yes.

Walls, Garrett 2:24:20
Commissioner Hogan, you don't have to vote if you don't want to.
Commissioner walls votes yes.

Hogan, Becky 2:24:26
Thank you.

Walls, Garrett 2:24:28
OK.

Melvin Bush 2:24:28
Alright.

Walls, Garrett 2:24:28
All right. Congratulations. You'll serve as the first vice chair for 2026. Second Vice Chair, the 1st Vice chair has made an edict that this person will be in training and share the responsibilities and and assist with helping study session and any of the other administrative kind.
Of things that help the Commission run.
In terms as it relates to each one of us.
So I will open the floor for nominations for Second Vice Chair.

Gayle Jetchick 2:24:58
This is Commissioner Jetchek.
I nominate Colonel Riley for 2nd next year.

Walls, Garrett 2:25:04
I second that nomination. Colonel Riley, do you accept?

Melvin Bush 2:25:05
Alright.

Colonel Mike Riley 2:25:08
I do.
Particularly because of our conversations and then with Becky saying I could shadow.
So I feel much more comfortable in my nascent role here.

Gayle Jetchick 2:25:15
Here.
Good.

Melvin Bush 2:25:20
Ha ha.

Walls, Garrett 2:25:22
Other nominations for Second Vice Chair.
OK.
I'll call the roll commissioner Jejukuk, Commissioner Bush.

Gayle Jetchick 2:25:28
Yes.

Melvin Bush 2:25:30
I proof.

Walls, Garrett 2:25:31
Commissioner Riley.

Colonel Mike Riley 2:25:33
I'll abstain.

Walls, Garrett 2:25:35
Commissioner, banker.

Sunny Banka 2:25:37
Absolutely.

Walls, Garrett 2:25:38
Commissioner Hogan.

Hogan, Becky 2:25:39
Yes.

Walls, Garrett 2:25:41
And Commissioner Walls also gives a resounding yes.
Commissioner Riley, congratulations.
You are the 2nd Vice chair for 2026.

Colonel Mike Riley 2:25:48
Thank you very much.

Walls, Garrett 2:25:51
Alright, guys. Commissioner Banka, thank you so much for stepping in when you were needed and assisting Becky this last year as Second Vice Chair.
Your insight, your humor, your presence has all been felt and appreciated.
So thank you for serving as Second Vice Chair this last year.
OK. Any other miscellaneous items of business or any comments by the Commissioners?

Sunny Banka 2:26:12
I got it.

Walls, Garrett 2:26:16
Colonel Riley, go ahead.

Colonel Mike Riley 2:26:18
I have two items.
Again, it's education in my neighborhood GREE filing 17 will get an admin decision.

I'm assuming every time.
Janine writes an admin decision.
A sign must go out saying that's done, but they're still asking for public comment.
What value is there for public comment if there is an administrative decision?

Walls, Garrett 2:26:41
Brandon, I would happily go.
Or you, Janine. Either one of you.
I'll go to either one of you.

Rustad, Jeannine 2:26:47
Riley and.
It's been a long week.
Chair walls, Commissioner O'Neill, under the code, we do have the option of moving something to the planning and zoning Commission, so if for some reason all of a sudden there was a lot of opposition that came out after public, the the sign was posted, we could move it.
Brandon.
Anything else?

Cammarata, Brandon 2:27:21
Well, when?
When we noticed to the limited amount of people that we noticed to meaning by code, meaning the abutting landowner's not necessarily the HOA's. You know, those are the folks who have the ability to appeal.
And so that's kind of making them aware of it.
One final time to kind of accommodate that.
That doesn't apply to the HOA's and and all that kind of stuff.
But that would be the other piece to that.

Colonel Mike Riley 2:27:47
OK. And then Brandon, you and I have talked about 537 signage when they go up, when they come down, what's the standard for that?
Is there going to be an opportunity for us to become involved in that?

I mean, I just feel pretty strongly about complying with that particular part of the UDO.

Walls, Garrett 2:28:07
And before you respond, Brandon, could I jump on there and just add some more context or color to that question? I met with Lena today in response to my concerns about the agenda item for quick trip, about the notice and we've had it actually not too far in.
Where maybe a sign disappeared or blew over, or we weren't sure if it happened and and I was noticing in code there's the director does have some some leeway or some I'm missing the word.
The appropriate word.
You have some discretion in being able to determine rules about how things are posted and their location.
So I was wondering, wanting to add that on with Colonel Riley and and ask if there's a process that we could start to maybe.
Look at some of those rules.
For posting and standardized them a bit and make more semi permanent. Posting a rule or something like that so that so that we can see these. We have a committed Commission this year that visits sites very regularly and we're looking for those signs, number one to tell us.
Where the project is at.
But yeah, that's the question.

Rustad, Jeannine 2:29:16
So we are as part of the work plan and I have offered to take this one on looking at notice.

Colonel Mike Riley 2:29:21
Yes.

Rustad, Jeannine 2:29:25
Appeal rights and part of that we'll be looking at best practices in the state.
Lena's also going to be helping with this, so we'll take that forward.
We can first talk to you in study session with some of our findings.

This is probably give us a little time to pull some research together.
Get some ideas before you.

CB **Cammarata, Brandon** 2:29:50
And I would add I I think you have inserted yourself into the discussion by letting applicants know if they don't do.
Notice that can can stand up has a reasonable chance of standing up for 10 days.
You know that that it creates uncertainty in in their process.
So, you know, I think that anecdotally helps in the interim as as well probably.

CR **Colonel Mike Riley** 2:30:15
Thank you. And I had one last comment. I want to make.
I did read 177 pages.
I'm learning but I have to say tonight's staff presentations were exemplary because of the detail they went in and the fact that when I had a question I I didn't have to waffle, I felt much more comfortable making decisions.
So thank you to everybody in the puzzle palace at the AMC for all the great work they do.

WG **Walls, Garrett** 2:30:42
Thank you, Commissioner Riley, Commissioner Hogan.

CB **Cammarata, Brandon** 2:30:43
Thank you.

HB **Hogan, Becky** 2:30:46
Quick question related to signs Brandon who actually posts the signs?
That's the planner.
Do they post the sign in the ground and take a photo of it?

CB **Cammarata, Brandon** 2:31:00
The applicant posts a sign.
We produce the sign. The applicant picks it up and posts the sign.

HB **Hogan, Becky** 2:31:04

OK.
OK.
So they indeed are responsible for doing that.

Cammarata, Brandon 2:31:11
Correct.

Sunny Banka 2:31:12
Interesting.

Hogan, Becky 2:31:12
OK.
Thank you.

Walls, Garrett 2:31:17
Any other comments, questions, concerns. I I think first I want to start with a huge thank you. You know, today was a little bit of a confusing day and the applications were spread out to the corners of Aurora.
It felt like so we spent a lot of time visiting sites, but when I had issues or questions on the QuikTrip location.

Hogan, Becky 2:31:31
Yeah.

Walls, Garrett 2:31:39
Steven Rodriguez was available and spoke with me on the phone.
And I know that Commissioner Hogan was able to speak with Susan while she was on the site having some of the same similar questions, and I just wanted to give a huge, heartfelt thanks to the staff for being available to us.
That's sort of beyond the expectation you guys have no clue when we're going to do site visits and whenever it works into our schedule.
So I just wanted to thank you for your staff taking the time to respond to us and then follow up Ani followed up with an e-mail.
To Commissioner Hogan and I, showing the pictures of the posting and.
Things like that. So it's not lost on us and I just wanted to convey that gratitude and

also a special thanks to Lena, who I didn't ever imagine that I would catch randomly on a Wednesday afternoon, an hour before the end of the day, who took my call. And took the time to go through the code. The posting code with me and potential options for the meeting and walk through that with me.
It's invaluable as chair to have you guys as that resource.
It makes the job so much easier so.
Is a huge heartfelt thank you to you guys.
OK.

CB **Cammarata, Brandon** 2:32:51
Thank you.

WG **Walls, Garrett** 2:32:52
Well, that that's out of the way. We will go to our report by our Planning division manager, Brandon Yura.

CB **Cammarata, Brandon** 2:33:00
Thank you, chair wells.
Just one administrative decision I believe to to report to you over the last couple weeks more activity and and Stafford, Stafford Industrial is South of Colfax, West of Piccadilly.
That area is picking up, with the interchange being developed there and then, obviously Steven.
Stephen D Hogan below and all that stuff functioning together so that.
Occurred.
I'm pretty sure you'll ask me about.
Bubble bath car Wash, which was appealed.
I will say it went to City Council.
I think we should have limited comment about it because you know, we're still trying to absorb where the next steps are.
And so that's where I would like to leave that.
That's the end of my report.
Any questions?

WG **Walls, Garrett** 2:34:12

Are you?
Are you allowed to just announce the outcome of the appeal?

Cammarata, Brandon 2:34:17
Yeah, I mean, that's public information.
The conditional use was approved and the site plan was denied.

Walls, Garrett 2:34:26
Thank you.
Any questions for Brandon?
Commissioner Hogan.

Hogan, Becky 2:34:32
Brandon related to the conversation, even after that regarding interviews for planning commissioners, is it confirmed that Commissioner Bush is staying?
That's number one.

Cammarata, Brandon 2:34:47
I believe so.

Hogan, Becky 2:34:47
Is Commissioner Bush?
Saying since he I I understand the Council did not choose to interview him again, but he was he appointed as my question.

Walls, Garrett 2:34:52
Steph. Yeah.

Beard, Stephanie 2:34:54
Yes.

Walls, Garrett 2:34:59
Stephanie, the floor is yours, yeah.

Melvin Bush 2:34:59
Yes.

Beard, Stephanie 2:34:59
He was appointed, yes. Oh yeah.

Melvin Bush 2:35:01
Yes, I I.

Hogan, Becky 2:35:02
Yeah. Yep.

Walls, Garrett 2:35:04
Yep.

Melvin Bush 2:35:04
Have the letter. I have the letter and everything.

Hogan, Becky 2:35:04
Happy Ryan.

Walls, Garrett 2:35:06
Yes.

Hogan, Becky 2:35:08
Awesome.

Beard, Stephanie 2:35:08
Mm-hmm.

Walls, Garrett 2:35:08
Yeah, the the clerk's office did send out notification that he was reappointed so.

Hogan, Becky 2:35:12

Awesome. And then my second question, Brandon, it's my understanding that Council did select three of the applicants to actually interview for Planning Commission and a is.
Can you confirm that?
And B did they give a date that they were going to interview these folks so that we can be fully staffed again?

CB **Cammarata, Brandon** 2:35:36
I do not have access to that information right now.
Stephanie, if you do, that's fine.

BS **Beard, Stephanie** 2:35:40
I I might. Yes, I do.

CB **Cammarata, Brandon** 2:35:41
Yeah, of course you do.

BS **Beard, Stephanie** 2:35:41
I took notes ahead of time.
So sorry.
So three people were were will be interviewed for the the open position on the Planning Commission.
We have a Robin Becker, Allison Spink and Stephen Elkins would be interviewed and the interview date is on January 26. And then the final appointment is for.

HB **Hogan, Becky** 2:36:04
OK.

BS **Beard, Stephanie** 2:36:06
The date is supposed to be on the 2nd.
I'm sorry, the 9th of February, when the the Council decides of those 3.

WG **Walls, Garrett** 2:36:16
Those interviews, conducted in study session or in full council.

Beard, Stephanie 2:36:21
I I would have to look that up.

Walls, Garrett 2:36:23
OK.

Beard, Stephanie 2:36:23
I believe they're conducting an study session, but I would have to verify that.

Walls, Garrett 2:36:29
OK. Further questions for Brandon.
OK. Sing nan. Lena, you are up with our City Attorney report.

McClelland, Lena 2:36:39
Hello, commissioners.
So not too much to report this evening, except for just let you all know that the.
State legislative session has officially started.
So be ready to hear all about that as things come.
In, I'll try to keep you guys updated as bills are introduced and let you know as I hear about them as they relate to land use items.
If you have any questions about any bills, please don't hesitate to reach out to me directly.
And then the only other thing, and this is really for chair walls and vice Chair Hogan.
Think it was in December? I sent you all a draft of an update to the bylaws to bring it into compliance with the new resolution from Council.
And so just want to hop that up to the top of your.
Your inbox.
And just let you know that I'm ready to bring that forward whenever you guys are ready for me to bring that to you all to make a vote on that.
So just let me know.
And other than that, that's all I have for tonight.

Walls, Garrett 2:37:53
Perfect. Thanks, Selena.

I will get together with Commissioner Hogan and we will get either comments or suggestions for calendaring and we'll get that on the way.

McClelland, Lena 2:38:04
Fantastic.

Walls, Garrett 2:38:05
Any questions for Lena?

Hogan, Becky 2:38:08
It's not a question for linga, but by way of reminder, it still can tie into legal. I think we have to do those financial disclosure forms.

Walls, Garrett 2:38:08
Cool.

Hogan, Becky 2:38:17
So if you haven't done it, you have to do it.
Just FYI.

Walls, Garrett 2:38:22
I will search my inbox.

McClelland, Lena 2:38:22
An excellent reminder.

Walls, Garrett 2:38:24
Thank you for that.
I know it's somewhere in my inbox.
And then, Commissioner Riley, I wasn't sure if you got that or had any question.
We almost always have questions on that.

Colonel Mike Riley 2:38:33
Completed, completed and returned.

Walls, Garrett 2:38:36
Oh great.
You're a student.
OK.
I think that's it.
One last thing.
Oh, I just wanted to get some feedback before we close. How did everyone?
What was your experience like with the timer feature within teams today?
Is that something that you feel works?
Is that good? Any staff feedback?

Colonel Mike Riley 2:38:55
Yeah, yeah.

Walls, Garrett 2:38:58
Back on that, Brandon, OK.

Hogan, Becky 2:38:58
That was cool.

Colonel Mike Riley 2:38:58
Yeah.

Melvin Bush 2:38:59
That was perfect, yeah.

Walls, Garrett 2:39:02
OK, sounds good. All right.
Any final announcements before we adjourn?
Seeing none, I move that we adjourn.
This evening's meeting.
Do I have a second?

CR **Colonel Mike Riley** 2:39:11
Suck it.

WG **Walls, Garrett** 2:39:12
Thank you, Colonel.
Have a good evening, everyone. Meeting adjourned.

CR **Colonel Mike Riley** 2:39:14
Alright, bye bye.

MB **Melvin Bush** 2:39:15
All right, great meeting and congratulations, Garrett.

SB **Sunny Banka** 2:39:17
Thank you.

WG **Walls, Garrett** 2:39:20
Thank you, Melvin, and thank you for the support. Yeah, thanks.

SB **Sunny Banka** 2:39:21
Yes.

MB **Melvin Bush** 2:39:21
Alright, alright.

◉ **Beard, Stephanie** stopped transcription

Planning and Zoning Commission (Study Session 500 p.m. Regular Meeting 610 p.m.)-20260513_181007-Meeting Recording 1

May 13, 2026, 12:10AM

3h 1m 3s

Cammarata, Brandon 0:03
Who we have.

Hogan, Becky 0:03
Believe so.
We should see sunny in just a minute.

Chapel, Susan 0:07
Recordings been started.

Hogan, Becky 0:09
Great. Thank you.
Miss Sani.
I see she's on mute still.
All right folks, I have 610. Good evening.
Welcome to the planning and Zoning Commission meeting.
It is Wednesday the 13th, 2026.
I'm going to call roll call now.
Please indicate if you are present, Commissioner Jejuk.

Gayle Jetchick 0:46
Present.

Hogan, Becky 0:47
Commissioner Bush.

Melvin Bush 0:49
Present.

Hogan, Becky 0:50
Commissioner.
Commissioner walls is not present.
Commissioner Becker.

Robin Becker 0:59
Present.

Hogan, Becky 1:00
Mission urbanca.

Sunny Banka 1:02
I'm here. Sorry.

Hogan, Becky 1:04
There she is.
All right, Commissioner Riley.

Colonel Mike Riley 1:08
I am here.

Hogan, Becky 1:10
And Commissioner Hogan is here.
Chair Walls will not be able to join us this evening, but with all Commissioners, all other Commissioners, we do have a quorum.
The Pledge of Allegiance will not be read this evening, as this is a virtual meeting approval of the Minutes for April 22nd.
Did everyone receive their minutes?
And have an opportunity to look through them.
Did anyone have any changes on the Minutes?
If no changes, no amendments, no corrections.
No objections.
I'm going to ask that that we have unanimous approval on the Minutes. Do you

concur?
Just nod your head.

Colonel Mike Riley 2:02
Aye, yes.

Hogan, Becky 2:03
All right, awesome. Thank you.
Tonight we have 7 items on the general business agenda across three applications.
The first vice chair moves to approve the agenda as presented without objection.
Is there any?
Do we have a second?

Colonel Mike Riley 2:24
2nd.

Hogan, Becky 2:25
Thank you very very much for the 2nd.
With no objection. We're all good. Thumbs up. Yep. Cool.
Now I'm gonna read the policy. This is my not favorite part, so bear with me.
Please make sure that your home or computer microphone is on mute. Unless you are speaking the planning and zoning meeting is a quad slide judicial hearing.
There's no swearing in of those who will give testimony.
But it's presumed that all parties are telling the truth.
When addressing the Commission as an applicant or applicant's representative, please state your first and last name as well as the organization that you are represent, that you are representing.
And you may additionally state if you are an Aurora resident if you're addressing the Commission as a member of the general public.
For public testimony, please state your first and last name, and if you are a resident of Aurora, for each agenda items, there will be an initial presentation by staff.
Afterwards, Commissioners may ask any questions of staff.
Discussion at the agenda items by Commissioners will be conducted only following a motion and a second following the staff presentation, the applicant or their representative.

May choose to make a presentation or answer questions. The applicant has 10 minutes for their presentation.
Commissioners may ask questions of the applicant, members of the public that have signed up to speak will each have 3 minutes to speak on agenda items during public comment. It is asked that only new information be presented.
The same argument should not be repeated.
Commissioners may ask questions of the public.
Following their comments after public comments, the application excuse me, the applicant will have 5 minutes to address any public comments.
Commissioners may ask further questions of the applicant.
The chair will ensure that all Commissioners have no further questions of the applicant or staff.
The chair will then call for the question after a motion that has been made and seconded. The Commissioners will then.
Discuss.
The case amongst themselves after the discussion, the Chair will call for question Commissioners or finders of that, and the vote will be based on their evaluation of the evidence that was presented.
As compared to code Section 146, all rulings by planning and Zoning Commission are normally final except.
Let me start over.
Are normally final exceptions or zoning map amendments, zoning code amendments and comprehensive plan amendments that need City Council approval decisions by the Commission can be appealed to City Council by presenting written appeal to the city manager within 10 calendar days of the public hearing. City Council may also.
Call up.
Upon their discretion, any case, whether it is appealed or not.
Notices of this virtual meeting were published posted to the city website, and the development projects were posted with signs on the property.
Notices were mailed to adjacent land owners.
There are no consent items at this evening's agenda.
Again, if you wish to speak to this, Please note.
The QR code that you can use to sign up to speak.
This evening our first agenda item is the tributary.
Now this project has.

1234 different items which we will actually take individually, but we will have one presentation of all four items.
Staff.
Let's see. Our case manager is Miss Sarah Wiles and our applicant is property reserve, I believe.
That Norris is also presenting on their behalf.
But let's kick this off to miss Sarah.

Wile, Sarah 7:03
Good evening, commissioners.
My name is Sarah Weil and I'm a senior planner.
Three, before you tonight are multiple items for the tributary development.
The applicant and property owner PRI is requesting approval of a new master plan with two adjustment requests and three zoning map amendments. The 960 acre site is located South of Interstate 70 and east of E470. The property is currently zoned mixed-use Reg.
Or MUR and medium residential R2 within sub area C the site is identified within the urban district commercial Hub, City corridor and emerging neighborhood place types.
In the Aurora places comprehensive plan.
The master plan is bounded by Interstate 70 to the north Trussville St. to the E 6th Ave. to the South, and de Gaulle St. to the West.
Surrounding land uses include single family residential to the South and E data centers and other industrial uses to the West, and industrial uses to the north across Interstate 70.
It is currently undeveloped and bisected by First Creek, which flows from the southeast to the north.
West.
Through the site you can also see the site work beginning on the harvest I-70 interchange, which is towards the top of the map, and that's being constructed by the Eritropolis Regional Transportation Authority.
The property is currently zoned MUR mixed-use regional which is shown in red and R2 which is shown in yellow. As previously noted, there are three zoning map amendments proposed with the application that would change the location of the zone districts.

As well as to rezone some of the land to MUA mixed-use airport.
So this is the play site map from the Aurora places comprehensive plan, which was adopted in 2018.
The western portion of the master Plan area is located within the city corridor, commercial hub and urban District place types, while the eastern portion is designated as emerging neighborhood. The proposed master plan is generally consistent with the intent of these place types.
The mix of uses St. Network and planned parks and open spaces, together with the proposed design standards.
Support the comprehensive plan vision for walkable and connected development within these areas.
This is a photo of the site looking N from 6th Ave. near the future Harvest Rd. location that will connect with 6th Ave. and this is a photo of the site looking W from Pohatt and Rd.
122 adjacent property owners in nine register neighborhood organizations were notified of the application, with the first submittal of the application in May.
20243 written comments were received that expressed potential concerns regarding traffic increases, environmental impacts, residential density and the need for more commercial uses in the area.
Saf requested that the applicant host a neighborhood meeting and this meeting was held on September 24th, 2024.
One resident attended the meeting and no concerns were raised and no additional comments were received throughout the review process.
Notices were sent and six signs were posted around the property frontage adjacent to 6th Ave. Pohatt and Road, and the I-70 frontage Rd.
Major issues discussed and resolved throughout the review process included the proposed Li induces the three zoning map amendments, parks and Open Space, St. connectivity and cross sections.
Design standards.
Public improvements and phasing and the two adjustment requests.
So the proposed master plan includes a diverse mix of land uses, including single family detached 2 family, single family attached and multi family residential along with commercial uses, parks and open space, A Recreation Center, a school site and a fire station.
The northern portion of the site is planned for commercial mixed-use in multi family

development to capitalize on visibility from the future I-70 and Harvest Rd. interchange currently under construction. Additional commercial and mixed-use acreage was incorporated during the review process to preserve more opportunities for higher.
Intensity commercial uses along this key corridor in the city. The southern portion of the site is primarily planned for residential neighborhoods.
The exception to this is a 27 acre commercial parcel at the northwest corner of 6th Ave.
And Harvest Rd. that is designated as an administrative activity center. The land use side map identifies approximately 435 acres for single family, detached to family and single family attached residential 58 acres for multi family residential and 81 acres for commercial and mix.
Use development. Residential densities range from three dwelling units per acre for single family detached areas.
Up to 25 dwelling units per acre for multi family areas.
This is the current zoning map for the area. As I previously said, the western portion is zoned MU R mixed-use regional and the eastern portion is owned R2 Medium residential district. This is the proposed zoning map. SO3 zoning map amendments are proposed in conjunction with.
The master plan to align each planning area's anticipated uses with an appropriate and consistent zone district.
In total, approximately 436 acres are proposed for rezoning, including 104 acres from R2 to MU.
A.
189 acres from R2 to MUR in 143 acres from MUR to R2, accounting for the proposed zoning map amendments.
The master plan will include approximately 104 acres on mixed-use airport, 190 acre, zoned MUR and 666 acre zone R2. The proposed rezoning is generally aligned with the comprehensive Plan play site map and are compatible with the.
Existing.
In anticipated development in the surrounding area.
So the master plan estimates up to 4859 dwelling units, which equates to an anticipated population of over 12,000 residents. Based on this population, tributary is required to provide almost 38 acres of neighborhood parks, 14 acres of community parks, and 90.

8 acres of on site open space based on the city's parks, recreation and Open Space Department standards.
Tributary includes around 207 acres.
The parks and open space that are shown in light green and dark green on the map, including roughly 56 acres of floodplain that will not receive open space credit, but will still.
Be areas that can be recreational areas for the residents. The proposed system includes 6 neighborhood parks of about 6 acres each.
A regional trail and associated open space corridor along First Creek in multiple locations.
Whole trail and open space connections running NS that intersect with the First Creek corridor parks and open space.
Receiving pros credit will be required to include amenities and improvements consistent with the department's design manual.
This tributary will be accessed from Interstate 70 to the N 6th Ave. to the South Pohatton Rd. along the eastern portion of the site, and future extensions of 10th Ave. and 14th Ave. Tributary Parkway from the West, providing a well connected St. network that aligns with the streets.
And cross sections identified in the Northeast Area Transportation study, also known as.
Neetz, while minimizing crossings of First Creek, was a priority for the city during the process.
US key transportation elements that were addressed included the realignment of 14th Ave. and Tributary Parkway, the Ultimate Cross section for Harvest Rd. and the removal of the existing I-70 frontage Rd. In addition to the arterial and collector St. Network planning staff requested an exhibit showing the concept.
Local St. patterns.
That's on your screen to demonstrate that an interconnected local St. network can be achieved with an all planning areas.
This analysis was particularly important for this master plan, given that First Creek bisects the development and may limit St. connectivity and access between portions of the site in the future.
Saff and the applicant collaborated to develop a comprehensive set of design standards for tributary as required for all master planned developments within the city. The applicant has provided a detailed set of design standards that establish the

framework for urban design.
Landscape design and architectural design across all proposed land uses within the project area. These standards are intended to guide the overall character quality and visual cohesion of the development as it builds out over time.
In several instances, the proposed design standards are more restrictive than the baseline requirements in the UDO.
Additionally, the applicant proposes the establishment of a design review committee for tributary that would review future development proposals.
To ensure the adopted standards are consistently applied in the overall vision is maintained.
Details on the changes that were made to the retail architectural standards in Tab 12 since the original planning and Zoning Commission hearing was scheduled in late March, are included in the staff report.
I'm also happy to answer any questions related to those in the applicant or their consultants can as well.
The public improvements plan for tributary identifies the infrastructure improvements required to support development within each planning area.
These improvements include components related to streets, drainage, utilities and parks, and open space, and are intended to ensure that necessary public infrastructure is constructed in coordination with the phase build out of the development.
Major issues that were evaluated and resolved included the timing and phasing of St. improvements.
Long Harvest Rd. and Pohattin Rd. The location of St. Crossings along First Creek.
The alignment of Tributary Parkway and the cross section and connectivity of Trussville St. to adjacent roadways.
Additionally, the relationship between open space construction and required drainage improvements along First Creek was carefully reviewed to ensure that stormwater infrastructure and open space amenities can be integrated.
To support the public improvement plan, the applicant also submitted a master traffic impact study.
Master drainage report and master utility study, each of which evaluates the capacity and design of the proposed infrastructure systems needed to serve the development.
Two adjustments to the Unified Development Ordinance are requested as part of the master plan.

The first adjustment is from Section 146 dash 4.2.3.8.3, which states that a master plan may include a maximum of 50% small residential lots.
The primary intent of this standard is to ensure a diversity of housing types and lot sizes within master planned communities.
The applicant is proposing to increase the percentage of small residential lots to 65% within each neighborhood of tributary, which would add around 333 additional small lots throughout tributary compared to the 50% limitation.
To offset this, increase and maintain overall neighborhood quality of the applicant.
Has proposed several design enhancements that will apply to these neighborhood.
These enhancements include larger open spaces located near homes, increased pedestrian tracked widths to enhance walkability, reinforce block length standards, and stricter requirements related to housing type diversity.
Staff worked closely with the applicant throughout the review process to refine these provisions and ensure they would effectively maintain neighborhood character.
Based on these enhancements, staff finds that the intent of the UDO is still being met and is supportive of their requested adjustment.
The second adjustment request is from section 146-4 point 10.12, which permits one large scale sign within a master planned community with a maximum height of 30 feet and up to 400 square feet per sign face. The applicant is requesting approval for.
Two large scale signs along Interstate 70, each up to 75 feet in height and up to 770 square feet per sign face.
Shown in the locations in the bottom image on either side.
Of harvest Rd.
These signs are intended to provide visibility and identification for the planned commercial uses within tributary as part of the request, the applicant submitted an analysis evaluating signage, height and letter size relative to driver speeds in viewing distances from Interstate 70.
Staff supports this adjustment because the proposed signage will improve the visibility of long term viability of the commercial areas within.
The development will also minimize.
Visual cutter. It meets the adjustment criteria for signage because it will have minimal visual impact on the surrounding neighborhood and compensates for limited sign visibility at a lower height or smaller size.
This is the approval criteria for the zoning map amendments before you tonight.
And this is the approval criteria for master plans.

So for all three of the zoning map amendments, the planning and Zoning Commission provides a recommendation to the City Council, and the amendments are subject to their approval for item 8A. Staff recommends approval of the zoning map amendment for 104 acres from the R.
Two district to the MUA district because it is consistent with the spirit and intent of the comprehensive plan and the city corridor place type.
And is also compatible with the surrounding developments in the proposed uses in the tributary master Plan.
For item 8B, staff recommends approval of the zoning map amendments for 189 acres from the R2 district to the MU R District. Because it is consistent with the spirit and intent of the comprehensive plan in the Urban district place type and is.
Also compatible with surrounding developments in the proposed uses in the tributary master Plan.
For item 8C, staff also recommends approval of the zoning map amendment for 143 acres.
From the MUR district to the R2 district because it is consistent with the spirit and intent of the comprehensive plan and the Urban district and commercial hub place types and is also compatible with surrounding developments and the proposed uses in the tributary master Plan.
Staff also recommends approval of the master plan with two adjustments for small residential lot percentage and multi tenant monument sign allowances. Because the proposal is consistent with the designated place types.
It complies with the regulations and standards in the Unified Development Ordinance, except for the requested adjustments. It provides a diverse mix of uses that are connected through internal streets, parks and open spaces.
And it promotes quality urban design, landscape design and architectural design.
Approval should be subject to two conditions which are resolving outstanding technical issues.
And obtaining approval of the three zoning map amendments.
It's by the City Council that concludes my presentation. I'm available for any questions and the applicant also has a presentation. Thank you.

HB **Hogan, Becky** 23:16
Thank you very much, Sarah.
Good job getting through all of that.

It's a big presentation, Commissioners first question for you. How many of you had an opportunity to visit this site?
Please raise your hand.
Looks like everybody great.
Thank you very very much for the drive halfway to Kansas.
Second question, Commissioners, do you have any questions of Sarah or any other staff?
Prior to the applicant presentation.
Commissioner Riley.

CR **Colonel Mike Riley** 23:51
Thank you.
Going back to the 50% for this is 65% slide with the small units.
I'm trying to understand what that means.
The 50% are going to go small unit and 65 are going to go small unit.
I.
I didn't understand that breakout.
There you go.

WS **Wile, Sarah** 24:14
So it was basically.
So this slide was meant to show the total number of single family detached to family or single family attached lots within each of the four neighborhoods.
That small lots are permitted by code, and so it was basically breaking down how many potential lots are in each neighborhood, what it would look like with the 50%.
Small residential lot percentage maximum that's currently.
Code versus what it looks like with the 65% small residential lot adjustment that they're requesting. And so it's meant to basically show the difference in the number of lots that the 65% gets them versus the 50%.

CR **Colonel Mike Riley** 24:45
OK.
OK.
OK. And on page 22 of the report that was provided to us.
It talked about the.

Architectural design standards in exhibit L generally preserve the intended level of place, making. What does it mean when you all say it generally preserves rather than say it will preserve?

Wile, Sarah 25:24
So just to clarify, are you referring to?
Commercial or residential related to the adjustment request.

Colonel Mike Riley 25:32
I'm just looking at.
The paragraph middle of page 22 where it talked about generally preserving the intended level place place making.
Oh, it does say viable retail development. That's what you mean.

Wile, Sarah 25:48
Yeah. So I think so for so this is not related to the adjustment request, this is more so related to the design standards in TAB 12.
So since the original design standards were presented to you in March, there were some changes made to the design standards.
There were a lot of meetings held between staff and the applicant and their consultants, as well as the potential commercial developer at 6th and harvest.
And I think there were, you know, there were changes made on both sides, concessions made on both sides to ensure maybe there's not.
The highest level of urban design possible, but it's very realistic to do in more of a suburban context like this.
And so we really tried to strike a balance and I think both on the applicant side as well as the City side, we're happy with the bounce with where we're at in that.
The standards that we did end up with do contain some key place making elements as far as ensuring that drive-throughs won't be too much along the street frontage.
Having higher quality architecture adjacent to St. frontages.
Emphasizing the importance of plazas, walkability, those types of key elements, while also ensuring that the commercial that will go there.
Is viable and won't have a bunch of adjustments from the design standards when a future site plan comes in.
Does that make sense?

CR **Colonel Mike Riley** 27:26
Well presented and informative.
Thank you very much.

WS **Wile, Sarah** 27:29
Thank you.

HB **Hogan, Becky** 27:30
Other questions by Commissioners.
Commissioner jejuk.

GJ **Gayle Jetchick** 27:39
I was just curious about the timing of the completion of the Harvest Rd. interchange. Is it going to be finished before or during this project?

WS **Wile, Sarah** 27:51
They've started construction on it already, so I believe that it will likely be complete before.
This first phase of development.
Which is looking at the land use map and that applicant could verify this, but I believe the first two phases that they're looking at are Pennsylvania, one the commercial and then PA 2 just West of there. And I believe the intent.
Is to have.
Arda, the Air Dropless Regional Transportation Authority have that interchange fully functional and a connection all the way down to 6th Ave. from Interstate 70. By the time these two phases of development would be complete.

GJ **Gayle Jetchick** 28:41
Perfect. Thank you.

HB **Hogan, Becky** 28:44
Any other questions?
Sarah, I do have one question.
Is there any kind of will serve agreement between the City of Aurora, the developer

and Aurora Water to serve this community with the necessary water that it needs to build out?

Wile, Sarah 29:06
I believe as part of the development agreement for the site, Aurora Water by the city entering into that development agreement with the developer that Aurora Water is saying that they will serve this development.
I know that there were some limitations on density that they had to meet and they did meet those as part of the master utility study to ensure that they will be able to serve all of the residents within this development.

Hogan, Becky 29:35
So somewhere it is written so that we do not end up approving something or recommending it for approval and not have the water to serve them. Is that correct?

Wile, Sarah 29:45
The development agreement outlines that they will have water for them.

Hogan, Becky 29:50
Awesome. Thank you, Commissioner Banca.

Sunny Banka 29:58
Sorry, there we go.
Yes, I did have a question.
I'm sorry, I saw an article or something about some of these projects going out East that are going to be all electric and there's no gas lines to them.
Is this one of those areas or is that a possibility?
I mean, it sounds like there are things out east that were underway and then all of a sudden they found out they don't have any gas taps.
And I remember those days back in the late 70s.
So just kinda curious what the gas natural gas situation was for heat stoves etcetera.

Wile, Sarah 30:38
I'm going to defer that question to the applicant or their consultants when after they do their presentation.

I'm not aware of the natural gas situation.
I am aware that of the news coverage about it, a little bit South of here recently, but I don't know about it for this particular development and what their coordination with them has been.

SB **Sunny Banka** 31:04
Thank you.

HB **Hogan, Becky** 31:05
Any further questions by the Commissioner for staff?
If not, we're going to move on to the applicant who is presenting this evening on behalf of the applicant.

EA **Elyse Appelgate** 31:18
That would be me.
I'll be starting us off.

HB **Hogan, Becky** 31:22
OK. If you would please provide us with your first and last name, the organization that you are with and whether or not you are an Aurora resident?

EA **Elyse Appelgate** 31:33
Some.

HB **Hogan, Becky** 31:33
Because this is a combined application, you have 15 minutes.
It is normally 10 we're giving you.
At least we're giving you 15 minutes if you desire for more time, we'll address that.
Only if you need more time. But take it away.

EA **Elyse Appelgate** 31:51
Oh, thank you.
It is a lot.
Sarah had to cover a lot and she did a really great job of that. My name is Elise Applegate. Klink.

I work at Norris design.
I'm speaking on behalf of the applicant and my colleague Sean Malone will also be speaking in this presentation on our topic that he's a little bit more dialed into the address for. Norris Design is 1101 Bannock St. in Denver and I am not a resident of. Aurora.
Alright. Is everybody seeing my screen moving to the next here?

HB **Hogan, Becky** 32:23
Yes.

EA **Elyse Appelgate** 32:24
Wonderful working with multiple screens and wanna make sure everything's looking correct.
So to introduce our team, tonight the property owner and applicant is property reserve and Land reserve.
Those are sort of two arms of the same entity, and that is the development arm of the Church of Jesus Christ Latter Day Saints.
On the consultant side, Norris Design is handling planning, landscape architecture and branding.
Redland is handling civil engineering.
Fox Tuttle is our traffic engineer and kga is providing architecture design standards.
Sarah went over the site.
I'm sure you're all quite familiar at this time, but we wanted to include it in there really with the context of the single family neighborhoods to the South, the Vista Peak School nearby, and our adjacency to I-70 and E 470.
So I mentioned that Norris design did branding.
We spent a long time working with PRI to really understand.
The strengths of this site and what made sense for for creating a vision for the long haul design.
So tributary is a 960 acre mixed-use master plan community located along the banks of Aurora's first Creek.
Imagined as a dynamic confluence of people, parks and possibility, it's been designed to embody his life invigorating life.
Lives invigorating ebb and flow, filled with lively retail, wholesome homes and a cascading park network tributary, is a community alive with movement that brings

neighbors and nature together in a refreshing new way.
And we took this vision and integrated it into all of the design standards that you'll see in the remainder of the presentation.
To advance here one moment.
All right. So with that, I bring you to our land use map.
Sarah described this really well, but some key points that we want to bring up is that First Creek is really at the heart of this neighborhood and we really wanted to emphasize that.
So with that, all of the neighborhoods, you can see some sort of green connections to 1st Creek, whether it's a tributary or an open space, ensuring that people will be able to walk or bike or scooter or roll to make that trail.
Connection to enjoy the neighborhood from a recreational perspective or to be able to get to some of the Commercial Services from their homes.
We really chose to focus the commercial in mixed-use land areas along I-70 given the, you know, upcoming construction of this interchange. It's a key area for commercial uses and makes a little bit more sense for higher intensity uses, whereas the southern portion of the site we.
Really wanted to provide a gentle transition from our neighbors to the South.
With single family detached and single family attached land uses with the exception of that commercial and retail at the intersection of harvest and 6th Ave. we know that this area has really been wanting some sort of commercial land uses for a long time and we're really excited to.
Be able to help provide that in this neighborhood.
Sarah went over the zoning in really great detail, but I'd just like to reinforce that, you know, this initial zoning sort of followed section lines and assumptions of where Harvest Rd. would lead.
And our proposed zoning really follows Harvest Rd. as it goes through the site. It follows Tributary Parkway.
You can see in the western portion and then future E 12th Ave. and E 13th place.
To focus our mixed-use zoning.
The northern portion of the site and R2 in the southern portion of the site.
I did mention that we have commercial in that R2 at harvest and 6th that is an administrative activity center.
So that's what makes that commercial use as possible in the residential zone district.
Moving on to sort of how our our landscape connects to our big idea for tributary.

Landscape elements within tributary establish and enhance the unique character of Colorado's Creekside regions.
The landscape is very intentionally laid out in these design standards to blend the Creekside and natural beauty of Colorado's plains to visually unify the community and pay homage to the native riparian corridor within the community along First Creek.
Plant materials are going to be selected based on their ability to withstand a dry, warm and sunny climate, as well as periods of inundation along First Creek and its tributaries.
So water, water tolerant plants will be used near 1st Creek and other drainage ways in areas with natural runoff.
Irrigated turf will be limited to functional activity areas only and the use of dry stream bed applications in landscape will be utilized throughout.
The community to emphasize and reinforce the Creek and stream characteristics of the community. You can also see in these images there's a lot of flow to it.
We have that concept of ebb and flow of life that we talked about on that second slide.
We really want to reinforce that through curved lines and sort of smooth.
Imagery throughout the neighborhood.
Moving on to architecture, the residential architecture has been very specifically outlined to provide a timeless fashion and cohesive aesthetic throughout the entire community.
The styles of the homes you see here are described as Heritage Homestead, Highland, modern, transitional, cottage, contemporary, rustic and Nordic Alpine.
These homestyle standards are carefully written to provide complimentary design, but we distinguish between these different types of homes.
With different roof plans or roof forms, materials, color schemes and architectural detailing.
Moving on to commercial architecture, these standards blend contemporary elements with nostalgic touches in an effort to provide a fresh interpretation of the past. The standards focus on entryway architecture and facade design to create something really unique and tributary, and the retail architecture prioritizes a sense of human scale.
With really thoughtfully designed entrances that invite visitors.
And foster a really great indoor outdoor connection and emphasize pedestrian

engagement with the community.
Sarah also mentioned that there was a lot of collaboration in recent months and we really appreciate working with staff.
To find standards that really work.
To exceed and improve on some of the Aurora UDO standards and provide future builders with a guide to creating beautiful, welcoming buildings within tributary.
Sarah explained our adjustment request very well, so I won't go into too much detail on the mechanics of it, but I did want to highlight that a part of this as a part of this adjustment request, we have to provide.
Sort of compensation and other ways to make sure that it's still a very livable community with this increased density.
So that compensation that I want to reinforce, there's a requirement that there be parks, trail corridors or open space within 1/4 mile of any home site.
That there are open space tracks on any blocks longer than 600 feet in length to provide a pedestrian connection.
That there's a diversity of homes when there's an arterial Rd. that stretches for more than 1000 feet in length without a street interruption, we're required to have different types of homes. Those types of homes are those defined in the UDO.
We're also required a minimum of five of those home types in each of the neighborhoods that are proposing small lots.
There is a sort of maximum of two contiguous blocks, or 80 lots of the same housing type, anywhere that the small lots are proposed, and then for small lot groupings adjacent to 1st Creek Trail connections to the open space are required to be provided at a minimum of.
One trail connection per 700 feet.
And with that, I will hand the presentation over to my colleague Sean, who will explain our signage requests in a little bit.
More detail.

HB **Hogan, Becky** 41:13
And by way of reminder, Shawn, if you would state your first and your last name please, and the organization that you are with.

SM **Sean Malone** 41:21
Ghirardelli's Shawn Malone with Norris design. I'm a principal and the landscape

architect on tributary and I do not live in the city of Aurora, but I've done a lot of work there over the last 25 years.
So it looks like I have about 3 or 4 minutes left, so I'll try to get through this relatively quickly and if you have questions feel free to ask so you can see the locations that we're talking about are on I-70 on either side of the new.
Interchange that's going in, which I know is pretty exciting for everybody.
So the idea is to be able to capture people so they can see our sign be able to read it, and know to exit in time when they're doing 75 miles an hour.
So. So that's that's what this is. This presentation is really all about.
Go ahead and jump to the next one, Elise, if you would. And so sign code, design code and especially sign code really emerges from conditions that we really don't like, right?
Somebody does something.
You don't like it?
You design you do you build.
Code around preventing it from happening.
City of Aurora did a great job of that years ago and the whole intent was to avoid something that looks just like this.
This is off of I-70 Houghton Wheat Ridge.
This is how things were done a long, long time ago.
The sign code now in the city Aurora is really trying to prevent this from happening.
So if you want to jump to the next site, so we went out and we looked for.
Similar conditions adjacent to high speed interstates.
You know, 75 mile an hour roadways.
Associated with commercial retail development and Southlands is probably the best example I could find that represents trying to follow Toad.
This is this is viewed at about 680 feet.
You can see that the signs are low to the ground.
They get kind of lost in the clutter in the background.
It's letterings pretty small to accommodate to be accommodated by the sign, so they get pretty hard to read.
So.
I went to a couple other locations.
If you wanna jump to the next one, Elise and one of the taller signs that are out there right now in the city is the Old Town center sign. Now I know this was probably done

quite a while ago, before the code was really in place, but it.
Kind of represents that in order to in order to draw attention to a large commercial retail center, the signage needs to be at scale.
There's a better in the next slide. There's a better example.
On the other side of Alameda, where?
When this area?
Was developed.
They went ahead and must have asked for a waiver to get up to about 50 feet.
And there's two signs about this size in this area, and you can see it starts to do a pretty good job.
These are a little closer to the right away than ours will be, and I'll show you that when we get to that portion of the presentation.
Want to jump to the next police? And so we worked with staff to try to address.
You know, signage that probably wasn't really.
Anticipated in the initial sign code, you know.
Signage along high speed interstates trying to draw attention to large retail centers.
So when you when you go around the metro area, you'll find a couple of these.
This is right at the Wadsworth exit Narvada, and this is similar to what we're proposing.
It's pretty far off the road.
It's about 75 feet tall, but the lettering is large enough that you can start to make that out as you're driving by.
Now of course I had to pull over.
Safely and take pictures so this doesn't. This isn't even on the Interstate per southeast.
The Interstate is probably another 50 feet to your left if you want to jump to the next one lease. This is another one that's going in right now out.
In wheat Ridge.
That crossing.
And again, this is about a 75 foot sign.
This is kind of what what we were basing our concept off of.
This is about 75 feet away and I know depending on size of your screen.
Whether you can really read this letter or not, but when you're out there in real life, it's really the adequate size signage.
So we took a lot of the design standards they used here and applied it to what we

were doing. If you want to jump to the next one.
OK, couple. Just a couple minutes left. So this prayer starts to put our location in context.
This is looking eastbound before you approach the interchange.
It was we wanted to show that interchange.
So you can kind of get a sense of scale. The signs not going to sit out there all by itself. It's going to have other things around it. The interchange probably being one of the taller, taller items.
We're about 130 feet off of the right of way.
There is an existing frontage Rd. there that will go away in the future.
But we also have a 30 foot power line easement.
That we have to address.
So we're sitting just behind there.
So when, as we were approaching our design, we did work quite a bit with staff and we appreciate them working with us and understanding our situation.
So they helped, you know, with the size and the mass and making sure one of the big things to make sure it has a decent base. So it doesn't look like it's going to fall over.
So we did go through quite a bit of a design iteration with staff to come up with this design.
So this is the eastbound look I want to jump to the westbound look.
Very similar, you know putting context and in this case your.
You know, still 130 feet off off of I 70s right away or edge and with an extra 30 feet to due to the easement.
If you want to jump to the next one, Elise.

HB **Hogan, Becky** 46:50
Shaun, I'm gonna interrupt you for one moment. Commissioners. Our bylaws do allow us to extend an applicant or presentation an additional 5 minutes.

SM **Sean Malone** 46:53
OK.

HB **Hogan, Becky** 47:03

Are you OK with giving Norris an additional 5 minutes?
Perfect. I didn't want to rush you too much, alright?

Sean Malone 47:10
OK, I can.
I'm gonna. I'm gonna wrap it up even quicker than that.
So this is more of a this is more of a 3D simulation.

Hogan, Becky 47:13
Go ahead.

Sean Malone 47:17
Again, I couldn't stand in the stand in the westbound lane, but this is shooting just from the outside. So you're looking across I-70, you're looking across the eastbound lane as well.
And here we actually put in some some blocks to kind of give you an idea of scale, what that some of the buildings might be at.
You know they're associated with the commercial retail center, so you can start to see that.
It starts to work scale wise.
With what's around it, but it's still very visible.
I'm gonna jump to the next one.
And now this would be your eastbound lane.
And I had to stand on the on the frontage Rd. to get this one.
But again, the power lines kind of show you we have an easement there.
Those power lines may be buried in the future.
We're still working on that, but again, it starts to put everything in scale so.
If you want to jump the next release.
And so that's that's that's the end of the signage presentation.
Looks like I we have a few more minutes.

Hogan, Becky 48:17
All right. Elise or Sean, do you have any other closing arguments or closing remarks related to your presentation?

Elyse Appelgate 48:25
Sure. We just wanted to reinforce the criteria for approval of the master plan and note that we are consistent with the comprehensive plan that first check mark that this master plan will allow future development of the property to comply with all the standards of the UDO that this.
Master Plan proposes a coordinated system of streets, trails, sidewalks, open spaces, and infrastructure systems that do not create significant adverse impacts on the surrounding area.
And arguably will help with a lot more East, West and NS connections.
Roads and with trails and that this master plan will improve and expand upon multimodal connections with an adjacent sites, neighborhoods and urban centres.
So with that, we we welcome your comments and questions and invite you to visit tributary Colorado Com for a little bit more information.

Hogan, Becky 49:18
Thank you very, very much, Commissioners, do you have questions of the applicant?
Commissioner benka.
You're on mute.

Sunny Banka 49:37
I don't believe my question about the natural gas was answered.
I think the applicant was going to answer that.
Staff wasn't sure, but is this going to have natural gas out there?

Elyse Appelgate 49:55
All right.

Dane Hill 49:55
Yes, I can answer that.
This is this is Dane Hill.
I'm with property reserve.
I'm not a resident of Aurora.
But the intent is to have natural gas serve the site. We put in an application with Excel at the end of 2024.

That application is probably old and probably needs to be refreshed.
We have heard that there are restraints in natural gas in the area and that's something we intend to work through with XLS we work through our infrastructure side plan. I mean our yeah infrastructure side plans.

SB **Sunny Banka** 50:29
Perfect. Thank you.

HB **Hogan, Becky** 50:34
Further questions.
I do have one of Sean.
Sean, do you intend for any of these signs being electronic messaging boards?

SM **Sean Malone** 50:45
Yes, actually in in our app in our design guidelines we do have a provision for a certain amount.
I don't think over 50% can be electronic, so it'd be up to 50% in the in the graphics that we showed is probably represented what we're probably looking at doing, which is just about maybe 20% at the bottom. So but that that will allow for.

HB **Hogan, Becky** 51:07
OK.
Thank you.

SM **Sean Malone** 51:09
Things like advertisement of farmers markets, you know, all those type of cultural events that we be able to advertise.

HB **Hogan, Becky** 51:17
Thank you very much.
Again, any other questions by Commissioners?
Yes, Commissioner Riley.

CR **Colonel Mike Riley** 51:25
Thank you.

So exhibit O on page 380 of our report provided neighborhood comments.
I didn't see any answers for those comments.
Were they ever answered during that initial stage?
And I guess while you're digging that up, let's look at how are you looking at Fire and Rescue services out there and policing services?
Is that any consideration as far as your planning with a such a large community?

Elyse Appelgate 52:02
Right. I can get a couple of those items started and I'm trying to find my way through the presentation to be able to advance to an earlier slide.
But with regard to neighbors comments, the comments that we received at their first round of review, all comments were directly addressed in our response to comments letter with the 2nd submittal.
And we also hosted that neighborhood meeting because of the comments received, but we did not have any neighbors actually in attendance at that.
We only had one neighbor in attendance.
At that meeting.

Colonel Mike Riley 52:33
OK.
And again.

Elyse Appelgate 52:38
Right. And then on the topic of fire, we are planning for a fire station at 10th Ave. in the western portion of this site.
We have gone through reviews with Aurora police as well and confirmed sort of which district we're in.

Colonel Mike Riley 52:56
OK. And the last question I had is you talked about future design and phases.
So what we're looking at here right now is not the complete project.
Of of what you're intending to do, you're gonna come before us sometime years in the future to add more to this particular design, or you you looking at other areas outside this particular area that you're looking to rezone?

Elyse Appelgate 53:23
This is the entirety of the tributary master plan as as we've submitted it, if the applicant were interested in another project in this area in the future, it would come in as a completely separate master plan. If there were any sort of immediately adjacent property that wanted to.
Enter into our master plan in the years we would process that through an amendment.
But I can say as of you know, made 13th of 26.
I believe this is the entire.
Project Dane, please correct me if I'm wrong or if there's some more nuance to that.

Dane Hill 54:00
No, that's correct.
I think that maybe the mention of phasing is just more talking about the practical logistics of construction phasing starting, you know development on the South end of the property and moving towards the interchange.
So that'll be done in phases and not all, obviously all at once.

Colonel Mike Riley 54:21
OK.
I just want to make one comment to.
I really appreciate the idea.
The foresight of discussing the signage now we've had some past meetings where we've had a look at signage after development started and at least this has been considered in the beginning.
So we don't have to revisit an applicant's need to improve the signage.
So I wanted to thank you for that.
That's all I have. Thank you.

Hogan, Becky 54:49
Ask call for Commissioners to ask questions for right now.
If not, Susan or Stephanie, do we have anyone from the public that has comments or questions?

Chapel, Susan 55:03
Commissioner Hogan, we do not for this item.

Hogan, Becky 55:06
All right.
Thank you very very much.

Elyse Appelgate 55:09
Thank you.

Hogan, Becky 55:10
All right, based upon this, again, we are going to tackle each one of these items.
Individually, may I please have.
A staff recommendation or excuse me? May I please have a Commissioner recommendation? Yes.

Melvin Bush 55:29
Rush Commissioner Hogan for agenda item.

Hogan, Becky 55:32
Thank you, Melvin for bailing me.
You knew what I meant.

Melvin Bush 55:35
OK.

Hogan, Becky 55:36
No.

Melvin Bush 55:37
Absolutely.
For agenda item.
8.

A.
A conditional use for motor vehicle. Oh.

Hogan, Becky 55:52
Nope.

Colonel Mike Riley 55:58
I have it ready. If you want me to read it, OK.

Melvin Bush 55:58
Here we go.
I have it right here. Thank you.
Agenda item 8A zoning map amendment for 104 acres from R2 to RU-A based on the staff recommendations, the presentation and the discussions that this these public hearing I move to recommend approval of the zone mapping amendment from R.
Two District 2 MUA District 2.
City Council, because the proposal complies with criteria in section 146, Dash 5.4 point, one Point C .3 for the reasons stated in the staff report.

Hogan, Becky 56:42
Have a second please.
Great. Thank you very, very much.
I am taking on that, Commissioner Riley, as our second.
Are there any other comments?
Prior to voting.
Good job to both staff and Elise and Sean with Norris. This was a huge monster.
I don't think people appreciate the time and frankly the funds that it costs to put together a master plan like that.
That so PR I I.
Hope you treat your staff and your consultants well 'cause they did you good.
All right folks.
Roll call time Commissioner jejic.

GJ **Gayle Jetchick** 57:23
Approve.

HB **Hogan, Becky** 57:24
Commissioner Bush.

MB **Melvin Bush** 57:26
Approve.

HB **Hogan, Becky** 57:27
Commissioner Becker.

RB **Robin Becker** 57:29
Approve.

HB **Hogan, Becky** 57:30
Commissioner Riley.

CR **Colonel Mike Riley** 57:32
I approve.

HB **Hogan, Becky** 57:33
Commissioner banca.

SB **Sunny Banka** 57:35
Approved.

HB **Hogan, Becky** 57:37
And Commissioner Hogan approves with Commissioner Walls absent agenda item 8 to B, may I have a motion, please, Commissioner Riley?

SB **Sunny Banka** 57:45
Mm-hmm.

Colonel Mike Riley 57:51
Thank you for item 8B zoning map amendment for 189 acres from R2 to MUR based on the staff recommendation, the presentations and discussions at this evening's public hearing, I move to recommend approval of the zoning map amendment from the R2 Dist.
To the MUR district to City Council because the proposal complies with the criteria.
In section 140.
36-541C3, for the reasons stated in the staff report.

Hogan, Becky 58:31
May I have a second on the motion, please, Commissioner. Banker. I'll take her.

Melvin Bush 58:33
As a second.

Hogan, Becky 58:36
She slipped her hand up.
Perfect. Any further comments from our Commissioners?
If not, call enroll Commissioner Jejuk.

Gayle Jetchick 58:47
Approve.

Hogan, Becky 58:48
Commissioner Bush.

Melvin Bush 58:49
Approve.

Hogan, Becky 58:50
Commissioner Becker.

Robin Becker 58:52
Approve.

Hogan, Becky 58:54
Commissioner Riley.

Colonel Mike Riley 58:55
I approve.

Hogan, Becky 58:57
Commissioner banca.

Sunny Banka 58:58
Approve.

Hogan, Becky 59:00
And Commissioner Hogan approves agenda item 8C.
Commissioner Becker, would you like to read that one for us?

Robin Becker 59:09
Thank you, Commissioner Hogan.
This is for agenda item 8, the zoning map amendment for 143 acres from Murr to R2.
Based on the staff recommendations, presentation and discussions at this evening's public hearing, I move to approve.
8C.
Sorry. Yes, eight. OK, I got lost.

Hogan, Becky 59:33
Sorry.

Robin Becker 59:34
Sorry, zoning map amendment for 143 acres from Murr to R2.
So, because the proposal complies with the code section 146-5, point 4.1 point C3, for the reasons stated in the staff report.

Hogan, Becky 59:52
May I have a second, please, Commissioner Bush?

Thank you very much for your second.
Any further notations by our Commissioners?
If not, it's time for roll call Commissioner Jejic.

GJ **Gayle Jetchick** 1:00:05
Approve.

HB **Hogan, Becky** 1:00:06
Commissioner Bush.

MB **Melvin Bush** 1:00:08
Approve.

HB **Hogan, Becky** 1:00:09
And Commissioner Becker?

RB **Robin Becker** 1:00:11
Approve.

HB **Hogan, Becky** 1:00:12
Commissioner Riley.

CR **Colonel Mike Riley** 1:00:14
I approve.

HB **Hogan, Becky** 1:00:15
Commissioner Banca and Commissioner Hogan also approves item 8C item 8D may have someone read that for us Commissioner Riley.

SB **Sunny Banka** 1:00:17
Approve.

CR **Colonel Mike Riley** 1:00:29
For agenda item 8D master plan with adjustments based on the staff recommendation.

The presentations and the discussion at this evening's public hearing, I move to approve with two conditions, the master plan with two adjustments for small residential lot percentage and multi tenant monument sign allowances because the proposal complies with the requirements of section 146-5.
Dot 4.1 dot.
E .3, for the reasons stated in the staff report, approval to be subject to the following conditions.
Number one, approval of the master plan is contingent on the three associated zoning map amendments being approved by the City Council.
#2 outstanding technical issues must be resolved prior to submittal and recordation of the master plan.

HB **Hogan, Becky** 1:01:28
May I have a second please?
Commissioner Benke, any other comments by Commissioners?
If not, roll call on 8D Commissioner Jejuk.

GJ **Gayle Jetchick** 1:01:42
Approve.

HB **Hogan, Becky** 1:01:43
Commissioner Bush.

MB **Melvin Bush** 1:01:45
Approve.

HB **Hogan, Becky** 1:01:46
Commissioner Becker.

RB **Robin Becker** 1:01:48
Approve.

HB **Hogan, Becky** 1:01:49
Commissioner Riley.

Colonel Mike Riley 1:01:51
I approve.

Hogan, Becky 1:01:52
Commissioner banka.

Sunny Banka 1:01:54
Approve.

Hogan, Becky 1:01:55
And Commissioner Hogan also approves item 8D, PRI.
Let us be the first to say congratulations on your recommendation to go before City Council for the rezone.
It has been our pleasure to unanimously approve you for this recommendation.
Thank you.

Dane Hill 1:02:17
Thank you for the consideration and the thoughtful questions.
We are grateful for the opportunity to be working with the City of Aurora and its staff.

Melvin Bush 1:02:25
Right.

Hogan, Becky 1:02:25
All right, let's see.
Our next item is Agenda 8 E Cotton Creek Amendment Master plan.
Who do we have presenting this evening?

Bravenec, Benjamin 1:02:38
This will be me.

Hogan, Becky 1:02:41
Ah, Benjamin. All right, Mr. Braverman. Take it away.

Bravenec, Benjamin 1:02:47

Good evening, commissioners. I'm Ben bravonnick.
I'm presenting for staff a master plan amendment for Cottonwood Creek.
The applicant, West Side Investment Partners, is requesting approval of an amendment the Cottonwood Creek Master Plan.
This is the First Amendment to the master plan that was originally approved in 2022.
This proposed amendment updates land use areas including reducing the area of oil and gas facilities and replacing them with residential areas and removing a commercial mixed-use area.
The goal of this amendment is to equally divide development obligations and land plans in half.
East and West sides to represent 2 master developer teams.
The Cottonwood Creek Master Plan is located approximately 4 miles east of E 470.
The property includes frontage along East.
Jewel Ave.
South.
Monaghan Rd. E Yale Ave. S Hayes, Mount Rd. E Mississippi Ave. and South.
Hudson Rd.
The zoning within the master plan is the R2 medium density residential zone district within sub area C.
It is also bounded by the R2 district in Arapahoe County.
The place type designations from the Aurora Places comprehensive plan is predominantly emerging neighborhood with a small corner of commercial hub and a sliver of urban green space.
18 abutting property owners and six registered neighborhood organizations were noticed.
No neighborhood meeting was held.
Legal notice appeared in the Aurora Centennial.
Public notice signs were posted within the master plan.
And mailings sent in compliance with UDO requirements.
This area was originally annexed into the city of Aurora in 2016 and then the master plan was approved in 2022.
Cottonwood Creek is approximately 1232 acres, three commercial areas totaling 13 acres were originally planned.

The plan includes neighborhoods with a mix of single family, attached and detached.
Three existing oil and gas sites.
And proposed several park spaces.
Including larger neighborhood parks, pocket parks and open space following First Creek in Yamaha Creek.
Two schools are planned, one for the West side and one for the east side, as well as a permanent fire station and Community Center.
Within its master plan, Westside Investment Partners owns the land West of Hayes Mount Rd. which will be referred to as Travora Community West.
Cottonwood Creek Investors LLC owns the land east of South Haymount Rd. which will be referred to as Cottonwood Creek Community.
The amendment also reflects the current condition of the existing oil and gas facilities, which is less land area than anticipated, with the original master plan.
In turn, this increases the plan residential areas and the total number of units allowable per the master plan.
The removal of the three acre commercial mixed-use area, PA 79 also contributes to the increase in residential area and the planned number of units.
The proposed amendment will be at 5 dwelling units per acre or less.
And on both ownership side.
Both sides will also retain future APS side the public land dedication has been distributed evenly based on the densities, proposed parks and open spaces change slightly to comply with the increased units and separation of Ethan West.
This is discussed during this review are the proposed use change the separation of ownership and access and connectivity.
The master plan originally had three commercial mixed-use areas totaling 13 acres designated as administrative activity centers.
These administrative activity centers would be required to follow MUC mixed-use corridor standards.
The proposal removes commercial uses from PA 79, located on the southwest corner of Eastville Ave. and S Lanewood St. and replaces it with up to 17 residential units.
PA 78 and PA, 90, will remain in place, leaving 10 acres of commercial use within the master plan.
Approximately 3 miles separate the two remaining commercial mixed-use areas.
Reserving more commercial areas is recommended. However, the proposal meets UDO requirements, which only requires one AAC for a master plan over 160 acres.

The zoning for PA 79 is R2 and is designated as the emerging neighborhood place type of the Aurora Places Comprehensive Plan.
It has been expressed to the applicant that the removal of commercial land uses could limit the number of small lot allowed in the future.
Small lot code amendment is anticipated for this summer.
The oil and gas sites have been decreased in area allowing for more residential units.
PA 81 has been plugged and abandoned.
PA 82 and PA, 83 have decreased in size. The proposal includes an increased units throughout the master plan. The original master plan was approved for a total of 3768 units. With this amendment, it would add an additional 500 and.
32 units.
Or approximately 60.5 acres.
Of residential, resulting in a total unit count of 4300.
This small lots as defined by the UDO are proposed to be limited to 50%, which is the maximum allowedable by code.
Within the existing Cottonwood Creek Master Plan, West Side Investment Partners acquired the land West of South Hayes Mount Rd. In 2024 from the original owner, Cottonwood Creek Investors LLC, which continues to own the property east of South Hayes Mount Rd. With the two master developer groups.
Now in place, the ownership groups have proposed revisions to more clearly established their own boundaries.
Revisions are incorporated throughout the document to label and designate the separate areas.
And responsibility of each group.
These changes are not a requirement of the city, but staff has reviewed the proposed changes to ensure that there is a consistent approach throughout the master plan.
Changes to the street network include the realignment of E Iliff Ave.
E Iliff Ave. was originally approved to curve into the planning areas between South Hayes, Mount Road and S Hudson Rd.
The new proposal will follow the section line shown in red.
Additionally, the PIP amendment proposes options on a secondary access to the site.
Access will be primarily from East Troll Ave. and Yale. Interim will provide a secondary access thrown in purple.
However, there may still be vulnerability for access blockages on East Jewel, Ave.
Monaghan Road or South Hayes Mount Rd. Were added with this amendment to

provide alternative secondary action access options shown in green.
The alternative options allow the master developer the flexibility to determine the best way to meet access needs. Depending on the improvements in the proximity of the project at the time of construction.
Staff's analysis finds the proposed master Plan amendment complies with the UDO'S approval criteria for the following reasons.
The master Plan amendment is consistent with Aurora places comprehensive plan and the purpose statements for the R2 medium density residential zone district.
Future development of the property will comply with applicable standards of the UDO and does not request any adjustments.
The master Plan Amendment will result in better access to the area with E DL Ave. and South Hayes Mount Rd. that do not create adverse impacts at the surrounding area.
The master Plan amendment incorporates additional design criteria to ensure a walkable and well connected development.
The master plan retains 2 designated areas for mixed-use, 10 acres in total.
And a 4.4 acre Community Center.
Staff finds with one condition the master Plan Amendment agenda item 8 E complies with the requirements of code sections 146 Dash 5.4 point, one point E3 of the Unified Development Ordinance.
The recommended condition is the resolution of outstanding technical issues prior to recordation of the master plan.
That concludes my presentation.
The applicant has also prepared a presentation.
I'm here to answer questions for staff.
Let me know if you would like them to present or if you have any questions for me.

HB **Hogan, Becky** 1:12:31
Let's start out with questions for Ben, Commissioner Banca.

SB **Sunny Banka** 1:12:37
I'm going to ask the same question because this is out in that area.
Is this is this area going to have natural gas or is it right now all electric?

BB **Bravenec, Benjamin** 1:12:50

This isn't the same area.
This is a pretty high level plan where a lot of infrastructure site plans will be need to be put in place for this to develop and that'll have to go through Excel if the applicant has any more information than I do, they might be able to help more.
But I haven't had any conversations about this for this master plan.

SB **Sunny Banka** 1:13:11
Thank you.

HB **Hogan, Becky** 1:13:13
Other questions by Commissioners.
If not, if the applicant would please state their first and last name, the company they are with and who they are representing.
And you can present yourself.

AC **Alan Cunningham** 1:13:35
Ben, will you be running our presentation or am I sharing my screen and doing it?
Oh, there we go.
You are OK perfect.

BB **Bravenec, Benjamin** 1:13:39
I can do it for you.

AC **Alan Cunningham** 1:13:42
Good evening everyone.
Commissioners, nice to see you again.
I'm Alan Cunningham with PCs group.
We're 200 Calamath street, Denver 80223 and I am not a resident of Aurora. On behalf of Westside Investment Partners and James Boholsky in Cottonwood Creek investors, I'm pleased to be here to give you a quick presentation on our master Plan Amendment request for.
Cottonwood Creek. I'll try not to be too redundant because Ben did a pretty thorough job.
So any of our slides, I might go sorta quickly.
Through them, can you go ahead and do a next slide please, Ben?

So on the call this evening with me are Sienna move with Westside Investments, James Boholsky with Cotton Creek investors is here.
Garrett Graham with our company PCs group is on as well.
Bonner Gilmore with inertia Consulting and I believe Chris Mcgranahan with LSC Transportation is on here as well.
So between us, we'll do our best to answer any questions that you might have.
Next slide please.
Just to get you oriented obviously quickly, I think you know where the site is now, but it's down SE portion of the city.
Sits. You can see the the site is in red with the two mile circle around it.
It's it's about 3 1/2 miles to the east of E470 on Jewel Ave. Next slide please.
So for a little more context here, we've overlaid the proposed master plan for Cottonwood Creek on this kind of regional context map that lists a bunch of the other projects.
As you can see, it sits to the South and east of Parklands in harmony and to the north of the state Land Board parcels so as such this is an integral piece of the future growth of Aurora in this area.
Next slide.
So here we'll jump into kind of the master plan amendment and the that's really under consideration this evening. Next slide.
So just at a glance, just some of the key pieces of information pertaining to Cottonwood Creek, you can see that it's about 12132 acres as Ben mentioned originally approved in 2022 with the planned Amendment, it's will allow up to 4300.
Homes mix of single family, detached and detached and blended.
That'll equate to about 3.7 Duple Acre across the entire.
Community so Stillwell below the Five DU breaker that's permitted within R2, we anticipate approximately 11 miles of trails and multi use paths throughout the community.
A little over 177 acres of parks and open space, including 32 1/2 acres of neighborhood parks, and we'll be designing water consciously to meet Aurora's enhanced standards while providing compatibility with surrounding communities.
And hopefully with pending code changes that we know are in the works with the city.
And then also providing secondary access connectivity to the area. So that'll help with improved life safety in the area. Next slide please.

Just a quick text summary here of the main revisions included within this master Plan amendment. As mentioned, part of the goal with this was to have some ownership distinction between the East and West sides of the property. Since West Side Investment Partners bought a portion of it the.
Next slide will show you that.
There was oil and gas.
Oh, you already went ahead, OK?
There's some oil and gas consolidation to current reverse setbacks and PNA wells.
I love Ave.
Get straightened out. As Ben had mentioned and there is one small commercial parcel that went away due to the need to locate an enlarged detention facility in that location so I can touch on that as well.
So with this slide, you can see breaking down Cottonwood Creek peace to the east in blue is still owned by Cotton, Cotton Creek, Cottonwood Creek Investors and James Boholsky. The western portion shown in that reddish orange is the portion that was purchased by Westside Investment Partners in 20.
25.
This portion has been rebranded to Tri Vera, so you may see it referred to as that or cut Cottonwood Creek West this side. The western side has several applications active right now.
So you may be a little more familiar with it.
It's had site plans and Platts and construction drawings in various stages of review and approval with the city.
Also labeling here you can see with the additional units that are coming into the community, there's approximately 300 that are on the Tri Vera side, the Western piece and a little under 225 units being added to the Cottonwood Creek piece in Blue and.
The proposed densities still shown on there, and as you can see well below, the allowed five duple in R2.
Next slide please.
So while this slide's not technically part of the master plan, I wanted to show it to you just to provide some context to the revisions that were requesting.
This is kind of future anticipated lotting for the Community, things that have been being worked on.
In conjunction with builder input and and largely the changes. Obviously Ben

mentioned this, the shrinking of some of the oil and gas and so getting back some developable ground with that happening, but also working with the builders to bring in some smaller product types.
To help with Attainability so the different colors you're seeing on here represent, there's townhomes, paired homes or duplexes.
There's some 35 foot wide alley loaded lots and then a range of different front loaded single family detached homes as well.
And so with that builder input, obviously we're hoping that this this amendment makes Cottonwood Creek and Travora capable of evolving with market conditions and namely to provide smaller homes on smaller lots.
To aid with Attainability in the community.
Next slide please.
So again, you've seen this, the comparative one, just to point out a couple of things. The the slide on the right, you can see there is a Red Cloud around a portion of it that identifies where the physical changes. Parcel designations change things like that within the master plan. The oil and gas areas are the ones shown in Gray.
So if you see on the left hand side, there's three areas shown in grey on the the far left down at the bottom, and then a large one in the center portion of the community.
The one for this left has been plugged in, abandoned so that one shrinks to dramatically and you can see even down on the very bottom that one shrinks somewhat with new reverse setbacks.
And what's there?
And then the center 1 shrinks a lot.
I think we got back about 55 acres from oil and gas to come into the developed part of the community.
The small commercial piece that Ben referenced is.
In the eastern side of the site, to the right of that large grey oil and gas you can see.
I apologize.
I should've had a bigger slide for this, but you can see a small blue parcel beside the red one.
That red one was that internal commercial piece with some of the changes with the oil and gas sites going away, the changes to the different parcels, the efficiency that came with straightening out Iliff, there became a need for a larger detention area.
And so that corner that was.

Shown in Red was where that commercial piece was the IT had planned for a small detention pond associated with it.
It and with the changes that detention Pond has actually grown to about 3.6 acres and from a grading standpoint, that's the location where the detention ponds going to want to be to handle the drainage before it goes into First Creek.
And so that's the reason why we were asking to remove that small piece of commercial combined with the fact that we still have the two mixed-use commercial as Ben pointed out.
Aecs, when we would be required by code to have one.
In addition, there are some increases in neighborhood park space and Pocket park space throughout the community in relation to meeting pros requirements with the increased unit count that has come. Next. Slide please.
So this one was just to blow up the one other thing I wanted to touch on is while that red clouded area is where parcels physically changed on within the community within the master plan, the ability to add small lots is throughout the community.
So even the portions to the east where the bubbles haven't changed at this point in time will be allowed to have small lots added into the community, namely the 35 foot alley.
And just smaller product throughout the community to help with attainability.
Next slide.
So before wrapping up, we'll quickly touch on the master Plan Amendment criteria.
So if you can go next slide for me please then.
So this one depicts the master Plan Amendment approval criteria in the essence of time. And since staff did a good job of going through these in the staff report and in their presentation, I won't go through them verbatim. But suffice it to say, we agree with staff that.
This master plan amendment is consistent with the approval criteria. The five ones that are listed here.
And with that are asking for your approval. Next slide please.
So in summary, we agree that we're proposing a master plan that's compliant with the city's approval criteria.
We also believe that this amendment will allow Cottonwood Creek and Travora communities to better evolve with market trends and integrate more small lots and alley loaded homes to aid with attainability as this community develops.
With that, I will conclude our presentation. Members of our team are here to answer

any questions.
Commissioner Banca, to your question about gas, yes, we've seen those articles and we're aware of it too.
I'm not an expert in it, but my understanding is that there is natural gas available for the area.
I believe that it's sort of the status of it.
Is that it needs to still be worked out with their chosen provider, presumably Excel.
You know what is needed for delivery of that natural gas, but my understanding is that it's available in the area and developers in the area in Excel and the PUC are all working together to try and.
Figure out the delivery of that natural gas.
Task. With that said, we're definitely working on some communities where builders are transitioning to all electric.
So you know that is an option in different parts of the state and in the metro area.
So I think you know there might still be another solution there, but this is as I understand it, it is being worked on as we speak.

SB **Sunny Banka** 1:24:09
Thank you.

AC **Alan Cunningham** 1:24:10
You're welcome.

HB **Hogan, Becky** 1:24:11
Further questions from the Commissioners to AL Yes, Commissioner Judget.
You're on mute.

GJ **Gayle Jetchick** 1:24:23
The big question out in this area is when and where can there be a grocery store?
It doesn't look like this either.
Cottonwood Creek, or Rivera, has room commercial room for a grocery store, but do you think you could work since you have so many small lots, a lot more people?
They're gonna need somewhere to shop.
Can you can you work with the other developments like?
Tributary and Harmony to try to figure this out.

Alan Cunningham 1:24:54
Certainly. I mean, I think between, as you mentioned, tributary and Harmony Parklands obviously is a massive development that would be coming online, while not in the city but in the county. Sky Ranch sits directly north and has a huge piece of commercial up towards I-70 as well.
And I think several of those communities are obviously well ahead of this one.
So you know we we believe that a lot of that would be coming online as those develop before.
Cottonwood Creek and Travora actually get to that point.

Gayle Jetchick 1:25:26
OK.
Thank you. That would be appreciated.

Hogan, Becky 1:25:31
Any other questions? Yes, Commissioner Riley.

Colonel Mike Riley 1:25:34
Thank you.
I got two looking at the impact of reducing the oil and gas sites at 8182 and 83.
The mitigation for environmental concerns? How is that addressed?

Alan Cunningham 1:25:47
So I believe that the the two of them are just a matter of revised reverse setbacks and the the fact that those are able to shrink and so they're still ongoing and the oil and gas providers presumably are doing everything they need to to kind of meet all.
The COGC standards the other well has been plugged and abandoned.
I don't know off the top of my head the steps that they would have gone.
Gone through, but I believe that they've had to go through and file all the appropriate paperwork to plug in.
Abandoned that with all of the tracking and things that are required as well.

Colonel Mike Riley 1:26:26
So the standards have to be met before this development can start.

Alan Cunningham 1:26:30

The I mean my understanding of the process is they they file to remove a well it goes through plug in, plugged in abandoned.

They have to go through the process and since some of the developments up North years ago, it's become much more stringent in terms of what needs to be removed and it has to be documented and inspected before it can be signed off on that. The well has been.

Is now compliant with regulations for being plugged in.

Abandoned to.

Then it reduces down to having a work overeasement in that area in case.

Anything needed to they needed to come back in to that area.

So my understanding is that there's now a more formal process that the oil and gas companies need to go through for that abandonment.

Colonel Mike Riley 1:27:13

And the other question I had is I noted that.

Your offering if needed to put a temporary fire station in, but you also have a parcel labeled in magenta that indicates the fire station.

Are you building a temporary fire station for that purpose?

Alan Cunningham 1:27:33

So it's one of those things we work through with life safety. When the plan was originally approved, it was discussed with them to add that in case it was needed as the western portion has moved forward in subsequent discussions we've had with life safety, life safety at that.

Point or at this point isn't interested in having that temporary fire station right now with the secondary connection that would come out to this site. I think they're comfortable that.

There would be adequate life safety access.

To the site and that it will work just fine until such time as the temporary or the permanent fire station is built. So as things move East that could change and we would work with life safety with other applications that come in if they're, if they're wanting a.

Temporary fire station the way I've seen it done in the past is developer will work

with a builder or someone in the area work with the fire department.
On what would be needed for that temporary station.
And then often it gets built and and provided for them for the time that is needed until a permanent station is is built.
So currently it's not needed with what we anticipate anticipate to be the first phase as per life safety and and that one to the East you know could still become a reality as things move forward down the road.
But we'll just have to see where life safety is at that point in time.

CR **Colonel Mike Riley** 1:28:57
OK.
Thank you.

HB **Hogan, Becky** 1:28:59
Further questions from the Commissioners.
I'd like to pair on Commissioner Riley's question.
Brendan, I had asked if there was or could be a representative from oil and gas at the city.
Are they on this call?

CB **Cammarata, Brandon** 1:29:18
Chair Brandon Camerata.
Current planning manager Jeffrey Moore was not able to attend, but we did discuss the item and he re reviewed or took another look at the project.
But overall, his division is part of the review process and they reviewed the proposal of the Reduct reduced areas and and had no comments relating to the reduced areas or any of the other functionalities.
That are are ongoing with. With those endeavors that are that are out there now.
So if there's any specific questions I could try to answer them, but they were an integral part of our review process.

HB **Hogan, Becky** 1:30:01
So just to be clear, he confirmed that what is being proposed tonight is correct with the oil and gas division.
Is that correct?

Cammarata, Brandon 1:30:10
Yes.

Hogan, Becky 1:30:12
Awesome. Thank you very, very much.
I'm Commissioner Riley.

Colonel Mike Riley 1:30:16
So follow up on that.
So in the future, when you have the staff report, would you incorporate that particular discussion item 'cause? I think it's a further E we go, there'll probably be some more of these considerations for capping oil and gas and would be nice to know that staff had part of.
That in their discussion.

Cammarata, Brandon 1:30:38
Understood. Thank you.

Hogan, Becky 1:30:40
Any further discussion from the Commissioners, if not Susan, do we have anyone from the public that would like to speak on this item?

Chapel, Susan 1:30:52
Chair, we do not.

Hogan, Becky 1:30:53
All right, great.
May, given that may I have a a motion please from our Commissioners.

Gayle Jetchick 1:31:05
This is Commissioner Jecic.

Hogan, Becky 1:31:07
Go ahead please.

Gayle Jetchick 1:31:08
Agenda item 8C Master Plan Amendment for Cottonwood Creek Master plan based on staff recommendation.
The presentation discussion at this evening's public hearing I move to approve with one condition, the master Plan amendment, because the proposal complies with the requirements of code Section 146, DASH 54.1 E three of the Unified Development Ordinance.
The proposed master plan amendment complies with the approved approval criteria for the stated reasons and the staff report approval is to be subject to the following condition.
Resolution of outstanding technical issues prior to recordation of the master plan.

Hogan, Becky 1:31:52
Excellent. Thank you, Commissioner, again for item 8. E may I have a second please?
Commissioner Banka, thank you very, very much.
With that, it's roll call time Commissioner Jejuk.

Gayle Jetchick 1:32:07
Approve.

Hogan, Becky 1:32:09
Commissioner Bush.

Melvin Bush 1:32:11
Approved.

Hogan, Becky 1:32:11
Commissioner Becker.

Robin Becker 1:32:13
Approve.

Hogan, Becky 1:32:14
Commissioner Riley.

CR **Colonel Mike Riley** 1:32:16
I approve.

HB **Hogan, Becky** 1:32:17
Commissioner, banker.

SB **Sunny Banka** 1:32:19
Approve.

HB **Hogan, Becky** 1:32:20
And Commissioner Hogan approves on item 8 E.
You have unanimous approval.
Thank you very much, Mr. Cunningham and Benjamin, any other Next up we have item 8F.

AC **Alan Cunningham** 1:32:31
Thanks.

HB **Hogan, Becky** 1:32:37
And I believe we have Ani who is presenting.

KA **Karabashian, Ani** 1:32:42
Yep, that is me.
Can you see my screen?
I want to make sure everything is good to go before I start.

HB **Hogan, Becky** 1:32:48
Arnie, we do see your screen.

KA **Karabashian, Ani** 1:32:50
Amazing. Great.
All right. So I will start it off.
Alright, let's see.
Alright. So good evening, commissioners. Just for some context, this project was

tabled indefinitely at the January 14th, 2026 Planning Commission meeting due to the Commission's concerns regarding the applicant not adequately addressing public concerns raised during the public comment portion of the hearing.

Sunny Banka 1:33:09
Please.

Karabashian, Ani 1:33:20
A neighborhood meeting was held.
February 19th, 2026.
Per Planning Commission's request to work with the public to resolve remaining concerns, the applicant is here tonight to present updates made to their project based on feedback received from the Commission and the public at tonight's hearing.
As a reminder, the request is 1 conditional use for a motor vehicle fuel dispensing station in a mixed-use corridor zone district and a site plan. The location is.
Is southeast corner of E Alameda Ave. and South.
Bohatton Rd.
The applicant is Manh Singh and the consultant is Terence Hoagland.
The zoning is administrative activity center, sub area C and then the place type is commercial hub.
This is the just overall vicinity and aerial map showing the project location which is on the southeastern corner at the intersection of Southwest Road and E Alameda Ave.
As indicated on the screen by the white box.
In terms of the zoning, the project site is zoned administrative activity Center, which is a commercial mixed-use zoning. Any land within administrative activity center must follow the standards applicable to the MUC Zone district, the surrounding area around the project site is zoned medium density residential zone Dist.
Otherwise known as R2 with single family dwellings north of the site as part of Harmony and Adonian neighborhood.
There is undeveloped land to the South and E part of the Harmony site plan #4, which is residential.
And then West of the site across S Mohawkin Rd. which is vacant land designated as an administrative activity center in the Parklands Master Plan. And then, in addition,

the project site is designated as a commercial hub. Place type from the comprehensive plan, which is the proposed commercial land.
Uses are considered primary land use.
Just to also note, the project site is within the Harmony Commercial Master Plan which is approved by the city.
The project site is in planning area. One of the master plan, which is designated as an area for commercial development.
These are site photos which were taken on May 5th. The first one is along Alameda and the second one is along Pohattin.
In terms of Community response, there were nine adjacent property owners.
And six registered neighborhood organizations that were notified public comments were received during the development review period to neighborhood meetings were held on September 23rd, 2025 and February 19th, 2026, and then a notice of hearing boards and mailings were posted and sent.
These were the items discussed during development review as well as.
A update or summary on the February neighborhood meeting.
In terms of context, in the surrounding area, there are existing residential neighborhoods as I as said before in in the surrounding area, including Harmony, Adonia and traditions. In addition, the closest school is 1/2 mile north of the project, which is approximately 2300 feet for context.
The code requires that motor vehicle fuel dispensing stations cannot be located within 500 feet of a school.
The closest commercial development is approximately over 2 miles.
Northwest of the project site, directly east of E 470 at the intersection of East.
6 Parkway and N Gun Club Rd.
The commercial businesses are two gas stations with a convenience store. Both of these businesses are 24 hour operations and then the closest liquor store in the area is approximately 2.8 or 2.48 miles from the project, which is around 13,000 feet for.
Context. The code requires that retail liquor stores separated by 1500 feet in distance.
This is just an overall like summary of the proposal showing the site plan and building elevations.
These, just as an overall overview of what is included is 1 multi tenant building with three tenant spaces with one fuel canopy and a patio area.
The fuel canopy is located behind the building.

Which complies with the code requirements regarding the placement of fuel canopies.
The proposed building is double fronted and meets the building design requirements for single story commercial buildings.
The overall project design complies with the specific standards for motor vehicle fueling stations and then the public improvements include road and sidewalk improvements to all sides of the site.
Right away, improvements are in the compliance with the Harmony Commercial Master Plan Public improvement plan.
This is an overview of the public's comments and concerns shared during the development review period of the project. The September 2025 neighborhood meeting and during the the comments shared during the January Planning Commission hearing.
So in summary, Rasn had concerns that the proposed hours of operation that conflicted with their neighborhood quiet hours of 10:00 PM to 7:00 AM.
The proposed commercial businesses.
The residents had concerns about especially related to the gas station convenience store and liquor store.
And then there were concerns related to noise, light impact and safety.
This again is a over an overview of the February 2026 neighborhood meeting that was based.
Where I apologize.
That so the applicant will go over in more detail regarding what.
Public comments they have addressed in light of the public comments shared in this meeting and previously in the January 2026 Planning Commission meeting.
Overall, the public in attendance was not satisfied with the updated hours of operation. Public had continued concerns related to the liquor store and its impact on public safety.
They still voice concerns related to environmental health and overall impacts of property values. However, there were several of the public in attendance that were in support of the project.
The approval criteria that apply to this project are the conditional use criteria and the site plan with no major adjustment criteria that are listed on the screen. The project complies with the applicable conditional use criteria, including the application complies with the UDO and the Harmony Commercial Master plan.

And is consistent with the comprehensive Plan, commercial hub place type.
And then in addition, the project complies with the site plan.
With no major adjustment criteria of approval, as the application complies with the standards of the UDO and the master plan.
In conclusion, with the approval criteria in mind, staff finds to approve agenda items 8H and 8I for the following reasons listed on the screen, with the approval to be subject to the following condition that the applicant shall substantially comply with the operations outlined in the letter.
Of introduction of record significant changes to the business operations may be approved administratively if changes do not establish a new use or expansion of A use that is not present permitted by zoning. This is the conclusion of my presentation.
Thank you everyone for listening. The applicant is applicant team has a presentation as well and staff and the applicant team are available for questions.
Thank you.

HB **Hogan, Becky** 1:41:35
Excellent. Thank you, Andy.

KA **Karabashian, Ani** 1:41:37
Yeah, no problem.

HB **Hogan, Becky** 1:41:38
Commissioners, do you have any questions of staff?
Seeing none.
Let's see. I do believe we have some folks from Nick's Investments LLC. If you would please state your first and last name for the record as well as the company that you are representing please.
And if you'd like, let us know if you are a resident of Aurora.
You also have 10 minutes for your presentation.

MS **Manraj Singh** 1:42:17
All right.
Good evening, commissioners.
My name is Minaj Singh.

I am the applicant building this all in one in harmony.
I am a resident of Aurora and let me go ahead and share my screen for you.

HB **Hogan, Becky** 1:42:45
I'm not going to start until you have your application up, so you got some time.

MS **Manraj Singh** 1:42:48
OK.
Yeah, that's for some reason I'm allowing me, but just give me one SEC.

HB **Hogan, Becky** 1:43:09
Susan or Brandon, is there a way to help him with this presentation?

KA **Karabashian, Ani** 1:43:16
Here I can.
I can pull up the presentation if you want anuraj.

MS **Manraj Singh** 1:43:22
Actually.
Yeah. Actually, yeah. You're gonna have to 'cause. It's making me restart Chrome, and I don't wanna do that.

HB **Hogan, Becky** 1:43:32
Thank you, ani.

KA **Karabashian, Ani** 1:43:35
No problem.
Give me one moment.
Thank you all for your patience.
I'm gonna try to.
Present this in a way that.
All right. Can everyone see my screen?

MS **Manraj Singh** 1:44:38
Yes.

Hogan, Becky 1:44:38
Yes. And again, Raj, you've got 10 minutes to present.

Karabashian, Ani 1:44:38
All right, manraj.
Yeah, and and just let me know when I need to change screens.

Manraj Singh 1:44:43
Perfect.
OK.
Got it.
So yes.
Good evening, commissioners, and thank you for taking the time to take this meeting. Our presentation about my our flagship store here in Armani that is built in Aurora by an Aurora family and for this neighborhood.
Next slide.
So a little bit about me. I was born and raised and I've been.
In an Aurora for almost 26 years out of my 27, I actually went to school right down the street at Murphy Creek when they first opened.
So I know the area very well.
I live 10 minutes away from here and.
Yeah. And then in 2020?
21 I graduated in from the University of Denver with a degree in hospitality management.
From after graduating, I took on the family businesses and kind of started the expansion from there.
And then today I am building what will be the flagship store for all my future stores. I actually have four other sites that I'm planning in Aurora as well.
And.
I am here for the long term and I don't plan on selling any of these stores.
So here's a vision.
This is not a corner store.
It's my the future of my brand, like I said.
I've spent the last five years traveling to conventions.

Other flagship stores, my competitors and I assembled a design team to basically elevate my store.
This is the prototype that all the all in ones will be built from.
You can see from the materials in one of the next slides that it's high end work.
I have walnut millwork, custom lighting and premium finishes.
I took my degree and actually used it here and added in.
Notes of what you would find in a boutique hotel or a five star hotel.
So it's not a gas station. This is the future. And you know the future of convenience stores and essentially it's.
I think it'll inspire my competitors to raise their standards.
And then this is Aurora.
First, I designed this store specifically for what?
The community wanted.
This means the products the.
The tenants, the.
Every everything, the snacks, beverages, everything throughout the store.
Here is a rendering of what the store will look like.
This is the first initial concept. As you can see the.
Walnut. Millwork. You got bright lighting from the windows.
Custom lighting up up on the ceilings.
Overall high end work.
Next slide.
You can also see that we have wide aisles, a lot of daylight natural materials.
It's like I mentioned before, it's a boutique hotel, 5 star hotel that you want to spend time in.
I've previously mentioned this.
This will be a community hub. Essentially you know we will provide.
Pizza chicken.
You know.
Soda snacks, healthy snacks, as well as beer and wine for all the drinkers in the area as well.
Uh, this was the.
Commercial Harmony commercial approved master plan that was approved back in 2024.
You can see the lot one with the gas station in the corner and then you got the

commercial.
Hubs or I'm sorry? Lots on the east and South side with some mixed-use features in as you guys know pohat and road will be a major arterial.
Road that will run all the way down to the airport and most of Southeast Aurora will be using this road to essentially you can go to the airport according to your guys's 2035 projections, this road is projected to have anywhere between 20 to 40TH.
Cars in the next 10 years.
Next slide.
I'm not also just bringing a gas station. I'm bringing 4 uses, one the convenience store that provides your daily essentials.
Fresh grab and go products, a premium coffee program and we will be closing at 11:00 PM.
The cafe and restaurant, which is usually a local tenant a you know, mom and pop shop that I've done in all my previous locations.
So this is someone from the community that wants to open up their own restaurant or cafe.
And I give them the opportunity to do it at a very low cost compared to what these major developers would be charging.
It's also a wine and spirits store with the curated selection high end store from 8:00 to 11:00 PM and then the fuel station will not be 24 hours. It will be from also from 4:00.
Supposed to say 4:00 AM to 11:00 PM to get that early morning traffic for people going to work.
These are the building elevations that you guys saw.
It's a very modern, sleek look.
Custom lighting to bring ambience to the site.
This is a site that you'd want to pull in and.
You know, spend your money here in Aurora.
So why this site and why now?
Right now, residents are driving further than they should for basic services and a developer needs to come in and kind of take the risk.
Development doesn't happen all at once.
It happens once because one developer takes the risk 1st and proves to the market and everyone else follows.
So one I'm bringing infrastructure that unlocks everything.

I'm not only funding the roads.
The.
The traffic signals, drainage and attention.
That will provide infrastructure to not only the residents, but future tenants.
That will follow the site. #2 retail follows retail. I currently have ALDI, Ace Hardware dental and a vet as possible tenants who are looking at the rest of the lots, but.
They won't commit because one there's no infrastructure and they wanna see the traffic flow to the site.
3 The Rooftop's already here as you guys saw from the previous two presentations, this area is exploding and there and this Alameda and Pohat and corner is right into the and right in the middle of it.
10,000 residents will basically surround this site.
It's one of the fastest growing sites or corridors in Colorado, and there's definitely a gap and I'm filling the gap with this opportunity.
And every vacant day costs Aurora.
This is, you know, tax money that we could be collecting to fund other services that the city needs, and residents are just driving out and leaking.
That money and to other cities that could be used here in Aurora.
So as you guys saw the community concerns and here's how we address them.
Oh, sorry, go back.
Uh to list them off again, crime and safety residents were worried about loitering, criminal activity and the store attracted crime light pollutions.
Neighbors concerned about the glare from the fuel canopy and store lighting, property values, community members fear the gas station or community store would reduce nearby home values.
Environmental and spill risks.
Concerns about fuel leaks, soil contamination and environmental risk to the area.
Area or hours of operation.
Concerns about overnight operations and generating noise and activity while the neighborhood is at rest and ongoing accountability.
Neighbor residents wanted a formal mechanism to hold the developer accountable, even after approval.

HB **Hogan, Becky** 1:54:19
Mr. Singh, you have reached your time of presentation.

Manraj Singh 1:54:20
Yes.

Hogan, Becky 1:54:25
Or can you go ahead and wrap up?

Manraj Singh 1:54:27
Yes, I can.

Hogan, Becky 1:54:28
Please do.

Manraj Singh 1:54:30
So here's what we did to address crime.
We are adding obviously 24/7 8 high DEF cameras license plate readers for APD to use and overnight staff member who will just patrol the property and clean inside on site panic buttons.
No strict, no loitering policies and alighting code, plus lighting.

Hogan, Becky 1:54:56
All right.
Thank you.
We're gonna have you conclude your presentation if you would be so kind.

Manraj Singh 1:55:02
Sure.

Hogan, Becky 1:55:03
And ask Commissioners, do you have any questions of the applicant?
I also failed to ask you how many of you were able to view.
Mr. Singh's site.
Awesome. So just so that you know, we came out there and we made sure we knew where you were.
All right, let's see. Any other questions from the Commissioners?

If not, miss Susan, do we have anyone from the public that would like to speak?
Week.

Chapel, Susan 1:55:38
Chair, we have several this evening.
The first is Rhiannon mathi.

Hogan, Becky 1:55:40
All right.
Go ahead. If you would unmute yourself and please state your first and your last name for the record and whether or not you are a resident of Aurora.

Rhiannon Athey 1:55:58
Hi yes, my name is Rhiannon Athey.
Can you all hear me?
Sorry, I just want to make sure. OK, perfect. My name is Reena Athey.

Hogan, Becky 1:56:04
Yes, we can.

Rhiannon Athey 1:56:08
I am a not only a resident of Aurora, but a resident of harmony.
Where this development will be adjacent to?
What I'd like to point out is, you know, a lot of us have come to these meetings to express our concerns.
I know that there was this meeting in February where he was advised to come back to the Community addressing our concerns and I will be honest in that meeting.
I do not feel like anything was addressed this operation.
Hours are outside still of the community quiet hours.
We still want a very community focused development.
Nobody hangs out and gathers at gas stations.
This isn't the type of development that the community is looking for. We are looking for community centric, family focused.
Development.
You know, some examples of these types of development live all throughout the city.

There's a Nita park.
There's, you know, the areas over by Bistro and Dome, where between you know, 22nd, 23rd and Kearney in Park Hill.
All of these have local businesses sit down, restaurants and all of them shut down no later than 10:00 PM and open at hours that aren't going to be disruptive to the community.
You know, we would like areas where kids could go play and hang out. One concession that he pointed out in the last meeting was, oh, I'll put in, you know, a neighborhood book Nook Thing where people can leave their books there. And it almost feels kind of like.
A slap in the face of saying that's the community centric thing that I'm going to put in the neighborhood for you.
Really what we want to see is development that is going to benefit the Community. With other local small businesses, dry cleaners, coffee shops, you know, book stores, something else that is going to draw families and people of the neighborhood together.
Oh, I think.

CR **Colonel Mike Riley** 1:58:23
You're on mute, Becky.

HB **Hogan, Becky** 1:58:28
My apologies.
Thank you very much for your input. Susan, who is next, and please be reminded you have 3 minutes to speak.

CS **Chapel, Susan** 1:58:39
Our second speaker is Arvin Martinez.
Just give me a second here.
There is a lot of people on here.
Arvin, you should be able to unmute yourself.

AM **Arvin Martinez** 1:59:04
Yes. Yeah. My name is Robert Martinez.
I am a resident of harmony.

I live directly across the street from the proposed development and because of that I hear like a whole bunch of noise that already is coming to our area frequently, especially in doing the spring and summer months.
And this is only going to exacerbate that problem.
There will be increased loud vehicles coming to the gas station, which we do not need because the price is already so high at the nearby gas stations.
Why would we want one right next to us?
Gonna be excessive as well. The fact that he's refused to change the hours to accommodate our quiet hours still from several reviews is clearly.
An obvious point to the fact that they do not actually care about our concerns.
It's just all lift service.
We've seen reviews where cost of, well, the values of our homes are going to drop by having a gas station liquor store right next to it.
There is gonna be excess of light pollution that cannot be helped because the gas pumps are 24/7, so they have to be sufficient lighting due to safety standards that will get in the way of our dark skies and will attract the element that we don't want.
Because already we have issues with our basketball courts being occupied by people disrupting our peace and quiet.
Basically, we moved away from the city.
The guy says that all stuff is so far away and then text money will go to other cities.
That's absurd.
Are considering everybody knows that the gas stations are very nearby, so if that money is not going to leave Aurora, we're not leaving anything on the table. But we moved away from the city to get away from the noise.
The less we want is the city to come to us.
The worst part of it?
That's kind of a stab in the back. We don't want to have peace and quiet that we more than sacrifice for when we bought our homes to be thrown away just to make a few dollars.
If bad enough, their community is getting datacenters.
That's going to have its own.
Environmental impacts.
We don't need the slow decay of our neighborhoods, accelerated by a project that nobody asked for, and no one who actually lives in the neighborhood wants so they can be plants. Whoever this gentleman brings that belongs to whoever he knows the

supports that then actually live in the.
Whatever they say, it's not going to be something that reflects the hundreds of people that signed a petition, which he despares.
The authenticity of the study.
So yeah, I'm going to question his honesty. If he's going to question ours because we have a lot more to lose here.
Mainly that the environmental impacts and the noise pollution, the gas, the air, all the stuff that's going to be affected.
For us, considering where we are.

HB **Hogan, Becky** 2:01:49
Thank you. Mr. Martinez, you have reached your time.
Thank you very very much for your testimony, Susan. Next.

AM **Arvin Martinez** 2:01:55
Thank you.

CS **Chapel, Susan** 2:02:00
Next we have Shelby Moore.
And just a second.
Oh, I'm having a hard time here.
Just give me a SEC.

HB **Hogan, Becky** 2:02:12
All right.

CS **Chapel, Susan** 2:02:13
Why is that doing that?
Shelby, you should be able to unmute yourself.

SM **Shelby Moore** 2:02:20
Yep. Can you guys hear me?

HB **Hogan, Becky** 2:02:22
We can, Shelby, thank you very much. You've started your time.

Shelby Moore 2:02:24

Perfect.
My name is Shelby Moore.
I am a resident of harmony as well.
I wanted to point out the UDO code 146.5 dot 3.9 dot D .1 which I also had sent in as a public comment. So one state's evidence as a condition for this Council that they can deny an application evidence of.
False or misleading statements in application materials or public hearings.
In response to the neighbor's concerns of property values dropping.
Applicant in the most recent neighborhood meeting referenced 2 studies in particular with their presentation.
One their company pulled property values of homes in the Murphy Creek area by the previous gas station liquor store.
The applicant built the values that they pulled were from 2024 comparing to 2025.
However, that gas station was built in the 2010's sometime between 2012 and 2016.
This study is misleading as the gas station has been established for 10 years.
And the values have stabilized since then.
Additionally, they referenced a study from NYC data Science that stated home values go up after a grocery store is built near homes.
This study is completely irrelevant as they are not building a grocery store and have stated multiple times that they will not be building one another.
Issue the neighbors brought up is regarding the health of the individuals living near gas stations.
The health studies have multiple sources which were cited in that call as well.
However, on the call, the applicant blatantly dismissed the studies, stating that they were incorrect but could not provide any show his position. The applicant also stated in his presentation that their safety testing exceeded the state requirements and was presented as if the company does the testing of their.
Own accord, after asking questions regarding the the testing the applicant regarding the testing, the applicant conceded that the quarterly testing is actually a city imposed mandate and that they are just following the city standards.
These misleading statements make the applicant seem to care about our concerns and are doing additional testing.
But after questioning the applicant, they admitted they are only doing the minimum

state testing city testing. Additionally, the applicant stated numerous times how he's focused on keeping it local to the Council and to the neighbors.
However, the applicant has historically built gas station, liquor store combos and sold within a couple of years.
He purchased the land for the Murphy Creek Gas station liquor store in 2012, built the gas station and sold it in 2016.
He also bought land in 2018 in Parker, Co, built another gas station liquor store combo installed in 20/12/2022.
His statements are keeping it local are misleading as his his historical pattern has been to build and sell.
The neighbors have no confidence that he will not follow the same exact pattern with this gas station, and the quality will decline significantly after he sells. Addressing his most recent comment that every vacant day costs Aurora is false.
All three gas station nearby and social areas nearby are in the city of Aurora.
So all the residents are spending money in Aurora. This is a blatant lie told by the applicant.
Lastly, the applicant stated in this presentation that the project isn't a copy and Paste project.
However, this building mirrors the gas station liquor store cafe he recently built and sold in Parker.
These are just a few of the numerous misleading statements and false statements the applicant has made to the neighbors, as well as Council over the previous meetings.
Thank you.

HB **Hogan, Becky** 2:05:48
Thank you.
Susan, the next speaker.

CS **Chapel, Susan** 2:05:54
Next speaker is Cameron Moore.

HB **Hogan, Becky** 2:06:00
Cameron, you are up.
Go ahead, you up 3 minutes.

Cameron, we cannot hear you.
I see your hand is up.

Chapel, Susan 2:06:36
Cameron, can you try again?
I just made you a presenter.
Chair. I know I no longer see him on the call.

Shelby Moore 2:07:02
Apparently.
Sorry.
This is Cameron now.
Shelby's husband is if this works, we can't get them.

Hogan, Becky 2:07:12
Yes, it does work.
I can hear you now, Cameron.

Shelby Moore 2:07:17
Awesome apology for that.
All right.
So I'll go ahead and start here.
So reference code 146.5.3.9 dot delta .2 evidence of bad faith and interactions with the public property owners, stakeholders or city staff are appointed or elected officials the applicant.
The February neighborhood meeting did not adequately address the concerns of the neighbors that were brought up in the previous council meeting. Applicant on numerous occasions in that meeting stated that he did not need to take any of the neighbors concerns in mind or address them, and that he.
Did not need any neigh to be an agreement for him to build the gas station and liquor store.
The neighbors asked why he kept pushing for gas station or liquor, and he stated that that is the business he is in and he wouldn't pivot from that applicant shows bad faith to the public and property owners by clearly having no regard for the concerns, only acting to.

Check the box of having a meeting as directed by the Council to get the application approved.
We also asked asked staff to document the applicants dismissal of our concerns from the February meeting as a meeting was not recorded.
And then we have code 146.5.4.3 dot A3 dot Charlie and Delta.
The size, scale, height, density, multimodal traffic impacts and hours of operation of the pros use are compatible with existing and planned uses in the surrounding area regarding the hours of operation, the applicant continually refuses to accommodate business hours to the existing quiet hours, which I think Rhiannon covered.
Previously and then let's see.
Additionally, there is a possibility.
That hours may change if this project is approved and once opened that he will not need Council approval and the neighbors will not have any way to correct that. And then delta the proposed use will not change the predominant character of the surrounding area, which it would having.
The liquor store and gas station changes the character of the neighborhood.
Adding the gas station, the liquor store will likely impact the character of the neighborhood. If you look on the LexisNexis crime map, almost every gas station in Aurora.
Has some sort of. Whether it's a robbery or motor vehicle, theft, storms, some sort of crime going on within like, I don't know, 500 feet of it.
And that's something that anyone can check.
The parks in the neighborhood are city owned and maintained, and one major concern is that people that are intoxicated coming from the gas station may end up coming to the parks that are in the neighborhood and loitering and we just don't want it right outside of the neigh.
Let's see.
And then the neighbors are not against having commercial businesses as zoned.
However, the businesses should align with the current character of the neighborhood. Again, as previously suggested, things like a coffee shop, dine in restaurant, doctor's office, and other things that comply with quiet hours. And I think that.
Is it?

HB **Hogan, Becky** 2:10:02

Thank you very much, Cameron.
Susan, do we have anyone else that would like to speak?

Chapel, Susan 2:10:09
Yes, we do, Adidi Desai.

Hogan, Becky 2:10:14
Order.

Aditi Desai 2:10:14
Hi, my name is I'm here.
My name is Aditi Desai.
I'm an Aurora and Harmony resident. Safety and security are paramount for our community.
The primary reason many residents chose this area of Aurora was for quieter, safer living conditions away from high intensity commercial activity. Even with reduced operating hours, that still doesn't meet our quiet area. Our quiet hour standards of 10:00 AM to 7:10 PM to 7:00 AM a gas.
Station liquor store would still bring unwanted activity during evening and nighttime hours.
Including people who might be impaired by alcohol or lingering after alcohol purchases.
This introduces additional risks for our families and children who live nearby. Our residential streets were not designed for this type of sustained commercial traffic.
This would fundamentally change the character of our community and erode the sense of safety that residents like me and harmony love. Research consistently shows.
That the presence of liquor stores and convenience stores that sell alcohol is associated with increased neighborhood crime and public disorder.
A study published in the Journal of Urban Health found that neighborhoods with liquor stores experienced measurable increases in crime and disturbances.
Studies also indicate that gas stations and their associated convenience stores often act as magnets for crimes of opportunity like robbery, theft and vandalism.
These concerns are not theoretical.
Our neighborhood, as Cameron mentioned, has a public park.
There's already late night loitering, littering, and disorderly behavior occurring there,

and this would exacerbate that behavior.
The proposed safety measures by the developer that he shared at the February meeting and he shared a little bit of in this meeting, do not properly address the concerns we raised.
He has no loitering policies.
24/7 cameras on site. Panic buttons.
Now The thing is, this would only support the safety and well-being of the and its employees, not the neighboring houses. That won't have any additional safety and security measures in place. Once a business like this opens up, people will just keep coming to the City Park to.
Drink and we already have drag racing on two of the major roads in our community. Couple that drag racing with being drunk and that's a recipe for disaster.
We now have 523 signatures on our Change.org petition comments.
There are over 20 comments there. When we met at the Community meeting in February hosted by the developer.
They did not address the comments, the concerns fully.
They even laughed at us and dismissed our concerns.
They dismissed the petition and we believe that there were people on that call.
Ani mentioned that there were several people in support of this.
There were, in fact maybe two or three people in support of this and I don't know if they even live in harmony or an adjoining community because I have never met them.
I serve on a bunch of different advisory committees in our neighborhood, and I I know.
A majority of our neighbors, because it's a small community.
And so in closing, I just want to ask the Commissioners to really consider whether or not this business is appropriate in our Community.
It is not our brand manraj.
It is not our brand.
It is not something that we endorse and we truly feel like he has not been intentional or thoughtful in communicating with residents.
I thank you.

HB **Hogan, Becky** 2:13:19
Thank you.

Susan.
Do we have anyone else?

Chapel, Susan 2:13:26
Yes, we do, varying Desai.
Varying. You should be able to unmute yourself.

virang Desai 2:13:32
Yeah, I'm already on mute.
Hello, good Evening Planning Commission.
My name is and I live in harmony and own a home here.
I own and operate at a gas station and convenience store myself where the liquor store.
And I will tell you a few experience that I had.
I'm a probusiness, but I'm against having a type of business inside a residential neighborhood.
My gas station liquor store was held up twice, once at an ipoint and once at a gunpoint.
And it was terrifying for me, my employees and family.
I had two little children in a school and I don't ever want others to experience that, especially right near my home.
Having experienced that, I know that this type of business can attract bad elements into neighborhood, and our neighborhood is full of families.
Children, teenagers. We want to keep family-friendly and most importantly, safe.
Thank you. Planning Commission for listening to us.
The developer hasn't listened to or fully address our concern.
Thank you.

Hogan, Becky 2:14:50
Thank you very much, Susan.

Chapel, Susan 2:14:53
Our next speaker is bark saxilby or B saxilby.

Mark Saxelby 2:15:00

Yeah. close Mark saxelby.
Hey, can you?
Can you turn on my video and give us the chance to to look you in the eye?

CS **Chapel, Susan** 2:15:09
Ah.
Hmm.
I just turned on your camera.
I don't see you.

MS **Mark Saxelby** 2:15:25
Great. Thank you very much.
Yeah, Mark saxilby.
I am a resident of Aurora for 27 years, a resident of harmony for the beginning five years.
My in-laws own a home. My two children own a home.
We are fully invested into the Harmony neighborhood.
Commissioners, we appreciate your time and I want you to see my eyes because you're also part of this neighborhood and community. We appreciate what you do and you're in a tough spot.
You're you're listening to an applicant.
That's checking boxes.
You've received all of our feedback.
We are not being heard. I know you have to follow due process and let the applicant click what they click.
And check what they check.
You've heard it a couple of times.
There's a lot of people on this call.
You've heard we have 521 residents.
It's common sense, commissioners.
We need you to stand up, support us.
Listen, I don't need to go through all the.
Things that my colleagues or my neighbors have went through and you know the elephant in the room is it's money.
It's about $412,000. If you look up the applicants past history on Murphy Creek.

He generated about $11 million during one year.
So as you know, working for the city that generates 3.75% in taxes to Aurora, which equates to $412,000 per year.
So from a city perspective, we know you're under budget.
We live in your city.
You know, money speaks and and the city wants money.
So the city probably doesn't care where the money comes from.
They just want money.
But please, commissioners.
Take into consideration everything that you've heard from us tonight. We've given you lots of facts and figures. We know you're in a tough spot.
I know this is not common and and you have to listen to the common sense.
And the facts and support us. So we appreciate your time and thank you.

HB **Hogan, Becky** 2:17:28
Thank you, mark.
Susan, do we have others?

CS **Chapel, Susan** 2:17:33
We sure do.
Next is NAV Nagra.
NAV, you should. There you go.

N **Nav** 2:17:46
Yes, I'm here.

HB **Hogan, Becky** 2:17:49
Go ahead Nov.

N **Nav** 2:17:49
Hi, can you guys hear me?

HB **Hogan, Becky** 2:17:51
Yes.

Nav 2:17:56

Hi my name is NAV and I'm a resident and a business owner in the community I'm speaking today. In support of this development because I think it's a vital step towards making our neighborhood more self sustained and safe.
We heard a lot of comments today, but our COM, our neighborhood currently lacks a lot of access to basic daily needs.
By bringing this modern facility, we are reducing.
Over there, whether it's fuel or high speed energy.
As for safety, a vacant land undervalued lot is often a magnet for lottering, which?
I we do not support as that as our Community.
This is a community.
This or this is a lot that will have.
A.
This is also going to boost property values and tax base for all of our residents.
Yeah. So.
Going.

Hogan, Becky 2:19:13

Not you. Keep fading in and out just so that you know.

Nav 2:19:21

Hello.

Hogan, Becky 2:19:22

Aye, you keep fading.

Nav 2:19:22

OK.
My fault.
I think I'm in a bad area.

Hogan, Becky 2:19:25

You might be but.

Nav 2:19:26
Oh, OK.

Hogan, Becky 2:19:28
You've got about another minute.

Nav 2:19:28
OK.
Yeah, I know.
So like I was saying, OK, so like I was saying, this is a smart commercial growth that is proven to driven our residential property value over time.
So I currently live next to or. I used to live next to a development that built in Maverick and I saw significant value in my house prices going up.
This does not lower any of our property value whatsoever.
In fact, this is a super vital need for our basic needs.
There's no grocery store, no.
Fuel market, there's no anything we need.
We need a place, a convenient place to get our bread and butter for our families.
And just in conclusion, we have the opportunity to return this empty lot into a Community asset that pays for our services and protects our streets with 24 hour video surveillance across the whole parking lot.
Well, yeah.
So that's my take.
Yeah. And then also another thing I can add is this area lacks so many restaurants.
We need we need a hub for our we need a hub for our like just basic necessity restaurants, a cafe that will bring to the community and also like the owner discussed. This is a great opportunity for all these to come in which will be a huge benef.
To our community in in general, and if all these comes, there's gonna be other great tenants.
That would also come along the way.
Yeah. Thank you so much, Commissioners, for taking my time and listening to what I have to say of the residents.

I hope you guys agree.
What what we have to say.

HB **Hogan, Becky** 2:21:08
Thank you very much, Susan.

N **Nav** 2:21:10
Thank you.

HB **Hogan, Becky** 2:21:10
Who else do we have?

N **Nav** 2:21:10
Thank you so much.

CS **Chapel, Susan** 2:21:12
The next person is envyere purewal.

HB **Hogan, Becky** 2:21:18
All right.

AP **Anvir Purewal** 2:21:20
Hi everyone.
Can you hear me?

HB **Hogan, Becky** 2:21:22
Yes, please state again your name for the record.

AP **Anvir Purewal** 2:21:26
Yeah. My name is Andre Perez, and I live on East Adriatic drive here in Aurora. So I'll be honest, I was honestly really skeptical at first when I heard first heard that a gas station was coming in.
I wasn't really sure how to feel about it.
I didn't really want some dingy rundown store moving in next door and, you know, lowering our property values.

But I went to the neighborhood meeting back in February and September, and I listened.
And I do have to say this developer actually did show up and he listened back, you know, from the renderings.
It it wasn't really what I pictured.
It looks like a really, really well done development and it feels like it's gonna be something that's really gonna.
Elevate the neighborhood.
And I'm really glad that they gave us a chance to see the plans and weigh in on them and what I really care about is that this corner has been sitting empty for years right now. Like, I think there's a new kiktrip in 7-11.
But we're really driving out of our way for gas and coffee.
I just live a couple blocks away from Po hat and Alameda and you know, with gas prices, the way they are right now, like every mile adds up and I don't really want to be spending that extra money.
To just go fill up and you know, there's really nothing to eat nearby either.
There's no restaurants, so I'm glad that they're bringing in a restaurant user as well.
And you know, this project is gonna change that.
But honestly, it's like bigger than just the gas station. Someone does have to take that first step and show that other businesses, you know, they can come to the area and the area is worth investing in.
And that's how neighborhoods like ours grow. And I'm really excited to see what comes next.
I'm glad that it's a developer who really took the time to actually engage with us rather than just push something through.
And I'm glad we're seeing all their plans and you know, they're actually listening to listening to our comments and and hearing us out.
So overall, yeah, I'd say I'm supportive.
You know, they've done the work and I'm looking forward to seeing it belt.

HB **Hogan, Becky** 2:23:35
Thank you very much for your testimony, Susan.

CS **Chapel, Susan** 2:23:40
The next person is Soupier Dion.

Hogan, Becky 2:23:47
Go ahead please.

Sukhbir 2:23:52
Good evening and thank you for the opportunity to speak.
Commissioners, my name is Suk Pier Dillon and I live nearby in the Harvest Ridge area. As someone who's part of the community, I was honestly surprised to see the level of opposition to this project because from a residence perspective, this is exactly the kind of thoughtful and respons.
Development we need right now I regularly travel through harmony and there's a clear gap when it comes to convenient convenience store or convenient access to fuel.
Food and everyday essentials. Right now, many of us are driving farther and farther away just to get everyday essentials.
Then we should.
We're crowding into the same few commercial areas just to meet basic needs. This just doesn't create.
This doesn't just create inconvenience, it creates traffic in already busy areas and pulls spending away from this side of the of Aurora, where where you know, expanding and having this kind of growth.
This project helps correct that by bringing services closer to where people actually live.
The gas station business is usually the building blocks for other, bigger commercial businesses, international says.
Coffee shops or other grocery chains as well, so usually a gas station is what comes first before those other chains anyway.
Currently, that lot is underutilized, dark and not contributing to the community in a meaningful way. Leaving land like that underdeveloped doesn't preserve value.
It limits it this development when it transformed that space into a safe, active environment with modern.

Mark Saxelby 2:25:20
Interesting. Interesting.

Sukhbir 2:25:22
Lighting 24/7.
Surveillance and consistent activity.

Mark Saxelby 2:25:24
For some students.

Sukhbir 2:25:26
A well lit well managed property creates natural visibility and accountability, which is a proven detergent to unwanted activity compared to vacant or unmanaged land.
It's also important to recognize that this is not just a traditional gas station model.
This is a modern, high quality development with strong design focus on a restaurant component.
Something that is currently lacking within several miles of our area for residents like myself.
That means less time commuting across the city for basic services and more convenience within our own community. As such, mentioned by the rising gas prices and issues that we face every day.
We need something that's more local from an economic standpoint.
This project brings multiple layers of benefit. It keeps tax revenue within Aurora instead of losing it to near neighboring cities.
It creates both short term construction jobs and long term Employment Opportunity and it signals to other businesses that this area is ready for investment. High quality developments like often as act as anchors once they're established, other tenants and services tend to follow, which helps build a more comple.
And functional community over time.
And anyway, more more stations in general.
Also bring the gas phases down.
So this is economically more important to to the everyday consumers.
Well as customer, I also wanna emphasize that this is a locally owned community focused developer that focuses because local ownership screens are higher level of accountability when the people behind the project live and work in the same area, they are more invested in maintaining high standards.

Hogan, Becky 2:27:01
Thank you.
Thank you very much for your comments.
Your time is exceeded, Susan.

Sukhbir 2:27:07
Perfect.

Hogan, Becky 2:27:07
Do we have someone else?

Sukhbir 2:27:09
Thank you.

Chapel, Susan 2:27:11
Yes, we do.
The next person is Angad Singh.

Hogan, Becky 2:27:18
Go ahead, state your name and.
Your first and last name please.
And you have 3 minutes.

Chapel, Susan 2:27:42
I don't see them on the call anymore.
I'm not sure what happened to them.
Do you want to move on?

Hogan, Becky 2:27:51
OK.
Please.
And if Mr. or Miss Singh, whichever you are, if you did not get through, you can call back.
But let's go ahead and move on.

Chapel, Susan 2:28:03
So the next next speaker is Zara Carr.

Hogan, Becky 2:28:10
Go ahead, Zara.

Zahra K 2:28:21
Hi there.
Can you guys hear me?

Hogan, Becky 2:28:23
Yes, we can.

Zahra K 2:28:24
Hi there. My name is Zara and I'm also a resident in Harmony. And I would like to point out the obvious and mention that this is one of the only developers currently investing in commercial growth in the area, which would only also be attracting additional businesses to the.
Area over time and I think this is a great location that's bringing needed needed services closer to us like for US residents like gas, groceries and even like a restaurant option.
And again, by having more gas stations, it's an opportunity to bring gas prices down in the area. And personally, I have kids of my own and sometimes we need a quick snack and gas before we head over to their soccer practices and whatnot.
So I think this is a great opportunity while also creating more, more local jobs.
And also bringing a dentist nearby, which is great. Instead of driving 20 minutes to get to the nearest one.
So I totally support this.
Yeah.
Thank you guys for listening and considering was what US residents need most in this neighborhood.

Hogan, Becky 2:29:30

Thank you very much.
Sarah. Susan. Who else?

Chapel, Susan 2:29:36
Next is Keith Schooler.

Hogan, Becky 2:29:40
Go ahead, Keith.

Keith Schooler 2:29:42
Thank you.
Good evening, commissioners, and thank you for the opportunity to speak.
My name is key schooler and I'm a resident in the harming harmony neighborhood.
I just wanted to add my voice to those who stand opposed to this proposed development.
Agree with all the previous points that have been brought up and so I won't rehash those. One thing I did want to touch on is the harmony development is currently at 20% of its build out and so the.
Vast majority of the remaining build out.
Is along E Alameda Ave. including to the South of it.
Pretty much along where this proposed commercial or the proposed gas station is and everything effectively, what that does is East Style Meta becomes the gateway into our community and that is the main thoroughfare for all current residents and new residents that are going to be coming out this.
Is basically what runs bilaterally through our neighborhood, and it's it doesn't fit with the character.
Of what we're looking for, you know we're we want when welcome a commercial space that's truly there for the community. As the applicant mentioned, with all the increased traffic and everything on poet and that's expected, that's already a log jam as is.
We don't want even more being brought into our residential community as we stand with the presentation for the tributary neighborhood just due north and all the developments that are happening down South at Jewel and everything, there are plenty of opportunities where all that.
New development is going where there can be commercial zoning right off of those

main main thoroughfares that are ideal for gas stations.
At the entryway to a quiet bedroom community that is not where a gas station needs to be.
And it, you know, again just kind of going with that as far as with the entryway to the Community, you know you can use take Aurora Highlands as an example, just where you have your main conduit.
With that, you come into and they've got.
That clock tower and everything as a monument there to kind of highlight and beautify the area and everything.
And again, this is already zoned for commercial.
That's fine, but we want something that fits the character of the neighborhood, not something that's adding a lot of light.
A lot of noise and a lot of additional traffic. And with that, I thank you for your time.

HB **Hogan, Becky** 2:32:07
Thank you very much, Keith.
Susan, who do we have next?

CS **Chapel, Susan** 2:32:12
Jerry goodborn.

HB **Hogan, Becky** 2:32:16
Go ahead, Mr. Goodborn.

JG **Jerry Goodborne** 2:32:20
Hey, are you guys able to hear me?

HB **Hogan, Becky** 2:32:21
Yes.

JG **Jerry Goodborne** 2:32:23
Alright. Hi guys, I'm Jerry.
I live in Edmonia just a little ways off of harmony.
I recently moved there.
It's been about a little bit of a time, but I've just been thinking why I'm for this

development is because in my childhood I used to live in Conservatory and we ran into something very similar.
I remember my mom being very upset that a neighborhood gas station is gonna be built and she's really against and, you know, as a child, I'm with whatever she wants to believe in.
So I remember being against it as well. And as I grew up as I was with that gas station which was approved and everything I remember like it was real fun.
It was a very good community place and ironically my mom was one of their biggest like customers. She made friends there.
She made friends with the owner and I think that's what makes the big thing it this isn't a big company that's coming in.
It's a normal.
Average consumer or not?
Sorry, not average consumer, but average person.
He's not like some big Quik trip or 711 or something. He's gonna be at the store.
I'm gonna be able to say hi to him if I want to, and I think people are just scared of change and I understand that it can be scary.
You're so used to just not having like anything there, so it's kind of freaky to be like, oh, somebody's gonna build a gas station. It's gonna do this.
It's gonna all the people are gonna be racing, and they're gonna be drugs and alcohol, but.
Just looking back, conservatives are very similar to the neighborhood. To this there was no drugs.
There's no alcohol, no racing.
Maybe there was like, here and there under, you know, every once in a while I heard someone might have stolen or something like that, but it was more of a positive.
It was a very good thing for my childhood. I remember, you know, summer comes around.
You wanna go hang out with your friends?
Oh, Mom, can I have $5?
Can I go run over to the store?
And I think people forget that part of, you know, a community.
A gas station.
It doesn't have to be some amazing like Community Center that people go there and, you know, do all these activities and stuff. It can just be a childhood moment.

It can be.
You know your dad takes you over there too.
How many times have you been like Dad?
Can you give me a Slurpee?
It's it's enjoyable, you know, and they're not.
It doesn't seem like he's like, super evil big corporation, where he's like, oh, yeah, I'm gonna take all your money.
He seems like a normal person who's just building a business, and I'm OK with that.
I'm 100% OK with that.
There's many times where I don't have gas in my car.
He's gonna, you know, it's right up the street.
There's many times like I don't have milk.
He's gonna be right up the street.
It just it does make a positive influence on my life and I, you know, I'm 100% for it and I hope you guys go ahead and approve it and we get to see the development.
Maybe I do get to meet the guy and say what's up and ask for, you know, can you carry this item?
Can you bring in this item?
Because he is a local person, so it'd be fun to see.
I really appreciate the time guys.
Hopefully, hopefully we'll see happen. Thank you.

HB **Hogan, Becky** 2:35:23
Thank you, Jerry. Susan next.

CS **Chapel, Susan** 2:35:26
Our next speaker is Harkaran Dillon.

HD **Harkaran Dhillon** 2:35:36
Hey, guys. Can you hear me?

HB **Hogan, Becky** 2:35:38
We can.

HD **Harkaran Dhillon** 2:35:39

OK.
Thank you, commissioners.
My name is Hugo and Dylan, and I've been in Aurora resident for 18 years now.
And honestly, I agreed with everything Jerry just said. I won't take up too much of your guys time.
Never been a part of a meeting like this, but I would like to say I'm very excited about this build.
I'm definitely for this gas station and I love the fact that Mister Singh was raised in Aurora.
It just gives me like gives me a feeling of like I'm actually supporting the community supporting him, you know, since he's been raised.
Seem he seems very professional.
Educated, you know, he he knows how to keep a well kept store. I've been to one of his other locations, and yeah, definitely felt comfortable letting my kids just go in there by themselves.
Grab some groceries, candies.
I do really think he does care about the community, like I wouldn't mind him coming in developing.
And I would love having a grocery store, maybe dentist restaurant near our area.
Thank you guys for your time.

HB **Hogan, Becky** 2:36:47
Thank you very much.
Susan next.

CS **Chapel, Susan** 2:36:53
Just give me one second.
Damien is next Damien V.

DV **Damien V** 2:37:06
Yes. Can you guys hear me?

HB **Hogan, Becky** 2:37:09
Yes, go ahead Daniel.

Damien V 2:37:10

Hey. Yeah, my name.
My name is Damien Valdez.
I am Aurora resident.
I am honestly just kind of shocked.
I was not expecting this that so many people are against such a simple project of a gas station, but I'm I am in support of this.
I don't see what's wrong with a convenient necessity development happening in our neighborhood. Everybody needs gas.
Everybody needs coffee in the morning when they're gonna work.
Everybody wants a quick snack at night. I've been to their locations.
They have Frisbee French to check in.
You know, there's nothing wrong with a gas station coming into a neighborhood.
Gas stations are all over the United States.
It's staple of America.
I don't think so. Just because there's a gas station coming, you know, times are gonna go through the roof.
There's gonna be loading. There's gonna be rag racing. Like Jerry mentioned. There's just.
There's just convenience.
That's the whole point of a convenience store is convenience. You want it close by.
You don't wanna drive 2.8 miles to go get some gas.
You don't wanna drive 2.8 miles just because you need some candy for your child, or a Slurpee or anything like that.
I don't want to take too much time.
I just want to put that out there, but yeah, I approve of this development.

Hogan, Becky 2:38:31

All right, Susan.
Who do we have next?

Chapel, Susan 2:38:35

We have David Clemage and I just need to get his mic to work. There we go.
David, you can.

David Clamage 2:38:48
Hi, can you hear me?

Hogan, Becky 2:38:49
Yes, we can go ahead, David.

David Clamage 2:38:53
Alright, so my comments are gonna be focused on one claim from the applicant that a gas station is necessary to attract future commercial development.
And I don't the record supports that claim.
Residents are not opposed to commercial development.
In fact, we want commercial development.
We want restaurant services gathering places, family friendly businesses and daily needs.
Retail. The question is not whether this area should have commercial activity.
The question is whether a gas station convenience store with extended operating hours.
And liquor store should be the first commercial identity established at this corner.
The application is not simply ordinary retail. It includes a gas station, a convenience store and a liquor store with at least some uses requiring special or conditional consideration.
That matters.
It means this project should be evaluated based on compatibility impact mitigation and whether it fits the surrounding community.
I want to emphasize that this is dead center of the harmony community.
It's not at the corner of an interchange. It's not at the corner of two major roads. It's in the middle of our community. The applicant has suggested that other commercial businesses will not come unless this gas station comes first.
But I've not seen evidence for that. The available market evidence points the other way. This area is being marketed as an undeserved. Sorry.
Underserved retail market with thousands of homes planned.
And or under construction nearby. Harmoni itself is a large and growing residential community.
The commercial demand is already here.

The rooftops are the draw. The family is already living here and moving.
Here are the draw a gas station. Maybe the easiest first project for this developer to finance.
Or least but easiest for the developer is not the same as necessary for the community. The first commercial use matters.
It sets the tone for what follows. Future retailers look at demographics, traffic access and Co tenancy.
Co tenancy matters because the first business.
Influences the identity of the center and the customer base it attracts and the type of businesses that see themselves fitting there. If the first major use at Alameda and Pohattin is a gas station convenience store with extended hours and liquor store that sends one signal if the 1st.
Uses neighborhood serving retail food services, child care, healthcare, fitness or small grocery store that sends a very different signal.
Both are commercial, but they are not equivalent and their impact on the character of this community.
I also want to acknowledge that the applicant has made some changes, including moving away from a 24 hour convenience store.
I appreciate that, but reduced hours do not resolve the core concern.
A convenience store opening very early or closing late, paired with fuel sales and liquor store still creates a late night and early morning commercial pattern that is not compatible with the quiet residential character of this location.
I also want to be clear that residents are not saying gas stations, liquor stores or convenience retail should not exist anywhere in East Aurora those.
Uses may be appropriate in more auto oriented commercial.
Locations, especially along highway corridors, interchange areas and frontage roads.

HB **Hogan, Becky** 2:41:50
All right, David, your time has expired.
Thank you for your testimony, Susan.
Who do we have next?

CS **Chapel, Susan** 2:41:59
Chair. That is all we have.

Hogan, Becky 2:42:02
All right, Mr. Singh, you do have 5 minutes to respond to some of the concerns from mere neighborhood.

Manraj Singh 2:42:16
All right.
Thank you guys.
For all your comments and concerns.
I do believe that I dressed a lot of these comments.
I mean, I think the last neighborhood meeting went very well.
As I think we started to see a shift and a lot of the neighbors as I actually didn't see most of them show up.
And you know, I do want to.
Thank Jerry for actually pointing out that yes, I am a local guy. I am at all the stations every day.
It's I'm not working in my office.
I'm at the stores I'm saying hi to the customers.
I do know, like most of my customers that come in that my regulars.
So yes, this is not a corporate store.
You know, a lot of the Community's concern is about the traffic.
We've done traffic study.
Shows this corridor is well prepared for that after I put in the infrastructure and even in Aurora's own 2035 vision and comprehensive plan, it shows that this is supposed to be a 20,000 to 40,000 VPD St.
That, you know all the all the development that you guys see from the Southwest E will take.
You know, this arterial roads to get to the highway and go to work.
Another concern is home prices, and that is just not true.
We've done our own study and they a lot of the facts that they were saying are incorrect and slightly tweaked to what we actually had presented. And I can have Annie confirm that.
But home prices?
Did stay the same or actually increased as people want a more convenient location?
That's accessible to these amenities.

And As for you know admirement.
Gas stations are one of the most regulated uses. As you guys know, in Aurora you know we have double walled tanks, a continuous leak detection, leak detection system, automatic shut offs and you know stay an EPA oversight.
Another thing is this is going to generate actually $1.24 million per year in tax revenue for Aurora based off of the sales that I pulled from.
The stores I'm currently operating.
This there's no other commercial in this area.
This money is going to, you know, the police, fire, EMS 911 dispatch schools and youth programs in these areas, even to fund these parks and rec centers and libraries that the community wants. It also pays for the road maintenance, snow removal. And, you know, the traffic.
Signals.
That what we get funded through the site.
You know, I I just hope, Commissioners, that you kind of hear this out.
I understand there's four or five people that are really against it, but I can't please everyone as far as the 500 signatures that they got. You know I what about the signatures that for the people that don't mind or actually are for this?
And.
You know this?
How can we verify that these signatures are even legit?
Are they even people from the community?
But yeah, I just.
I just hope that you guys give me this opportunity.
I'm investing a lot of money here.
I've invested already over $400,000 just besides the land to get to this point here, and I plan on, you know, doing business in Aurora.
I believe I'm a key part of your guys future plan. If you guys take, you know, local developers. Seriously.
And.
Yes. And I just, I hope you allow me to paint my Picasso. Thank you.

HB **Hogan, Becky** 2:46:50
Thank you, Mr. Singh.
Commissioners, any follow up questions?

If not, may I have a motion on item 8, F first and then it will be followed by Adam item 8G?
So item 8F, may I have a motion?

Gayle Jetchick 2:47:16
This is Commissioner Jacqui.
Think I'm unmuted, yeah.
Agenda item 8F conditional use for motor vehicle fuel dispensing station and MUC Zone District based on the staff recommendation. The presentations and discussions at this evening's public hearing, I move to approve with one condition. The conditional use requested for a motor vehicle fueling dispense station and.
The mixed-use.
Order Zone District because the proposal complies with requirement of section 146 Dash 5.4 dot 3.83 of the UDO for the reasons stated in the staff report approval to be subject to the following condition, one related to the conditional approval to the.
Conditionally approved fueling station, the applicant shall substantially comply with the operations outlined in the letter of introduction of record.
Significant changes to the business operations may be approved administratively if they do not establish a new use or expansion of the use that is not permitted by zoning.

Hogan, Becky 2:48:29
Thank you, Commissioner judgit.
May I have a second please?

Melvin Bush 2:48:32
I would like to 2nd the motion made by Commissioner Jettek.

Hogan, Becky 2:48:37
Thank you, Commissioner Bush, any other discussion?
What I would ask for the record is depending on how you wish to vote, if you could provide some commentary.
All right. I'm gonna call it roll call, Commissioner Jejuk.

Gayle Jetchick 2:48:56
Approve.

Hogan, Becky 2:48:59
Commissioner Bush.

Melvin Bush 2:49:03
I approve and I approve because I do see the the benefit in it and and I don't see.
The the negative to the extent that that.
But it hasn't mentioned.
But it doesn't mean that that doesn't hold true for the individual.
But overall I I I think the project is a a positive.
Step for the community.

Hogan, Becky 2:49:35
Thank you for your approval on that one, Commissioner Becker.

Robin Becker 2:49:40
Approved and to kind of mere Commissioner.
I'm having a brain fart. Excuse me?
But yeah, it just needs code.
And that's that's what we need to make sure that it's it's it's doing.

Hogan, Becky 2:50:00
Thank you, Commissioner Riley.

Colonel Mike Riley 2:50:04
I approve and and you know, we look at the number of applications we're getting now for the eastern part of Aurora and the growth that quarter is going to grow anyway.
And you know, everybody's going to want to have a design and what they think is most important, but we're going to see development regardless.
So this is a step towards some sustainable development and.

We'll see some more growth obviously in the rest of that.
Harmony area.

Hogan, Becky 2:50:36
Thank you, Commissioner Banca.

Sunny Banka 2:50:41
I also approve it meets the requirements.
It sounds like you did try to meet with the community. It sounds like there's many in the community that are actually looking forward to this project.
It's it's always hard to be the first one and.
I I tend to agree with the Community members that feel that you know this is needed out there.
I know the area's been.
Plan me for a King Soopers forever and and while this isn't King Soopers, at least it gives them a place to buy bread and milk. I think somebody said so. I do approve.

Hogan, Becky 2:51:24
All right.
Thank you very much, Commissioner.
And I am supporting this development to those residents that are there. I want you to know that you were heard, but we must make a decision based upon the facts and the facts are is this development meets the criteria for developments in this area. It had been my.
Hope because I did not support moving this forward the last time it had been my hope that you were able.
Reach a greater consensus.
And to some point, I think that without being in that discussion that you have.
So I vote to approve this as well.
Mr. Singh, you do have unanimous approval on this.
Neighborhood there is recourse if you do not agree with our decision.
On.

Manraj Singh 2:52:25
Thank you so much.

Melvin Bush 2:52:26
OK.

Manraj Singh 2:52:27
This means a lot and I.
Yeah. Thank you.

Chapel, Susan 2:52:32
Chair, you need to make.

Melvin Bush 2:52:33
Anchor I'd like to make a motion on.

Chapel, Susan 2:52:35
Oh, thank you.

Hogan, Becky 2:52:36
Yes, on item. Thank you.

Melvin Bush 2:52:37
Item.
Agenda item 8G site plan based on.

Hogan, Becky 2:52:43
Would you be so kind?

Melvin Bush 2:52:45
This, yes, yes, I will.
Based on the staff recommendation, the presentation and discussion at this evening's public hearing, I move to approve the site plan because the proposal complies with the requirements of Section 2.
146 dash 5.4 point 3 point B .2 of the Unified Development Ordinance for the reasons stated in the staff report.

Hogan, Becky 2:53:16
Do I have a second?

Gayle Jetchick 2:53:22
Commissioner jessek seconds.

Hogan, Becky 2:53:24
Thank you, Commissioner.
Discussion.
The one thing that I would say, Mr. Singh, is I'm very, very pleased to hear that you're a resident of Aurora.
That you grew up here and you are investing in the community, that also puts a good deal of responsibility on you.
So we will look to see that that is fulfilled with great joy when it is.

Gayle Jetchick 2:53:45
Yeah.

Hogan, Becky 2:53:53
Alright, roll call folks missioner.

Gayle Jetchick 2:53:58
Approve.

Hogan, Becky 2:54:02
I lost my sheet, Commissioner Bush.

Melvin Bush 2:54:05
Approved.

Hogan, Becky 2:54:06
Commissioner Becker.

Robin Becker 2:54:08
Approve.

Hogan, Becky 2:54:09
Commissioner Riley.

Colonel Mike Riley 2:54:11
I approve.

Hogan, Becky 2:54:12
Commissioner Banka and Commissioner Hogan. Again, you have unanimous approval on the site plan.

Sunny Banka 2:54:14
Approve.

Hogan, Becky 2:54:22
All right, public invited. Be heard on non agenda items. Do we have anyone? Miss Susan on non agenda items.

Chapel, Susan 2:54:32
Chair, we do not.

Hogan, Becky 2:54:34
Hey, I see somebody with their hand up, but I'm not sure it's on the non agenda item.

Chapel, Susan 2:54:41
We have several previous speakers with their hands up.

Hogan, Becky 2:54:47
OK, great. All right.
Comments by planning Commissioners on miscellaneous items of business.

Melvin Bush 2:54:59
I would like to make a just to compliment you Commissioner Hogan for the excellent study sessions.
You know, I've really learned a lot and and and I appreciate that.
So thank you.

Hogan, Becky 2:55:17
Good. Those are always fun.
I got help from Commissioner, Commissioner Riley this time too.

Melvin Bush 2:55:23
Alright, teamwork.

Hogan, Becky 2:55:25
Any other comments?
I do have a question for planning Commissioners present.
Are you all planning on attending our in person?
Staff retreat advance whichever you want to call it.

Gayle Jetchick 2:55:42
Yes.

Colonel Mike Riley 2:55:42
Yes, yes.

Melvin Bush 2:55:43
Yes.

Sunny Banka 2:55:43
Yes.

Hogan, Becky 2:55:43
Awesome. Awesome. So.

Colonel Mike Riley 2:55:46
And and will you talk about our booth at the?
AMC, the Commission booth.
I mean I I think we should.
I would like to be there.

Hogan, Becky 2:55:56
Yes, actually I'm going to have staff talk about that. And Brandon, maybe you can fill us in because we had a wonderful opportunity and I would encourage everybody that could to participate.

Colonel Mike Riley 2:56:00
OK, good, good.

Hogan, Becky 2:56:09
So we're going to roll in to our planning Division manager report.
Go ahead, Brandon.
Brendan, you are muted this time.
I know.

Cammarata, Brandon 2:56:24
Sorry. Thank you.
Right. So a couple things.
You know, we're working towards the.
Workshop the 21st correct.
Yes, 21st, which is Thursday Thursday afternoon.
And so yeah, that's in person.
We should have some staff attendance there as well.
We're working on the agenda framework that Becky provided us, and so we'll we'll be in touch with you Commissioner Hogan shortly as we kind of, if we have any questions or start to flesh that out.
With regards to.
The kind of the tables and things of that sort.
What? What kind of questions?

I think it's a new program for us at the city as well. And so you know, we're we're here to support you all and to support the Board of adjustment, we're going to have some folks from them also show up. And So what kind of questions do you?
Have for that.
I can try to find.
I don't know, Susan.
And if you have additional on that, I know Stephanie sent out that uh, e-mail.
And introduction there.

Chapel, Susan 2:57:42
I do not have anything in addition, I would have people refer back to her e-mail.

Cammarata, Brandon 2:57:46
OK.
Are there specific questions on that?

Hogan, Becky 2:57:56
How many folks have RSVP that they could participate? Would be able to participate in that?

Sunny Banka 2:58:04
What was the date?

Cammarata, Brandon 2:58:09
Hold on.

Melvin Bush 2:58:14
The 21st, I think.

Hogan, Becky 2:58:16
Of.

Melvin Bush 2:58:18
May that's the workshop, yeah.

Hogan, Becky 2:58:19
OK.

Cammarata, Brandon 2:58:19
No, that's for them.

Chapel, Susan 2:58:20
No, no, that's the workshop.

Hogan, Becky 2:58:22
That's a brief 3.

Gayle Jetchick 2:58:22
No.

Sunny Banka 2:58:23
That's the workshop.

Gayle Jetchick 2:58:23
What's the date for the table?

Melvin Bush 2:58:23
Is that it?

Hogan, Becky 2:58:24
I think it's in June.

Melvin Bush 2:58:25
Oh, I got it all wrong.

Hogan, Becky 2:58:25
This is different.
Yeah, this is kind of the roundtables of boards and commissions to help inform folks what you do.

Gayle Jetchick 2:58:31
That one second.

Melvin Bush 2:58:32
OK.

Robin Becker 2:58:34
What's the latest we can?
Opt into it.

Cammarata, Brandon 2:58:39
Yeah.

Robin Becker 2:58:41
I guess if that makes any sense.

Cammarata, Brandon 2:58:43
I think we've had a couple folks express interest in it and you know we're never going to discourage participation and and these sort of events so.

Hogan, Becky 2:58:54
Friday.

Cammarata, Brandon 2:58:56
We can.
Kind of reflect back to you all.
You know who who's signed up to participate and and if you, if you all want to.
Think about how you want to do that.
We can certainly be more transparent and and who signed up and.
Who? Who's expressed interest and things of that sort?
Is that a first step?
There I think so.

GJ **Gayle Jetchick** 2:59:19
Yeah.

CS **Chapel, Susan** 2:59:19
I found the flyer.

CR **Colonel Mike Riley** 2:59:19
Yes.

HB **Hogan, Becky** 2:59:20
I see Susan. Yeah.

CS **Chapel, Susan** 2:59:22
I found the flyer.

SB **Sunny Banka** 2:59:22
Sure.

HB **Hogan, Becky** 2:59:23
Oh, awesome.

SB **Sunny Banka** 2:59:23
What was the date again please?

CS **Chapel, Susan** 2:59:26
So the date is August 6th.

MB **Melvin Bush** 2:59:30
Oh.

HB **Hogan, Becky** 2:59:30
August 6th, OK.

Chapel, Susan 2:59:31
Which is let me see, is the Thursday and it is from 6:00 to 7:30 PM.

Gayle Jetchick 2:59:34
It's.
I can't say one way or the other.
That's way too far out.

Melvin Bush 2:59:48
Ha ha.

Robin Becker 2:59:49
That's kind of how I am too. Thank you.

Melvin Bush 2:59:51
Yeah.

Colonel Mike Riley 2:59:51
I don't know to to Garrett. Becky 'cause. I wasn't sure if we were gonna put together a a Commission response, but I certainly am available and I would love to be part of this event.

Cammarata, Brandon 3:00:05
Let's.

Hogan, Becky 3:00:05
All right. Well, if Susan, if you or Brandon, if you want to ask Stephanie to kind of remind us with intervals. But I do think it's a wonderful opportunity to help people know what Planning Commission does period, because at some point we need to recruit new board members.
We need to create interest, but people also need to know what it means as far as time commitment.
So.

Melvin Bush 3:00:33
Very good point.

Hogan, Becky 3:00:34
So just.

Cammarata, Brandon 3:00:35
So.

Hogan, Becky 3:00:35
Go ahead and keep us informed on that one.

Cammarata, Brandon 3:00:38
What we'll do and and and perhaps the workshop, is an opportunity to discuss that a little more freely as well.
So maybe that'll be kind of our first jumping off point to see if if you all want to have a strategy for that or or or how you want to talk about that.

Hogan, Becky 3:00:54
Thank you.
Any other things from?
Either City Council or administrative.

Cammarata, Brandon 3:01:01
Sure.
Unfortunately not.
No administrative decisions since last meeting.

Planning and Zoning Commission (Study Session 500 p.m. Regular Meeting 610 p.m.)-20260513_181007-Meeting Recording

May 13, 2026, 3:11AM

4m 38s



Cammarata, Brandon 0:03

No administrative decisions since last meeting.

The update for City Council would be that.

That.

Detention Center Ordinance was withdrawn by the sponsor and so that is no longer proceeding.

HB

Hogan, Becky 0:21

At all, or it wasn't just, it was just pulled all together.



Cammarata, Brandon 0:27

That's my understanding it. It was withdrawn from from the process.

HB

Hogan, Becky 0:27

Or it was just delay OK.



Cammarata, Brandon 0:32

So whether it comes back or not is not information I have.

HB

Hogan, Becky 0:38

Miss Lena's got her hand up.

You wanna opine on this now?

Then we'll roll into yours.



McClelland, Lena 0:46

Yeah.

Well, I'm sure Brandon has other things to present.

I was just going to follow up on that and say.

At this point, the sponsor, as Brandon mentioned, did pull the sponsors.
My apologies did pull the item.
It's possible that it could come back, but at this point it is not on an agenda.

Hogan, Becky 1:06
Awesome. Thank you.
And we'll get right back to you, Miss Lena.
Go ahead, Brendan. Anything else?



Cammarata, Brandon 1:12
Sorry, nothing.
Nothing further unless there's questions for me.
So thank you.

Hogan, Becky 1:17
Any questions of Brandon?
I do have a question. Brandon, you're getting into budget time pretty soon.



Cammarata, Brandon 1:24
Mm-hmm.

Hogan, Becky 1:26
OK.
Is there anything huge that we should be aware of?
From a brewing Commission.



Cammarata, Brandon 1:34
Yeah, I mean that.
That would be outside of of my my scope at this time.
So I I have no news on on the budgetary process that would be impactful to to this Commission at this point.

Hogan, Becky 1:48
OK. Susan, I see your hand up.



Chapel, Susan 1:53

Brandon might not want me to mention this, but Becky, you, you and Steve Rodriguez have done a lot of business together in the past.

Steven is retiring at the end of the month.

Hogan, Becky 2:03

Oh, Mr. Rodriguez. Well, we hope to see him and and it would be really encouraging to me. And I'm sure the rest of the Commissioners that we see as many planners as possible at our retreat.

We don't often get to interact with you, and it's joyful for us and it gives us an opportunity to thank you in person.

So again, I hope to that you encourage staff to attend.

And I would love to know if you're sending Mr. Rodriguez off with a meet and greet.

All right, Miss Lena, you're up.



McClelland, Lena 2:52

Hello again, commissioners. Lena McClelland, Senior city attorney.

My only report for you all this weekend is to just let you know that the Colorado State Legislature's regular session.

Was adjourned today. Finally.

So is race to the end.

And the two lot splitting or the lot splitting bill and the minimum lot size bill that we've discussed both failed.

So we're very happy about that.

And.

That is all I have to report for this evening.

Hogan, Becky 3:31

All right.

Thank you very much.

Any questions of our city attorney?

Oh sweet.

All right, this meeting is now adjourned.

I'm sure that Garrett will say Becky.

I could have gotten that meeting done in half the time it took you, and I will say bring it on, buddy.

GJ **Gayle Jetchick** 3:50
Yeah.

HB **Hogan, Becky** 3:53
Well, thank you again.

MB **Melvin Bush** 3:53
Oh great.
Great job.

HB **Hogan, Becky** 3:54
Thank you to staff.

GJ **Gayle Jetchick** 3:55
Good job, Becky.

HB **Hogan, Becky** 3:56
I know it's a little late and I can eat my cold corn dogs.

SB **Sunny Banka** 3:56
Good job, Becky.

RB **Robin Becker** 3:57
Thank you.

MB **Melvin Bush** 3:58
Very good job, Becky.

CR **Colonel Mike Riley** 3:59
Goodnight, good.

Hogan, Becky 4:00
Yeh ha.

Colonel Mike Riley 4:01
Yeah. There you go, alright.

Melvin Bush 4:01
OK.

Gayle Jetchick 4:02
And the add Colorado Avalanche one in overtime.

Hogan, Becky 4:05
Did they woo Hoo?

Melvin Bush 4:06
All right, yay.

Gayle Jetchick 4:07
Yes.

Sunny Banka 4:07
Oh.

Hogan, Becky 4:10
Yay, that's for learnt.

Melvin Bush 4:10
All right.

Gayle Jetchick 4:12
Great. Great.

Hogan, Becky 4:13
Well, thanks for filling us in.

Melvin Bush 4:14
Take.

Gayle Jetchick 4:15
Good night.

Hogan, Becky 4:16
Good night. Good night all.

Melvin Bush 4:16
Care. All right. Good night, everyone.

Chapel, Susan 4:17
Good night everyone.

Sunny Banka 4:18
Thank you. Goodnight.

Melvin Bush 4:20
Bye bye.

Chapel, Susan stopped transcription

HARMONY COMMERCIAL FDP

AURORA, COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18 (SURVEYOR'S NOTE: SECTION 16 PER DEED AND ABOVE PREAMBLE. THIS SECTION #18 IS ALSO INCORRECTLY NOTED IN THE VESTING DEED.), WHENCE THE SOUTHWEST CORNER OF SAID SECTION 16 BEARS SOUTH 00 DEGREES 26 MINUTES 20 SECONDS EAST A DISTANCE OF 5260.44 FEET, SAID LINE FORMING THE BASIS OF BEARING FOR THE DESCRIPTION;
THENCE NORTH 89 DEGREES 26 MINUTES 05 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 168.82 FEET TO A POINT;
THENCE SOUTH 00 DEGREES 33 MINUTES 55 SECONDS EAST A DISTANCE OF 57.00 FEET TO THE POINT OF BEGINNING;

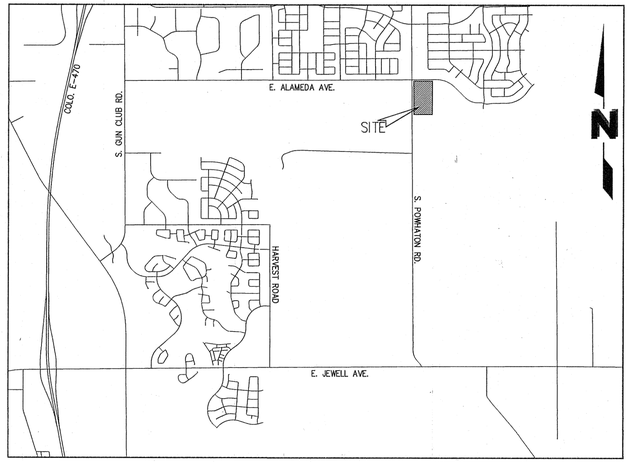
THENCE NORTH 89 DEGREES 26 MINUTES 05 SECONDS EAST, ALONG A LINE 57.00 FEET SOUTHERLY OF AND PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 720.83 FEET TO A POINT;
THENCE SOUTH 00 DEGREES 33 MINUTES 55 SECONDS EAST A DISTANCE OF 1021.82 FEET TO A POINT;
THENCE SOUTH 64 DEGREES 10 MINUTES 12 SECONDS WEST A DISTANCE OF 307.97 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 24 DEGREES 30 MINUTES 28 SECONDS, A RADIUS OF 868.00 FEET, AN ARC LENGTH OF 371.28 FEET AND A CHORD BEARING SOUTH 76 DEGREES 25 MINUTES 26 SECONDS WEST A DISTANCE OF 368.46 FEET TO A POINT OF NON-TANGENCY;
THENCE NORTH 83 DEGREES 01 MINUTES 31 SECONDS WEST A DISTANCE OF 75.63 FEET TO A POINT;
THENCE SOUTH 89 DEGREES 26 MINUTES 05 SECONDS WEST A DISTANCE OF 10.94 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90 DEGREES 07 MINUTES 35 SECONDS, A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.33 FEET AND A CHORD BEARING NORTH 45 DEGREES 30 MINUTES 07 SECONDS WEST A DISTANCE OF 35.39 FEET TO A POINT OF TANGENCY;
THENCE NORTH 00 DEGREES 26 MINUTES 20 SECONDS WEST, ALONG A LINE 144 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1176.29 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 89 DEGREES 52 MINUTES 25 SECONDS, A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.21 FEET AND A CHORD BEARING NORTH 44 DEGREES 29 MINUTES 53 SECONDS EAST A DISTANCE OF 35.32 FEET TO THE POINT OF BEGINNING.

THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL OF THAT LAND CONTAINED IN SPECIAL WARRANTY DEED RECORDED ON DECEMBER 05, 2022 AT RECEPTION NUMBER E2115994 IN ARAPAHOE COUNTY, COLORADO.

PARCEL CONTAINS 871,194 SQUARE FEET OR 19.9999 ACRES.

NOTES

1. TRAFFIC SIGNAL COSTS: OWNER AND/OR DEVELOPERS ARE RESPONSIBLE FOR 100 PERCENT OF SIGNAL COSTS FOR INTERIOR INTERSECTIONS. THE COST OF SIGNALS AT PERIMETER INTERSECTIONS WILL BE PRORATED. SIGNAL LOCATIONS AND COST SHARING WILL BE DETERMINED AT CONTEXTUAL SITE PLAN.
2. STREET LIGHTS. STREETLIGHTS MUST BE CONSTRUCTED ALONG ALL PUBLIC STREETS AS REQUIRED BY CITY CODE SECTION 126-236.
3. ARCHEOLOGICAL FINDS. THE OWNER, DEVELOPER AND/OR CONTRACTORS WILL NOTIFY THE CITY IF ARCHEOLOGICAL ARTIFACTS ARE UNCOVERED DURING CONSTRUCTION.
4. PARKS. NEIGHBORHOOD PARK SITES SHALL NOT EXCEED 3 PERCENT MAXIMUM FINISHED GRADES.
5. RESIDENTIAL DENSITY REDUCTIONS. THE DEVELOPER HAS THE RIGHT TO BUILD AT A LOWER RESIDENTIAL DENSITY IN ANY MAP AREA PROVIDED THE CITY HAS DETERMINED THAT THE USE IS PERMITTED AND COMPATIBLE WITH SURROUNDING LAND USES. A FINDING OF COMPATIBILITY WILL BE DETERMINED AT THE TIME OF PRELIMINARY PLAT OR SITE PLAN REVIEW. THIS REDUCTION SHALL BE CONSIDERED AN ADMINISTRATIVE MP AMENDMENT.
6. MASTER DRAINAGE PLAN. NO SUBDIVISION SHALL BE APPROVED PRIOR TO THE CITY'S APPROVAL OF THE MASTER DRAINAGE PLAN. IN THE EVENT OF ANY PLAN CONFLICTS WITH THE MP, INCLUDING, BUT NOT LIMITED TO, THE SIZE, LOCATION AND REGIONAL DETENTION PONDS AND/OR DRAINAGE WAY LOCATIONS, CROSS SECTIONS AND WIDTHS, THE MASTER DRAINAGE PLAN, AS APPROVED BY THE CITY, SHALL GOVERN. DRAINAGE PONDS DROP STRUCTURES AND OTHER FACILITIES ARE SUBJECT TO PRELIMINARY PLAT OR SITE PLAN REVIEW.
7. 404 PERMIT. THE DEVELOPER IS RESPONSIBLE TO COMPLY WITH ANY REQUIREMENTS OF THE ARMY CORPS OF ENGINEERS (IF ANY) WITH REGARDS TO 404 PERMITTING AND WETLANDS MITIGATION.
8. EMERGENCY ACCESS. THE DEVELOPER SHALL PROVIDE TWO POINTS OF PAVED EMERGENCY ACCESS AND A LOOPED WATER SUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE CITY. THE DEVELOPER SHALL PROVIDE EMERGENCY CROSSINGS THAT MEET ALL CITY STANDARDS. THE DEVELOPER/APPLICANT IS REQUIRED TO PROVIDE ALL OFFSITE ROADWAYS NECESSARY TO PROVIDE THE TWO DISTINCT POINTS OF ACCESS TO THE OVERALL SITE.
9. THE MASTER UTILITY STUDY, MASTER DRAINAGE STUDY AND MASTER TRANSPORTATION STUDY ARE INCORPORATED AS A PART OF THE MP. FINAL APPROVAL OF THESE DOCUMENTS IS REQUIRED BEFORE ACCEPTANCE OF AN APPLICATION FOR THE FIRST WITHIN THE PROJECT.
10. LANDSCAPING STANDARDS. UNLESS OTHERWISE NOTED HEREIN IN A ADJUSTMENT, THE LANDSCAPING STANDARDS OUTLINED IN THE UDO APPLY TO THIS MP. WHERE THE STANDARDS OUTLINED IN THE UDO WITH STANDARDS WITHIN THIS MP, THE MORE RESTRICTIVE SHALL APPLY.
11. FUTURE AMENDMENTS. ANY FUTURE AMENDMENTS TO ARCHITECTURE, LANDSCAPE ARCHITECTURE AND OTHER URBAN DESIGN STANDARDS AND RELATED DRAWINGS MUST DEMONSTRATE AN EQUAL OR BETTER QUALITY THAN THE APPROVED MP STANDARDS.
12. MP ADJUSTMENTS. EXCEPT FOR ANY ADJUSTMENTS LISTED BELOW, THIS MP WILL BE INTERPRETED TO MEAN THAT ALL STANDARDS CONTAINED IN THE MP WILL MEET OR EXCEED ALL CITY CODE REQUIREMENTS.
13. DESIGN STANDARDS. AN MP AMENDMENT AS PER THE REQUIREMENTS OF SECTIONS 3.9, 3.12, 3.13 AND 3.14 OF THE MP MANUAL WILL BE REQUIRED TO BE SUBMITTED EITHER WITH THE APPLICATION FOR THE MP OR AS AN AMENDMENT TO THE MP TO BE SUBMITTED WITH THE APPLICATION FOR THE FIRST PRELIMINARY PLAT OR SITE PLAN IN THE DEVELOPMENT.
14. MAJOR ARTERIAL MEDIANS TO BE PUBLICLY MAINTAINED SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH P&OSD PUBLIC MEDIAN STANDARDS. (THESE POLICIES ARE PENDING COMPLETION.)
15. MAJOR ARTERIAL MEDIANS TO BE PRIVATELY MAINTAINED SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH P&OSD PRIVATE MEDIAN STANDARDS. (THESE POLICIES ARE PENDING COMPLETION.)



VICINITY MAP

1" = ONE-HALF MILE

TABLE OF CONTENTS

1.	COVER SHEET	
2.	LAND USE AND CIRCULATION	TAB 8 & 9
3.	PUBLIC IMPROVEMENT PLANS	TAB 11 & 13
4.	PUBLIC IMPROVEMENT PLANS	TAB 13

OWNER/DEVELOPER:
NICKS INVESTMENTS, LLC
6180 S. OAK HILL WAY
AURORA, CO 80016
(303) 895-1639
MOHINDER (NICK) SANDHU

ARCHITECT:
THE DIMENSION GROUP
5600 S. QUEBEC STREET
SUITE 325C
GREENWOOD VILLAGE, COLORADO 80111
(720) 536-3180
STAYTON R. WOOD, AIA

CIVIL ENGINEER:
THE DIMENSION GROUP
5600 S. QUEBEC STREET
SUITE 325C
GREENWOOD VILLAGE, COLORADO 80111
(720) 536-3180
JOEL TOMPKINS, PE

LANDSCAPE ARCHITECT:
EVERGREEN DESIGN GROUP, INC.
1755 TELSTAR DR., SUITE 300
COLORADO SPRINGS, COLORADO 80920
(800) 680-6630
DARCY BRANDON, PLA

SURVEYOR:
ENGINEERING SERVICE COMPANY
14190 E. EVANS AVENUE
AURORA, COLORADO 80014
(303) 337-1393
JUSTIN CONNER, PLS

SIGNATURE BLOCK

THIS FRAMEWORK DEVELOPMENT PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF Mohinder Singh Sandhu HAS CAUSED THESE
(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENT TO BE EXECUTED THIS 23 DAY OF May AD, 2024

BY: _____
(PRINCIPALS OR OWNERS)

CORPORATE SEAL

STATE OF COLORADO)

COUNTY OF Arapahoe

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF May AD, 2024

BY: Mohinder Singh Sandhu
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

_____
(NOTARY PUBLIC)

ALEX RENNER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214038064
MY COMMISSION EXPIRES SEPTEMBER 27, 2025

NOTARY SEAL

MY COMMISSION EXPIRES September 27, 2025
NOTARY BUSINESS ADDRESS: 24350 E. Smoky Hill Rd.

CITY OF AURORA

CITY ATTORNEY: _____ DATE: 7/16/24

PLANNING DIRECTOR: _____ DATE: 7/22/24

DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATION

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____

COLORADO AT _____ O'CLOCK M, THIS _____ DAY OF _____ AD, _____

CLERK AND RECORDER: _____ DEPUTY: _____

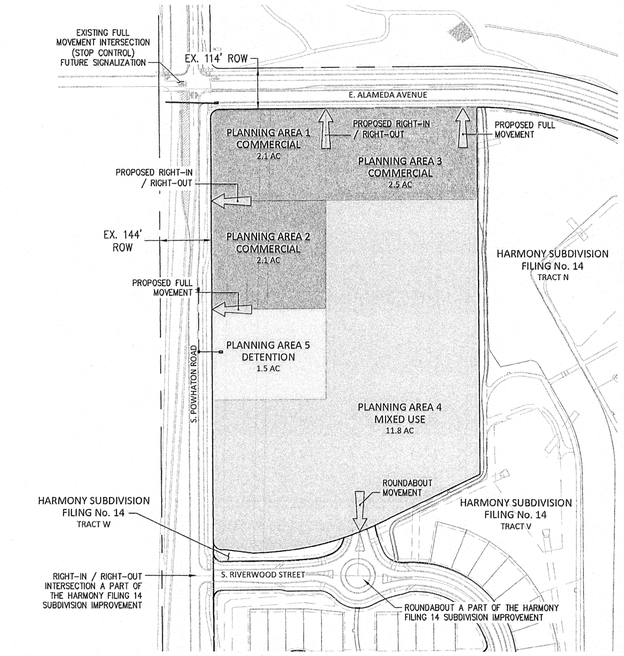
THE DIMENSION GROUP
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HARMONY COMMERCIAL MASTER PLAN
SEC E. ALAMEDA AVE. & S. POWHATAN ROAD
APRIL 26, 2024

FDP

SHEET 1 OF 4

LAND USE MAP



LEGEND

- PROJECT BOUNDARY
- DETENTION AREA
- COMMERCIAL
- MIXED-USE
- ACCESS

NOTE: PUBLIC PLAZA TO BE INCLUDED WITH THE FIRST SITE PLAN SUBMITTAL WITHIN PLANNING AREA 4.

N

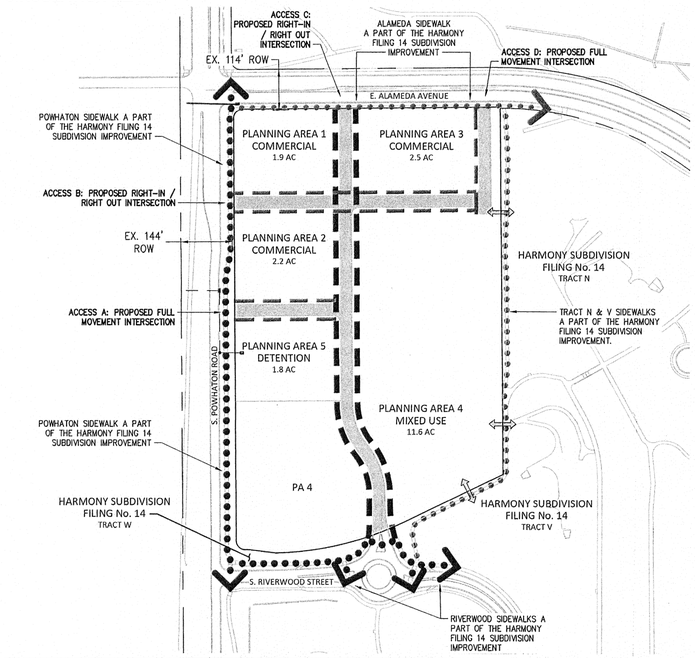
GRAPHIC SCALE
200 0 100 200
1 INCH =200 FEET

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HARMONY COMMERCIAL MASTER PLAN
SEC ALAMEDA AVE. & POWHATAN PKWY.
SEPTEMBER 8, 2023

TAB 8 — HARMONY COMMERCIAL MASTER PLAN - LAND USE MAP

CIRCULATION PLAN



LEGEND

- PROPOSED 6' SIDEWALK**
- PROPOSED 8" SIDEWALK**
- 8' SIDEWALK BY OTHERS*
- 10' SIDEWALK BY OTHERS*
- 8' WALK CONTINUES
- 10' WALK CONTINUES

POSSIBLE CROSS CONNECTION, EXACT LOCATIONS TO BE ESTABLISHED WITH PLANNING AREA 4 SITE DEVELOPMENT PLAN SUBMITTAL(S).

* IMPROVEMENTS ARE A PART OF THE HARMONY SUBDIVISION FILING 14 CONSTRUCTION PLANS TO BE CONSTRUCTED BY MELCOR/TC AURORA, LLC. PLANS APPROVED AUGUST 29, 2023.

**HARMONY COMMERCIAL SUBDIVISION SIDEWALK IMPROVEMENTS TO BE THE RESPONSIBILITY OF THE PLANNING AREA OWNER AT THE TIME OF SITE PLAN SUBMITTAL.

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HARMONY COMMERCIAL MASTER PLAN
SEC E. ALAMEDA AVE. & S. POWHATON ROAD
NOVEMBER 22, 2023

TAB 9 — HARMONY COMMERCIAL MASTER PLAN - CIRCULATION PLAN

TAB EIGHT — HARMONY COMMERCIAL MASTER PLAN, EAST ALAMEDA AVENUE & POWHATON ROAD

FORM D: MASTER PLAN LAND USE MAP MATRIX

A. Land Use Item	B. Planning Area Map Number	C. Map Area Code	D. Gross Land in Acres	E. Land Use Formula	F. Maximum Potential Density by Code (In DUs or SF)	G. Actual Proposed Maximum Density (In DUs or SF)	H. Phasing, Details and Comments (Include phase number or triggering event)
1. Detention Areas	PA-5	DETENTION	1.8	NA	NA	NA	
2. Required Land Dedication Areas for Parks, Schools, Fire Stations, Police Stations, Libraries	NA	NA	NA	NA	NA	NA	Any dedication will be through cash-in-lieu or a component of PA-4
3. Development Areas	PA-1	COMM	1.9	NA	NA	20691 SF	
	PA-2	COMM	2.2	NA	NA	23958 SF	
	PA-3	COMM	2.5	NA	NA	27225 SF	
	PA-4	MIXED-USE	11.6	NA NA	NA NA	126324 SF 400 DUs	These are maximums for each Land Use type
4. Total Map Acreage (Total figures above)			20.0				
5. Less 1/2 of Perimeter Streets Not Owned by Applicant			0.0				
6. Applicant's Acreage Listed in Application (Line 4 minus line 5)			20.0				
7. Total Flood Plain Acreage			0.0				
8. Total Adjusted Gross MP Acreage (Line 4 minus line 7)			20.0				
9. Total SFD Planning areas	NA						
10. Total SFA planning areas	NA						
11. Total MF planning areas	NA						
12. Total residential	NA						
13 .Check for average residential density in subzone	NA						
14. Small Lot Total	NA						
15. Check for maximum allowable number of Multi-Family Units	400						
16. Total retail planning areas	6.6					71,874 SF	
17. Total office planning areas	NA						
18. Total industrial planning areas	NA						
19. Total mixed commercial planning areas	11.6					400 DUs 126,324 SF	
20. Total commercial	18.2						
21. Total neighborhood park land	3.0						If residential units are developed in PA-4, land dedication and/or a cash-in-lieu payment requirements will be satisfied by the developer of such dwelling units. See note 1.
22. Total community park land	1.1						
23. Total open space land	7.8						
24. Total park and open space land	11.9						

NOTES:
1. Any cash-in-lieu of land dedication payment due will be paid prior to recording the plat for the residential lots or tracts.

TAB EIGHT — HARMONY COMMERCIAL MASTER PLAN, EAST ALAMEDA AVENUE & POWHATON ROAD

STANDARD NOTES

1. Traffic Signal Costs. Owner and/or developers are responsible for 100 percent of signal costs for interior intersections. The cost of signals at perimeter intersections will be prorated. Signal locations and cost sharing will be determined at Contextual Site Plan.
2. Street Lights. Streetlights must be constructed along all public streets as required by City Code Section 126-236.
3. Archeological finds. The owner, developer and/or contractors will notify the City if archeological artifacts are uncovered during construction.
4. Parks. Neighborhood park sites shall not exceed 3 percent maximum finished grades.
5. Residential Density Reductions. The developer has the right to build at a lower residential density in any map area provided the City has determined that the use is permitted and compatible with surrounding land uses. A finding of compatibility will be determined at the time of preliminary plat or site plan review. This reduction shall be considered an administrative *MP* amendment.
6. Master Drainage Plan. No subdivision shall be approved prior to the City's approval of the Master Drainage Plan. In the event of any plan conflicts with the MP, including, but not limited to, the size, location and regional detention ponds and/or drainage way locations, cross sections and widths, the Master Drainage Plan, as approved by the City, shall govern. Drainage ponds drop structures and other facilities are subject to preliminary plat or site plan review.
7. 404 Permit. The developer is responsible to comply with any requirements of the Army Corps of Engineers (if any) with regards to 404 permitting and wetlands mitigation.
8. Emergency Access. The developer shall provide two points of paved emergency access and a looped water supply to each phase of the development as approved by the City. The developer shall provide emergency crossings that meet all city standards. The developer/applicant is required to provide all offsite roadways necessary to provide the two distinct points of access to the overall site.
9. The Master Utility Study, Master Drainage Study and Master Transportation Study are incorporated as a part of the MP. Final approval of these documents is required before acceptance of an application for the first within the project.
10. Landscaping Standards. Unless otherwise noted herein in a adjustment, the landscaping standards outlined in the UDO apply to this MP. Where the standards outlined in the UDO conflict with standards within this *MP*, the more restrictive shall apply.
11. Future Amendments. Any future amendments to architecture, landscape architecture and other urban design standards and related drawings must demonstrate an equal or better quality than the approved *MP* standards.
12. *MP Adjustments*. Except for any adjustments listed below, this MP will be interpreted to mean that all standards contained in the MP will meet or exceed all city code requirements.
13. Design Standards. An MP amendment as per the requirements of Sections 3.9, 3.12, 3.13 and 3.14 of the MP Manual will be required to be submitted either with the application for the MP or as an amendment to the MP to be submitted with the application for the first Preliminary Plat or Site Plan in the development.
14. Major arterial medians to be publicly maintained shall be designed and constructed in accordance with P&OSD Public Median Standards. (These policies are pending completion.)
15. Major arterial medians to be privately maintained shall be designed and constructed in accordance with P&OSD Private Median Standards. (These policies are pending completion.)

TAB NINE — HARMONY COMMERCIAL MASTER PLAN, EAST ALAMEDA AVENUE & POWHATON ROAD

FORM J: PARKS, RECREATION, AND OPEN SPACE MATRIX

A. PLANNING AREA DESIGNATION (OR FEATURE IN AN AREA)	B. DESCRIPTION AND INVENTORY OF FACILITIES	C. TOTAL ACREAGE	D. PARKS DEPT. CREDITED ACREAGE	E. FINAL OWNERSHIP AND FACILITY FUNDING	F. TRIGGER FOR EACH PHASE
PA-4	To be determined prior to the recordation of the first subdivision plat that allows/permits development of PA-4	TBD	TBD	TBD	First Subdivision Plat that allows/permits development of PA-4

NOTE: The required dedication acreage is computed based on the projected population for the project, which may be subject to change. Any portion of the land dedication acreage not conducive to on-site dedication shall be satisfied by a cash-in-lieu payment prior to recordation of the first subdivision plat. The amount of the payment is computed by multiplying the dedication acreage by the estimated market value for the land.

Director of Parks and Open Space	Library and Recreation Services
Date:_____ Signature:	Date:_____ Signature:

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HARMONY COMMERCIAL MASTER PLAN
SEC E. ALAMEDA AVE. & S. POWHATAN ROAD
AUGUST 6, 2024

TAB ELEVEN | **HARMONY COMMERCIAL MASTER PLAN**
EAST ALAMEDA AVENUE & POWHATEN ROAD

FORM G: LANDSCAPE STANDARDS MATRIX

	LANDSCAPE ITEM	BRIEF DESCRIPTION OF THE FEATURE	LOCATION OF THE STANDARDS IN APPLICATION PACKAGE
1	Overall landscape concept and palette of plant materials used to carry it out.	The overall landscape character for this commercial development will fit within the surrounding prairie landscape with the use of a native plant palette designed to fit aesthetically with the adjacent developments. Plant quantities shall comply with the UDO and the COA landscape requirements.	
2	Landscape design at entry monumentation and key entry points	Landscape design at entry monuments will accent the entry monumentation.	
3	Landscape standards along E-470 or I-70 (if applicable)	NA	
4	Landscape standards along arterial and collector roads	Landscape along arterial and collector roads - i.e., E. Alameda Avenue and S. Powhaten Road - will provide sufficient buffering through the use of street trees and shrub beds, while providing year round interest. This design will break up uniform views along the corridor as well as highlight commercial architecture and buffer parking. Plant quantities for street trees and buffer plant materials shall comply with the UDO and the COA landscape requirements.	
5	Landscape standards along local roadways	The landscape along local roadways - i.e., the internal connector road running north/south - will consist mainly of street trees and curbside landscaping that comply with the UDO and COA landscape requirements.	
6	Landscape standards in commercial and public gathering areas. (Tree grates & protectors, planters, flower beds, screening at parking lots, etc.)	Landscape within commercial areas will fit within the surrounding prairie landscape theme. The landscape shrub planting will help soften some of the hard rectilinear edges with the use of native grasses, perennial shrub beds & ornamental trees. Contemporary trees grates and planter pots will be used where appropriate to accent the architecture, and all parking shall be screened per the COA landscape requirements.	
7	Landscape standards at detention/ retention ponds and water features	Landscape within detention areas will propose natural pockets of plantings and trees to help soften views and use species of native plants that work well in in drainage areas, and shall comply with the UDO and the COA landscape requirements.	
8	Landscape buffers at parks, open space, and drainage	Landscape design of landscape buffers at open space and drainages shall comply with the UDO and the COA landscape requirements.	
9	Special standards at residential lots. (If residential backyards border open space or parks, indicate special standards.)	NA	
10	Landscape integration at retaining walls	Retaining walls will be integrated into the landscape through the use of natural earth tone materials.	
11	Landscape standards at special facilities	NA	
12	Buffer and setback exemptions for traditional street frontages	NA	

NOTE: The design standards listed in this matrix implement the design themes of the MP and are intended to complement and exceed the UDO standards. Unless an adjustment has been specifically requested and granted, if a conflict should exist between any specific provisions of this matrix and any other ordinance standards, the more restrictive standards shall govern. Any photos or illustrations referenced by this matrix are representative of the level of design quality required by this MP. Final designs to be submitted at the Site Plan level will not necessarily duplicate the exact illustrations, but will contain the same themes and dimensions as shown, and will be at the same or higher level of design quality, extent, and detail.

Harmony Commercial Master Plan
Public Improvements Plan Narrative

This report details the improvements required to support development of the proposed Harmony Commercial Master Plan. The Land Use/Density of the overall Master Plan is consistent with the Medium to High Density Commercial designation identified in Table 5.5 of the Stormwater Drainage Design & Technical Criteria Manual. Included in the discussion are the required roadway, storm drainage, water, and sanitary sewer infrastructure needed for development of the site. Construction of the major thoroughfares – i.e., half-sections of E. Alameda Avenue and S. Powhaton Road adjacent to the boundaries of the Master Plan, and required transitions back to existing conditions, are being constructed by the developer of the Harmony Subdivision, and are required prior to the issuance of a Certificate of Occupancy for any Planning Areas within this Public Improvement Plan. Offsite improvements may be required to meet traffic and life safety needs. The Overall Public Improvement Plan depicts a traffic signal at the intersection of Powhaton Road and Access "A". This signal will be installed once warrants are met, which is not anticipated to occur until full build-out of all Planning Areas within this Master Plan.

Planning Area 1
The public infrastructure requirements needed to develop Planning Area 1 (PA-1) will generally include:
- Construction of a Detention facility (PA-5) designed to serve the entire 20-acre Master Plan area.
- Construction of a right-in/right-out access drive from E. Alameda Avenue, extending south between PA-1 and PA-3. This will ultimately serve as a "spine" road to connect the residential development to the south.
- Construction of a full movement access drive from E. Alameda Avenue, extending south along the eastern edge of PA-3.
- Modifications to the median at the full-movement access drive on E. Alameda Avenue if/when it is constructed to the full lane configuration.
- Construction of a right-in/right-out access drive from S. Powhaton Road. The drive will be extended to the east along the southern edge of PA-1 and PA-3, and will connect to the full movement access drive on E. Alameda Avenue.
- Construction of an 8" sanitary sewer main, extending south from E. Alameda Avenue between PA-1 and PA-3 to the southern edge of PA-1.
- Construction of an 8" water main, extending south from E. Alameda Avenue between PA-1 and PA-3.
- Extension of the 8" water main to the east, south of PA-3, to be stubbed into PA-4.

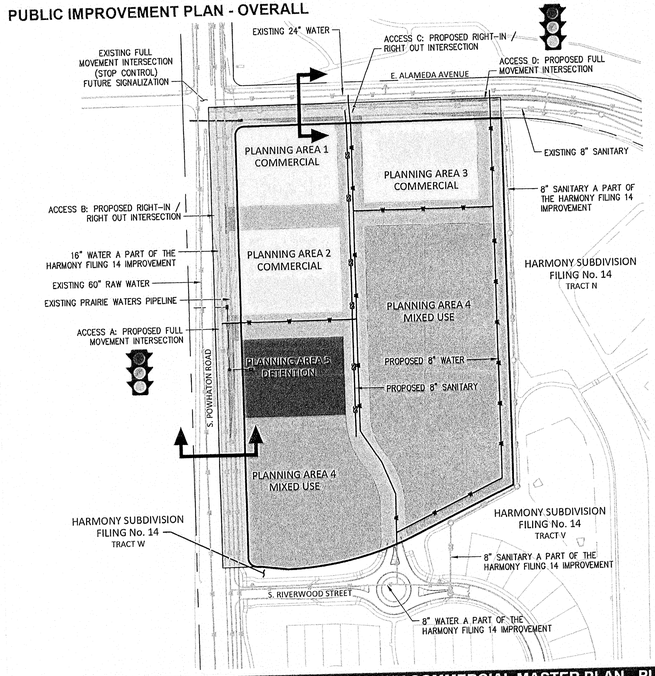
Planning Area 2
The public infrastructure requirements needed to develop Planning Area 2 (PA-2) will generally include:
- Construction of a Detention facility (PA-5) designed to serve the entire 20-acre Master Plan area.
- Construction of a right-in/right-out access drive from S. Powhaton Road, extending east between PA-1 and PA-2.
- Construction of a full movement access drive from S. Powhaton Road, extending east along the south side of PA-2. This access drive will ultimately connect to the spine road.
- Modifications to the median on S. Powhaton Road if/when it is constructed to the full lane configuration.
- Construction of an 8" sanitary sewer main, extending south from E. Alameda Avenue along the east side of PA-1 and PA-2.
- Construction of an 8" water main, extending south from E. Alameda Avenue along the east side of PA-1 and PA-2.
- Construction of an 8" water line along the south side of PA-2 to connect to the existing 16" water main in S. Powhaton Road. This will provide the required water loop.

Planning Area 3
The public infrastructure requirements needed to develop Planning Area 3 (PA-3) will generally include:
- Construction of a Detention facility (PA-5) designed to serve the entire 20-acre Master Plan area.
- Construction of a right-in/right-out access drive from E. Alameda Avenue, extending south between PA-1 and PA-3. This will ultimately serve as a "spine" road to connect the residential development to the south.
- Construction of a full movement access drive from E. Alameda Avenue, extending south along the eastern edge of PA-3.
- Modifications to the median at the full-movement access drive on E. Alameda Avenue if/when it is constructed to the full lane configuration.
- Construction of an access drive along the south side of PA-3.
- Construction of an 8" sanitary sewer main, extending south from E. Alameda Avenue between PA-1 and PA-3 to the southern edge of PA-3.
- Construction of an 8" water main, extending south from E. Alameda Avenue between PA-1 and PA-3.
- Extension of the 8" water main to the east, south of PA-3, to be stubbed into PA-4.

Planning Area 4
The public infrastructure requirements needed to develop Planning Area 4 (PA-4) will generally include:
- Construction of a Detention facility (PA-5) designed to serve the entire 20-acre Master Plan area.
- Construction of a full movement access drive from E. Alameda Avenue, extending south along the eastern edge of PA-3.
- Modifications to the median at the full movement access drive on E. Alameda Avenue if/when it is constructed to the full lane configuration.
- Construction of an access drive between PA-3 and PA-4.
- Construction of a full movement access drive from S. Powhaton Road, extending east along the south side of PA-2. This access drive will ultimately connect to the spine road.
- Modifications to the median on S. Powhaton Road if/when it is constructed to the full lane configuration.
- Construction of the spine road from the roundabout on S. Riverwood Street to a connection on E. Alameda Avenue.
- Construction of an 8" sanitary sewer main, extending south from E. Alameda Avenue between PA-1 and PA-3 to a southern terminus that would serve all areas of PA-4.
- Construction of an 8" water main, extending south from E. Alameda Avenue between PA-1 and PA-3, with an extension to the east, south of PA-3
- Construction of an 8" water main that loops around PA-4, with a connection to the existing 16" water main in S. Powhaton Road.

THE DIMENSION GROUP
ARCHITECTURE· CIVIL ENGINEERING· MEP ENGINEERING

PUBLIC IMPROVEMENT PLAN - OVERALL



LEGEND

- PROJECT BOUNDARY
- REQUIRED IMPROVED ROW
- COMMERCIAL
- MIXED USE
- PRIVATE DRIVE AND WALK
- STORMWATER FACILITY
- PROPOSED SANITARY MAIN
- EXISTING SANITARY MAIN
- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- EXISTING FIRE HYDRANT
- PUBLIC ROAD IMPROVEMENT REFER TO OFFSITE SHEET
- TRAFFIC SIGNAL UPON WARRANTS (SEE NOTE).

NOTES:
- FOR HARMONY COMMERCIAL SIGNALS ARE NOT EXPECTED TO MEET WARRANT UNTIL FULL BUILD-OUT OF ALL PLANNING AREAS.
- THE LEGEND FOR EXISTING UTILITIES INCLUDE THOSE ITEMS THAT ARE A PART OF THE HARMONY FILING 14 IMPROVEMENTS.

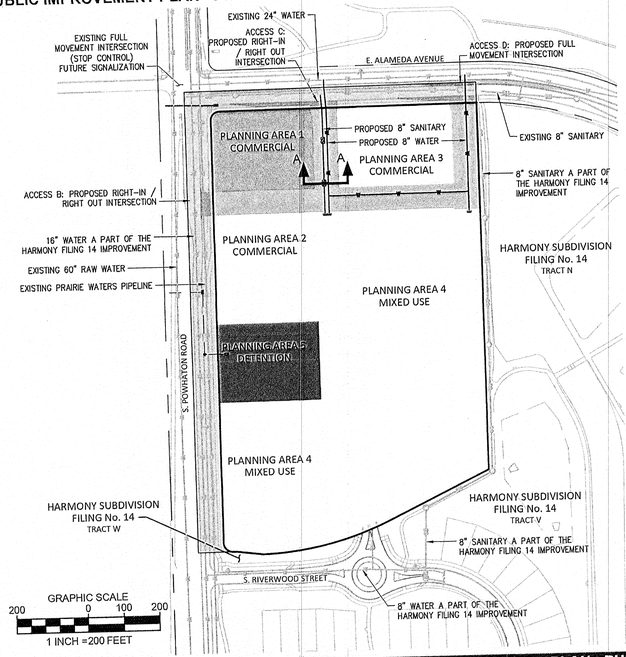
N

GRAPHIC SCALE
200 0 100 200
1 INCH =200 FEET

HARMONY COMMERCIAL MASTER PLAN
SEC E. ALAMEDA AVE. & S. POWHATON ROAD
JANUARY 31, 2024

TAB 13 | HARMONY COMMERCIAL MASTER PLAN - PUBLIC IMPROVEMENT PLAN - OVERALL

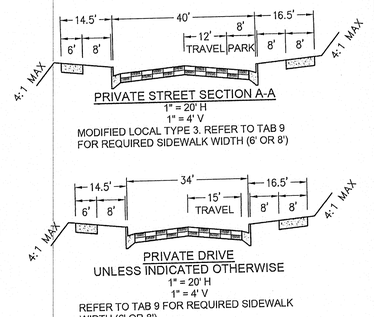
PUBLIC IMPROVEMENT PLAN - PLANNING AREA 1



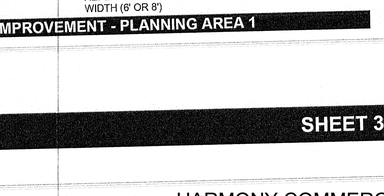
LEGEND

- PROJECT BOUNDARY
- PLANNING AREA 1
- REQUIRED IMPROVED ROW
- PRIVATE DRIVE AND WALK
- STORMWATER FACILITY
- PROPOSED SANITARY MAIN
- EXISTING SANITARY MAIN
- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- EXISTING FIRE HYDRANT

NOTE: THE LEGEND FOR EXISTING UTILITIES INCLUDE THOSE ITEMS THAT ARE A PART OF THE HARMONY FILING 14 IMPROVEMENTS.



PRIVATE STREET SECTION A-A
1" = 20' H
1" = 4' V
MODIFIED LOCAL TYPE 3. REFER TO TAB 9 FOR REQUIRED SIDEWALK WIDTH (6' OR 8')



PRIVATE DRIVE
UNLESS INDICATED OTHERWISE
1" = 20' H
1" = 4' V
REFER TO TAB 9 FOR REQUIRED SIDEWALK WIDTH (6' OR 8')

N

GRAPHIC SCALE
200 0 100 200
1 INCH =200 FEET

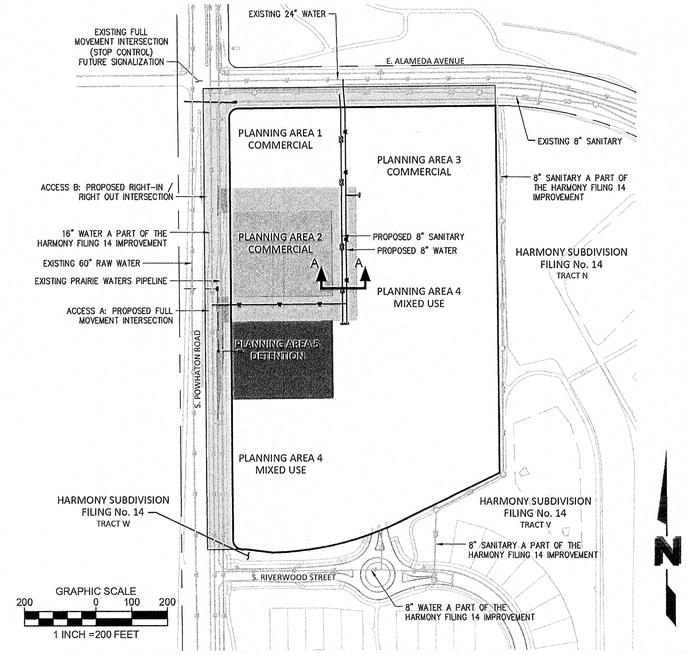
HARMONY COMMERCIAL MASTER PLAN
SEC E. ALAMEDA AVE. & S. POWHATON ROAD
JANUARY 31, 2024

TAB 13 | HARMONY COMMERCIAL MASTER PLAN - PUBLIC IMPROVEMENT - PLANNING AREA 1

HARMONY COMMERCIAL MASTER PLAN
SEC E. ALAMEDA AVE. & S. POWHATAN ROAD
AUGUST 6, 2024

SHEET 3 OF 4

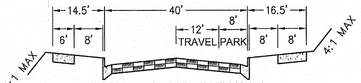
PUBLIC IMPROVEMENT PLAN - PLANNING AREA 2



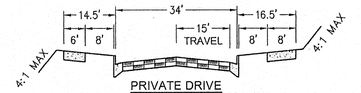
LEGEND

- PROJECT BOUNDARY
- PLANNING AREA 2
- REQUIRED IMPROVED ROW
- PRIVATE DRIVE AND WALK
- STORMWATER FACILITY
- PROPOSED SANITARY MAIN
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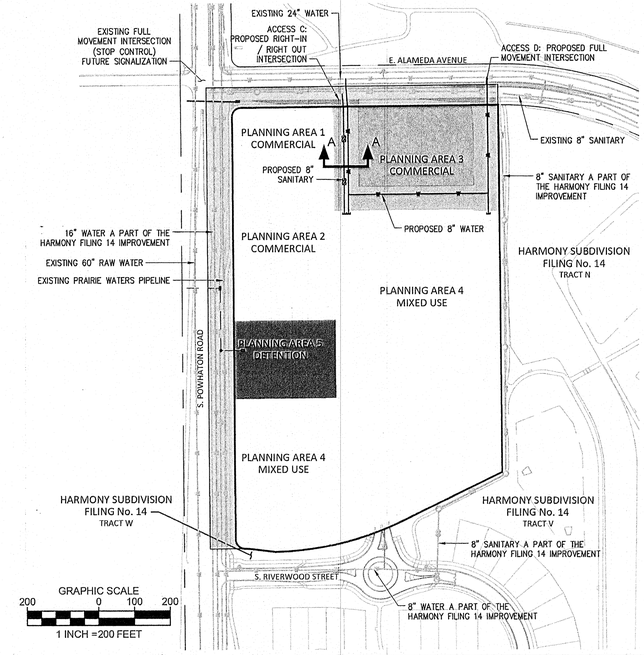
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1" = 4' V
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PRIVATE DRIVE
UNLESS INDICATED OTHERWISE
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1" = 4' V
REFER TO TAB 9 FOR REQUIRED SIDEWALK WIDTH (6' OR 8')

HARMONY COMMERCIAL MASTER PLAN
SEC E. ALAMEDA AVE. & S. POWHATON ROAD
JANUARY 31, 2024

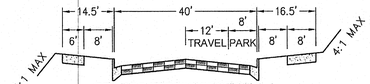
PUBLIC IMPROVEMENT PLAN - PLANNING AREA 3



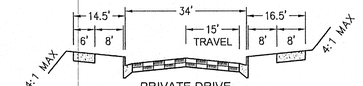
LEGEND

- PROJECT BOUNDARY
- PLANNING AREA 3
- REQUIRED IMPROVED ROW
- PRIVATE DRIVE AND WALK
- STORMWATER FACILITY
- PROPOSED SANITARY MAIN
- EXISTING SANITARY MAIN
- PROPOSED WATER MAIN
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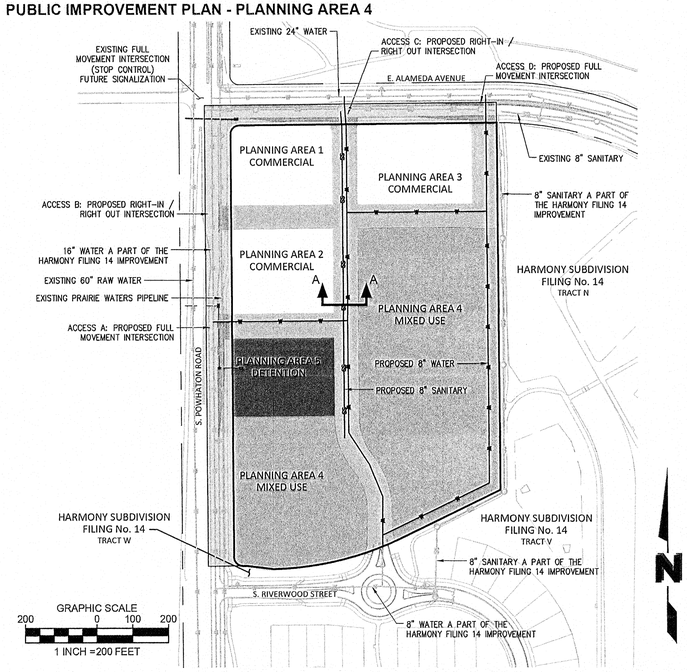
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HARMONY COMMERCIAL MASTER PLAN
SEC E. ALAMEDA AVE. & S. POWHATON ROAD
JANUARY 31, 2024

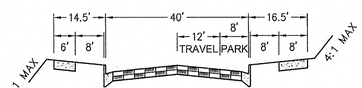
PUBLIC IMPROVEMENT PLAN - PLANNING AREA 4



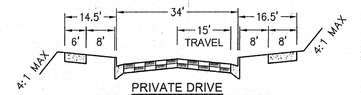
LEGEND

- PROJECT BOUNDARY
- PLANNING AREA 4
- REQUIRED IMPROVED ROW
- PRIVATE DRIVE AND WALK
- STORMWATER FACILITY
- PROPOSED SANITARY MAIN
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- PROPOSED WATER MAIN
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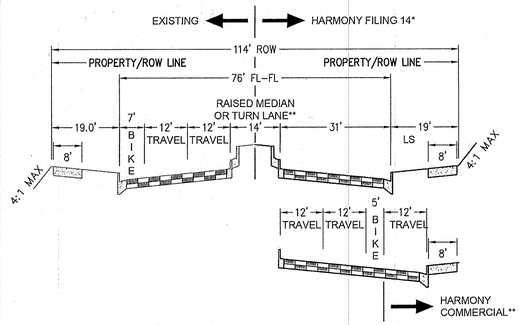
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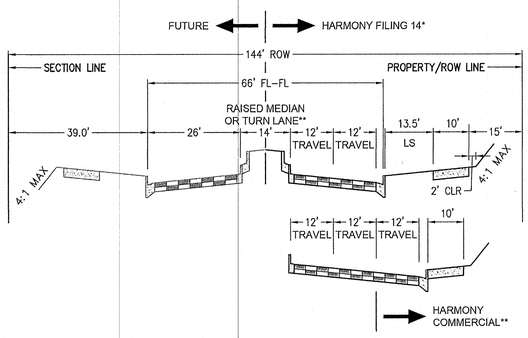
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HARMONY COMMERCIAL MASTER PLAN
SEC E. ALAMEDA AVE. & S. POWHATON ROAD
JANUARY 31, 2024

PUBLIC IMPROVEMENT PLAN - OFFSITE



ALAMEDA AVENUE (ULTIMATE)
1" = 20' H
1" = 4' V
FOUR LANE ARTERIAL W/ RAISED MEDIAN
LOOKING EAST



POWHATON AVENUE (ULTIMATE)
1" = 20' H
1" = 4' V
MODIFIED FOUR LANE ARTERIAL
LOOKING NORTH

* IMPROVEMENTS ARE A PART OF THE HARMONY SUBDIVISION FILING 14 CONSTRUCTION PLANS TO BE CONSTRUCTED BY MELCOR/TC AURORA, LLC. PLANS APPROVED AUGUST 29, 2023. HARMONY COMMERCIAL SUBDIVISION IMPROVEMENTS ARE RELIANT ON THESE PLANNED IMPROVEMENTS.

**HARMONY COMMERCIAL SUBDIVISION PUBLIC RIGHT-OF-WAY IMPROVEMENTS INCLUDE TAPER AND RIGHT TURN BAYS AT ACCESSES A, C, AND D AS WELL AS LEFT TURN TAPER AND BAYS AT ACCESSES A AND D.

HARMONY COMMERCIAL MASTER PLAN
SEC E. ALAMEDA AVE. & S. POWHATAN ROAD
AUGUST 6, 2024

THE FLAGSHIP STORE

All In One Harmony

Built in Aurora. By an Aurora family. For this neighborhood.

E. Alameda Avenue & S. Powhaton Road

Presented by Manraj Singh | All In One Colorado | Sandhu Investment Group

Spring 2026

MEET THE OWNER

Manraj Singh — born, raised, and building in Aurora.



Aurora

Raised here

I live here. My family lives here. We're a 10-minute drive from this site. We are invested in this community and want to be good neighbors.

2021

University of Denver

Graduated with a degree in Hospitality Management.

2021–Now

Building the family business

Joined the family operation right after graduation and has been growing it ever since.

Today

Long-term ownership

This is the flagship. I'm not flipping it. We're building something to keep.

THE VISION

This isn't a corner store. It's the future of the brand.

Manraj has spent the past five years traveling to industry conventions, studying flagship retail concepts, and assembling a design team to elevate what a neighborhood store can be. This is the prototype every future All In One will be built from.

01

Flagship design

Architectural and interior detail well beyond convenience-store norms.

02

Material investment

Walnut millwork, custom lighting, premium finishes throughout.

03

Hospitality DNA

Operated with the standards of a boutique hotel — not a gas station. Our interior designer, Studio Lemonade, brings the same craft to this project that they've delivered for luxury hotels across Colorado.

04

Aurora-first

Designed for this corridor — not a copy-paste prototype.



INTERIOR

Architectural lighting. Wide aisles. Daylight. Natural materials. A space for the everyday.

Quick lunch after youth sports. Coffee on the way to work. A neighborhood living room.

HARMONY COMMERCIAL APPROVED MASTER PLAN SPRING 2024



SITE PLAN

Four uses. One thoughtfully designed building.



01

Convenience Store

Daily essentials, fresh grab-and-go, premium coffee program — closes at 11 PM

02

Café / Restaurant

Sit-down dining and morning coffee — 6 AM to 10 PM

03

Wine & Spirits

Curated selection — 8 AM to 11 PM

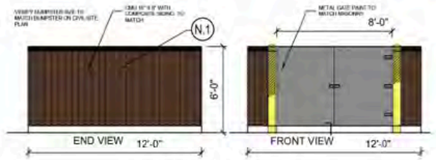
04

Fuel Station

The closest fuel option for thousands of nearby households

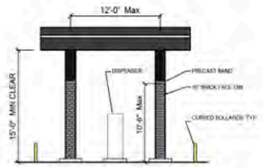
Liquor stores and convenience stores are already permitted by-right in this zone district. Only the fuel sales component requires conditional use approval.

BUILDING ELEVATIONS

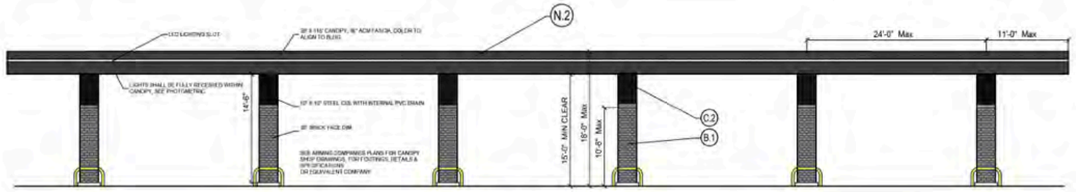


DUMPSTER
SCALE: 1" = 1'-0"

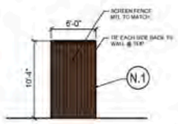
EXTERIOR MATERIAL SCHEDULE		
NOT ALL MATERIALS IN SCHEDULE ARE USED		
NO.	MATERIAL	MANUF
N-1	WOOD COMPOSITE CLADDING	NICHIHA - CEDAR
N-2	FLUSH WALL METAL PANEL CLADDING	PAC CLAD - IRON ORE
N-3	WOOD SLATS - 2X6 MTL	PRE-FAB MTL - FIN TO MATCH N-1
E-1	THREE COAT STUCCO SYSTEM	THREE COAT STUCCO SYSTEM - SW 7035 AESTHETIC WHITE
B-1	BRICK 4X8 SIZE BLACK COLOR	LAKEWOOD BRICK
S-1	ALUMINUM STOREFRONT GLAZING	METAL ACCENTS - SW 7675 'SEAL SKIN'
P-3	PREFINISHED PARAPET CAP	20 GA. PREFINISHED METAL CAP- DARK BRONZE
C-1	PREFINISHED ALUMINUM CANOPY	MAPES LUMISHADE CANOPY - ALUMINUM - BAKED ENAMEL W/ REAR GUTTER CONNECTIONS
C-2	FUELING CANOPY	20 GA. PREFINISHED METAL - DARK BRONZE



GAS CANOPY E/W



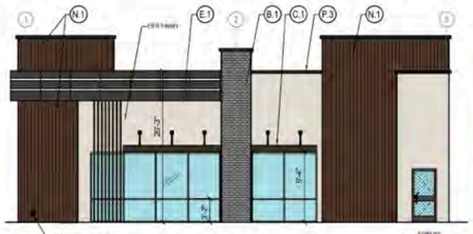
GAS CANOPY N/S



SCREEN FENCE

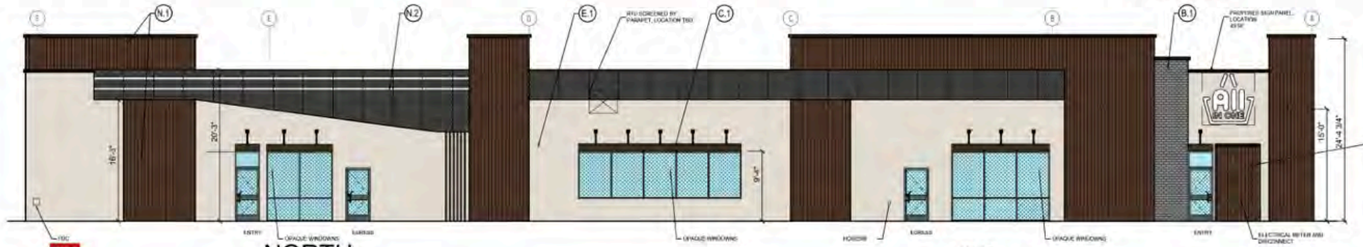


SOUTH



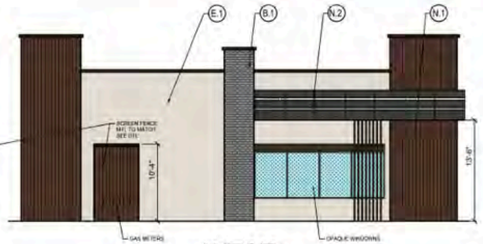
EAST

GRAPHIC SCALE



NORTH

1003 SF



WEST

ELEVATIONS.. CONCEPTUAL
SCALE: 1/8" = 1'-0"

VIGNETTE studios
Planning Landscape Architecture Graphics
PO Box 271789
Fort Collins, Colorado 80527
970.231.6749 T
www.vignettestudios.com

CLIENT
NICKS INVESTMENTS, LLC
19245 E. 96TH AVE
DENVER, CO 80249

OPENBUSCH Architecture, PC
Urban Planning
Facilities
Architecture
Landscape
Forensics
6886 South University Blvd. 220
Centennial, Colorado 80121
Cell: (303) 981-8790
E-Mail: lawrence@openver.com

Harmony Marketplace

Site Plan
AURORA, COLORADO

JOB NO:	55016
ACAD FILE:	55016EL1
DRAWN:	TCH
CHECKED:	TCH
ISSUE DATE:	July 16, 2025

REVISIONS	DATE
CITY COMMENTS	9/30/25
CITY COMMENTS	11/24/25
CITY COMMENTS	12.22.25

SHEET TITLE:
BUILDING ELEVATIONS

SHEET NO:
16

Residents are driving farther than they should for basic services. Development is needed.

Development doesn't happen all at once. It happens because one developer takes the risk first — and proves the market to everyone who follows.

01

Infrastructure unlocks everything

All In One will fund the roads, drainage, and detention that make every other lot in the Harmony Master Plan buildable — work no other tenant wants to do alone.

02

Retail follows retail

Aldi, Ace Hardware, dental, and veterinary tenants have expressed interest — but won't commit capital until they see infrastructure being built. We break that logjam.

03

The rooftops are already here

Aurora's southeast corridor is one of the fastest-growing residential areas in the metro. The commercial base hasn't caught up yet. That gap is the opportunity.

04

Every vacant day costs Aurora

Every day this site sits empty, residents drive out of the area to spend money — and that sales tax revenue leaves Aurora. Development keeps it here.

It takes one developer willing to take the risk to put a corridor on the map. We are that developer.

COMMUNITY CONCERNS & OUR RESPONSE

We heard every concern. Here's what we did.

NEIGHBORHOOD CONCERN
Crime & Safety Residents worried about loitering, criminal activity, and the store attracting crime to the neighborhood.
Light Pollution Neighbors concerned about glare from the fuel canopy and store lighting spilling onto adjacent properties.
Property Values Community members feared a gas station or convenience store would reduce nearby home values.
Environmental & Spill Risk Residents raised concerns about fuel leaks, soil contamination, and environmental risk to the area.
Hours of Operation Residents raised concerns about overnight operations generating noise and activity while the neighborhood is at rest.
Ongoing Accountability Residents wanted a formal mechanism to hold the developer accountable after approval — not just verbal promises.

Each concern is addressed in detail in the slides that follow.

CONCERN: CRIME & SAFETY

Active, staffed, monitored — the opposite of a crime magnet.

Research is *clear* on this point. A randomized controlled trial out of Columbia and Penn found that restoring vacant land reduced crime by 29% in surrounding neighborhoods — because vacant lots attract crime, not active commercial use. The CPTED framework, used by police departments across the country including Aurora PD, identifies lighting, active staffing, and cameras as the top three deterrents for criminal activity. This site, with 24/7 cameras, license plate readers, overnight staff, and full-cutoff lighting, will be among the most crime-resistant properties in the corridor — a dramatic upgrade from a dark, unmaintained, unoccupied lot.

Source: Branas et al. (2018), Columbia University Mailman School of Public Health / University of Pennsylvania — published in PNAS, Reliance Foundry CPTED Framework (citing criminologist C. Ray Jeffery and architect Oscar Newman)

24/7 HD Cameras

Live monitoring; footage shared with APD upon request

License Plate Readers

Same system that's helped police recover stolen vehicles at our other stores

Overnight Staff Member

On-site even when retail is closed — patrols, cleans, monitors

Strict No-Loitering Policy

Posted and enforced; staff trained on de-escalation

On-Site Panic Buttons

Direct line to APD; tested monthly

Code-Plus Lighting

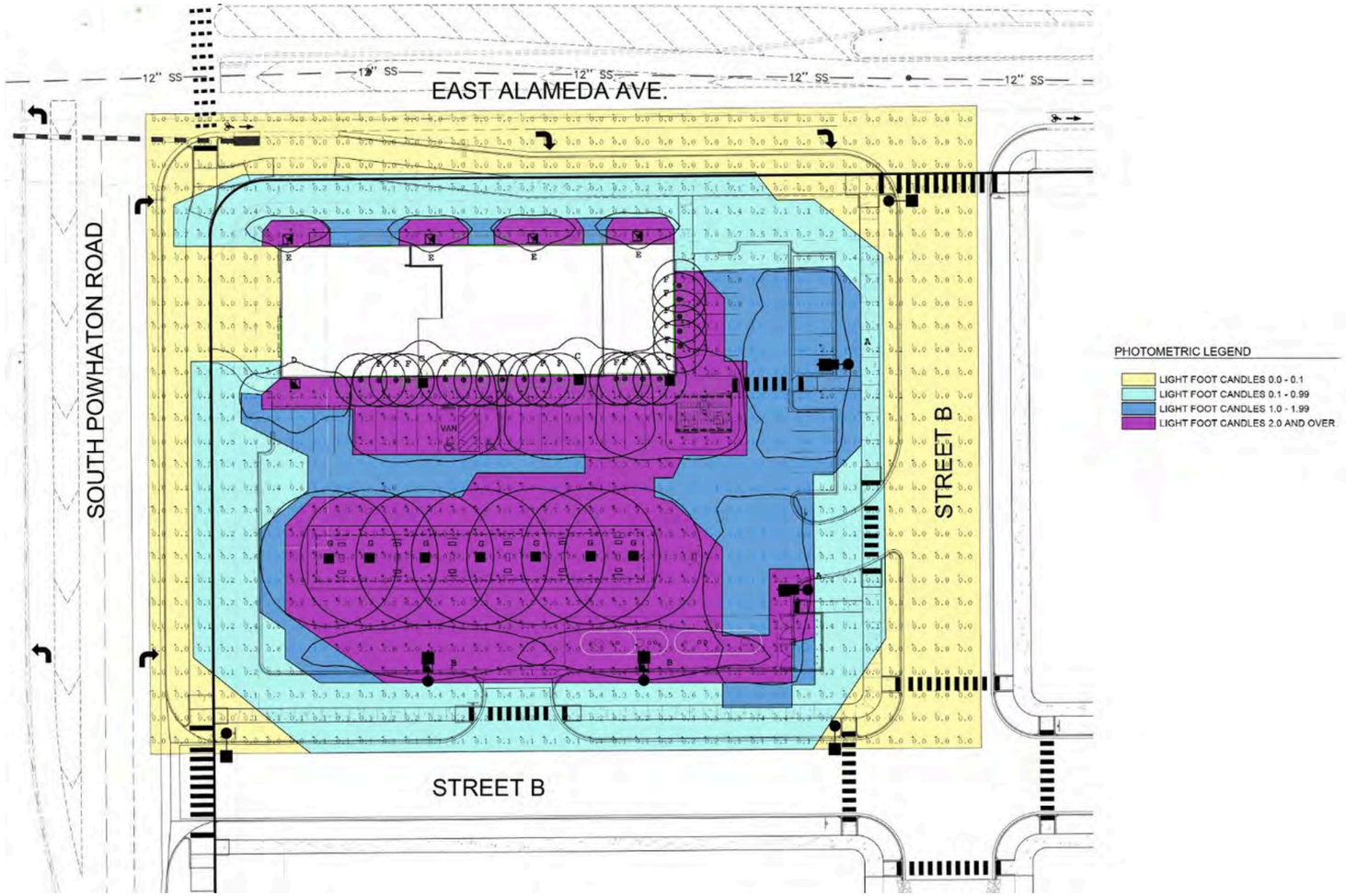
Down-directional, full-cutoff fixtures — bright on-site, dark at property line

All operations close by 11 PM — no overnight retail.

CONCERN: LIGHT POLLUTION

Bright on-site. Dark at the property line.

All lighting is down-directional, full-cutoff LED — meeting or exceeding Aurora's code. The photometric study below is the proof.



0.0 – 0.1

foot-candles at the property line

The yellow band around the site perimeter shows virtually zero light escaping onto neighboring properties or streets.

2.0+

foot-candles at pumps & storefront

Highest light levels are concentrated exactly where safety requires them — at the fuel canopy and building entrance.

Full-cutoff

LED fixtures throughout

Every fixture is shielded so light projects downward only. No glare visible from adjacent streets or residential areas.

Code-plus

design standard

Our photometric plan meets or exceeds Aurora's lighting ordinance requirements — reviewed and stamped by a licensed engineer.

CONCERN: PROPERTY VALUES

Convenience stores don't drag down home values. They predict them.

> *"Supermarkets and convenience stores have a tendency to be a stronger predictive factor for home value than other neighborhood features. An ideal housing location that would maximize price is one situated in a 'convenient' area — close to supermarkets and convenience stores, with a variety of these establishments nearby."*

NYC Data Science Academy — Machine Learning Study of Atlanta Home Sales

+23.5%

value premium in walkable, store-rich neighborhoods

Redfin's analysis of nearly 1 million home sales found homes near shopping and services sell for 23.5% more than car-dependent equivalents.

Redfin / Walk Score — 16 U.S. metro areas

#1

predictor of home value above schools, parks & transit

In a machine learning model of Atlanta home sales, proximity to convenience retail outperformed proximity to schools, parks, and public transit as a price predictor.

NYC Data Science Academy — "The Convenience Factor"

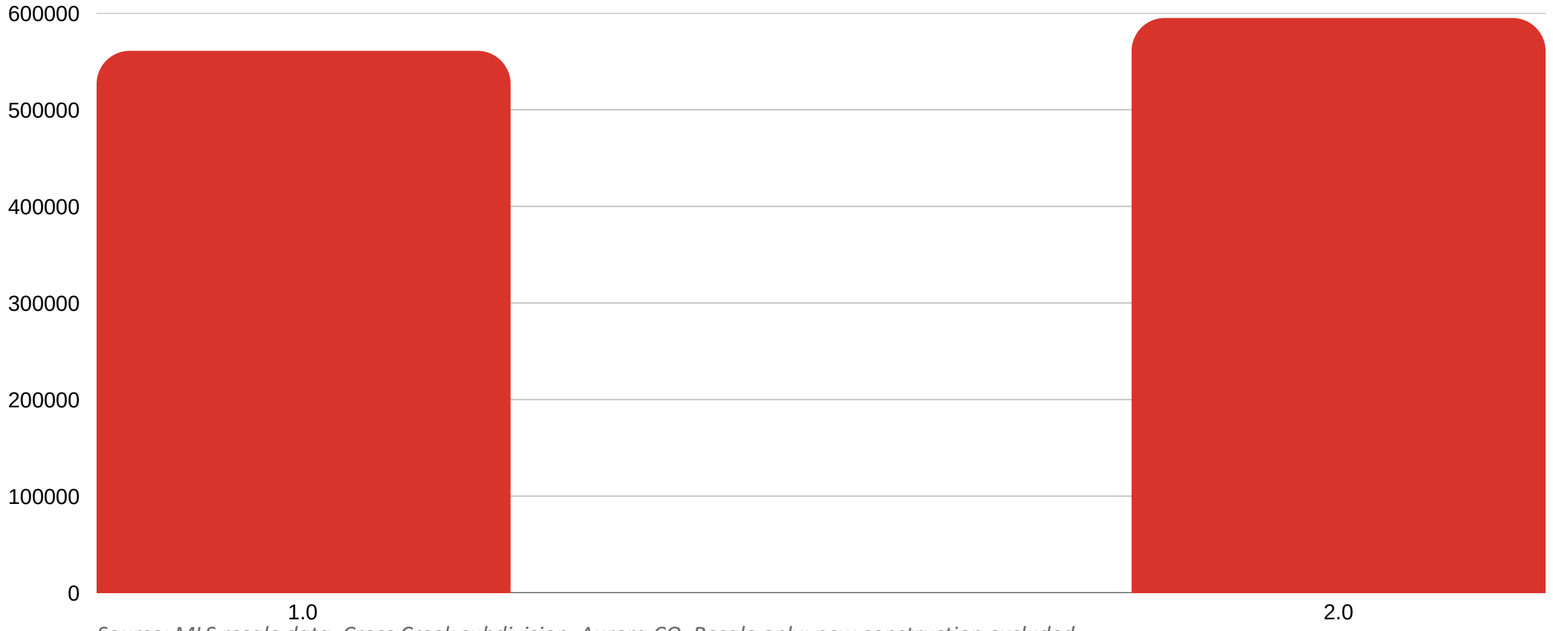
The bottom line: the research consistently shows that convenient retail — including fuel and convenience stores — is an amenity that buyers pay a premium to be near, not a liability they discount.

CONCERN: PROPERTY VALUES

Local home sales tell a clearer story than national fears.

We pulled every resale within ½ mile of the existing 7-Eleven and QT in Cross Creek for the past two years. Here's what actually happened to home prices near operating fuel stations:

In 2024 there were 3 sales with an average price of $561,000 — all sold slightly below asking price.
In 2025 there were 5 sales with an average price of $595,000 — all sold at or above asking price.
There was one additional home that sold in 2025 (just outside of Cross Creek) for $1,100,000 — at asking price.



+6.1%

Year-over-year increase in nearby home sale prices, with existing fuel stations operating in the area.

All 2025 homes sold at or above asking.

Source: MLS resale data, Cross Creek subdivision, Aurora CO. Resale only; new construction excluded.

CONCERN: POLLUTION & ENVIRONMENTAL CONCERNS

One of the most regulated land uses in Colorado.

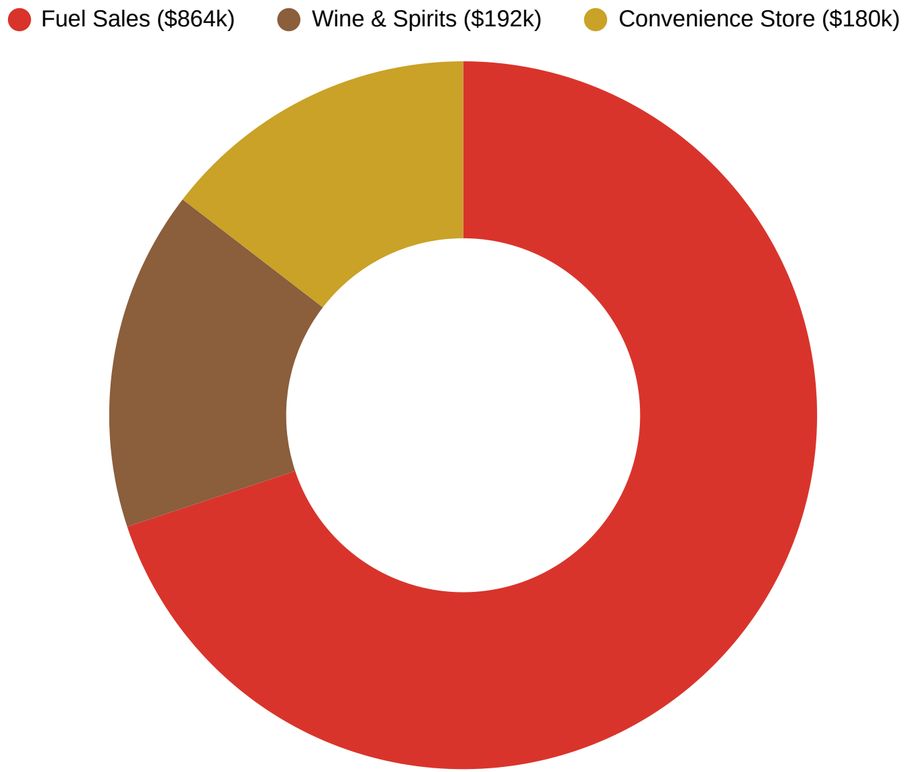
1	**Double-Walled Tanks**	Inner and outer steel walls with continuous sensor monitoring between layers
2	**Continuous Leak Detection**	Automated 24/7 monitoring with immediate shutoff and alerts
3	**Automatic Shutoff Systems**	Stops fuel flow on overfill, leak, or pressure anomaly
4	**State + EPA Oversight**	Mandatory annual testing of tanks and delivery systems
5	**Quarterly Operator Testing**	We exceed state requirements with our own additional quarterly testing

Five layers of protection. Each tested independently. Each capable of containing a failure on its own.

WHAT THIS FUNDS

$1.24 million per year in new tax revenue for Aurora.

This parcel today generates effectively zero sales tax. Once operating, the All In One Harmony will be a meaningful contributor to Aurora's general fund — every year, in perpetuity.



Where this money goes

- Police, Fire, EMS, and 911 dispatch
- Schools and youth programs
- Parks, recreation centers, and libraries
- Road maintenance, snow removal, traffic signals

REVISED HOURS OF OPERATION

Hours revised from 24/7 to 4 AM – 11 PM following community feedback.

At the second neighborhood meeting, overnight operations were identified as a primary concern among residents. In response, we revised the proposed hours for all uses on the site. The convenience store, originally proposed to operate 24 hours a day, will now open no earlier than 4 AM and close by 11 PM — eliminating late-night activity.

Convenience Store/Fueling
4 AM – 11 PM

Previously: 24/7

Café / Restaurant
8 AM – 10 PM

Wine & Spirits
8 AM – 11 PM

Why we made this change

Residents at the second neighborhood meeting expressed concern that overnight operations would generate noise, light, and activity during hours when the surrounding neighborhood is at rest. We take that concern seriously. Restricting hours to 4 AM–11 PM directly addresses it, and these hours are formalized in our Good Neighbor Agreement.

OUR COMMITMENT

Good Neighbor Agreement.

Concrete commitments. We are open to any other suggestions the community may have.

My Little Library and Patio Area

The Patio area will allow neighbors to come and grab food, snacks, and or ice cream to enjoy outside with the family

The library will provide books to the kids around the neighborhood, promoting a family first environment

Community Liaison

Named contact for residents. 24 Hour response

Maintenance Standard

Graffiti and trash removal within 48 hours. Off-site trash patrols within reason.

APD Partnership

Camera and LPR data shared with Aurora Police on request.

Thank You

We'd love to walk you through the renderings, introduce you to our design team, or take you to one of our existing stores. Open for questions.

PROJECT TEAM

Manraj Singh — Owner / Developer | All In One Colorado, Sandhu Investment Group | manrajbusiness@gmail.com | (720) 231-8479

Terence Hoaglund — Land Planning & Landscape Architecture | Vignette Studios | hoaglund@vignettestudios.com | (970) 231-6749

Blaine Mathisen — Civil Engineering | EPS Group

Lawrence Depenbusch — Architecture | Depenbusch Architecture

All in One Harmony Commercial
Conditional Use and Site Plan

Planning and Business Development

Project No: DA-1925-19

Aurora City Council

Call-Up Public Hearing

July 27, 2026

All in One Harmony Commercial | Conditional Use and Site Plan

Request

Request: One (1) Conditional Use for a Motor Vehicle Fuel Dispensing Station in the Mixed Use Corridor (MU-C) Zone District and a Site Plan

Location: Southeast Corner of East Alameda Avenue and South Powhaton Road

Applicant: Nicks Investments, LLC (Manraj Singh)
Consultant: Vignette Studios, LLC (Terence Hoaglund)

Zoning: MU-C/Administrative Activity Center, Subarea C
Placetype: Commercial Hub

The Applicant submitted development applications for a Conditional Use and Site Plan Approval for a Motor Vehicle Fuel Dispensing Station and Convenience Store, Liquor Store and Restaurant.

In the January 14, 2026 Planning & Zoning Commission Hearing, the project was tabled indefinitely to allow the applicant to go back to the public.

In the May 13, 2026 Planning & Zoning Commission Hearing, the Commission voted unanimously 6-0 to approve the project citing in their decision that the criteria of approval for the conditional use and site plan had been met.

City Council voted to call up the application on June 8, 2026.

Background

- Authorized in Sec. 146-5.3.11 of the Unified Development Ordinance (UDO).
- Any member of the City Council may move to call up the development application for consideration.
- The City Council shall have the authority to approve, approve with conditions, modify, or reverse the decision of the Planning Commission.
- The City Council may also remand the application back to the Commission with direction for further consideration.

Call Up Details

Conditional Use

A use that may be permitted if found to be compatible with adjacent uses and would not change the character of the neighborhood.

The applicability, procedures, and approval criteria for Conditional Use development applications are found in UDO section 146-5.4.3.A. This section applies to all applications for a use listed as a conditional use within the Permitted Use Table. The Permitted Use Table, located in UDO section UDO section 146-3.2, lists the land uses that require conditional use approval in Aurora. Per this section, Motor Vehicle Fuel Dispensing Stations are considered a Conditional Use within the MU-C zone district.

Site Plan

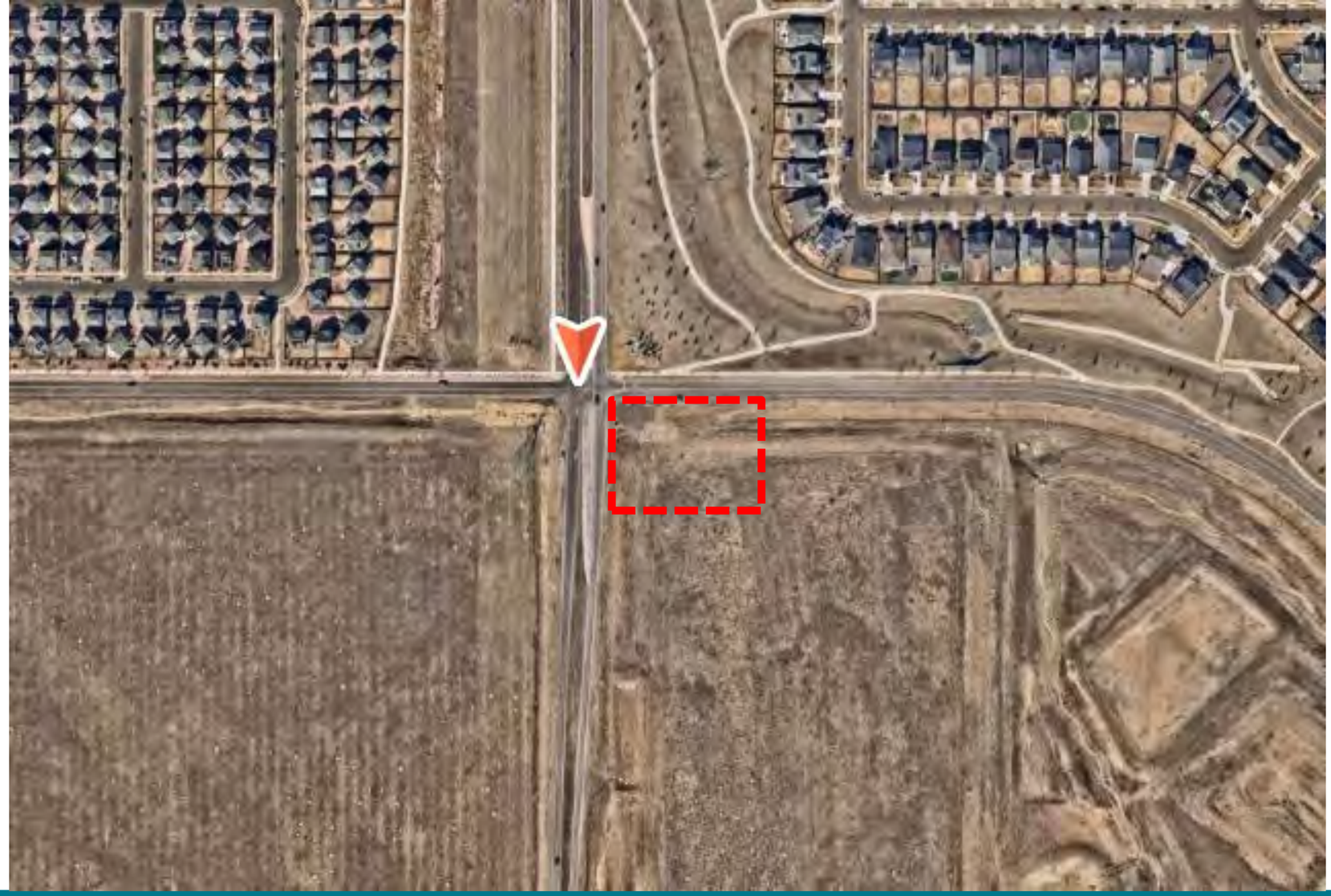
A detailed plan depicting how a site will be developed by illustrations and drawings of such site features as architectural building elevations, building locations, sidewalks, parking areas, landscaping, recreational amenities, and other site features. *The site plan approval is linked to the approval of the conditional use. Without the approval of the conditional use, the site plan is invalid since there are elements of the conditional use, i.e. the motor vehicle fueling station, that are central to the design of the site plan.*

A Site Plan complying with UDO Section 146-5.4.3.B is required before a building permit may be issued for all new commercial development in the City. Site plan applications are received through the City's development review portal and are reviewed for compliance with the development standards listed within UDO section 146-4.

Applications



Vicinity Map



Aerial Map

Zoning Map Key

R-2 Residential

Administrative Activity Center (AAC)

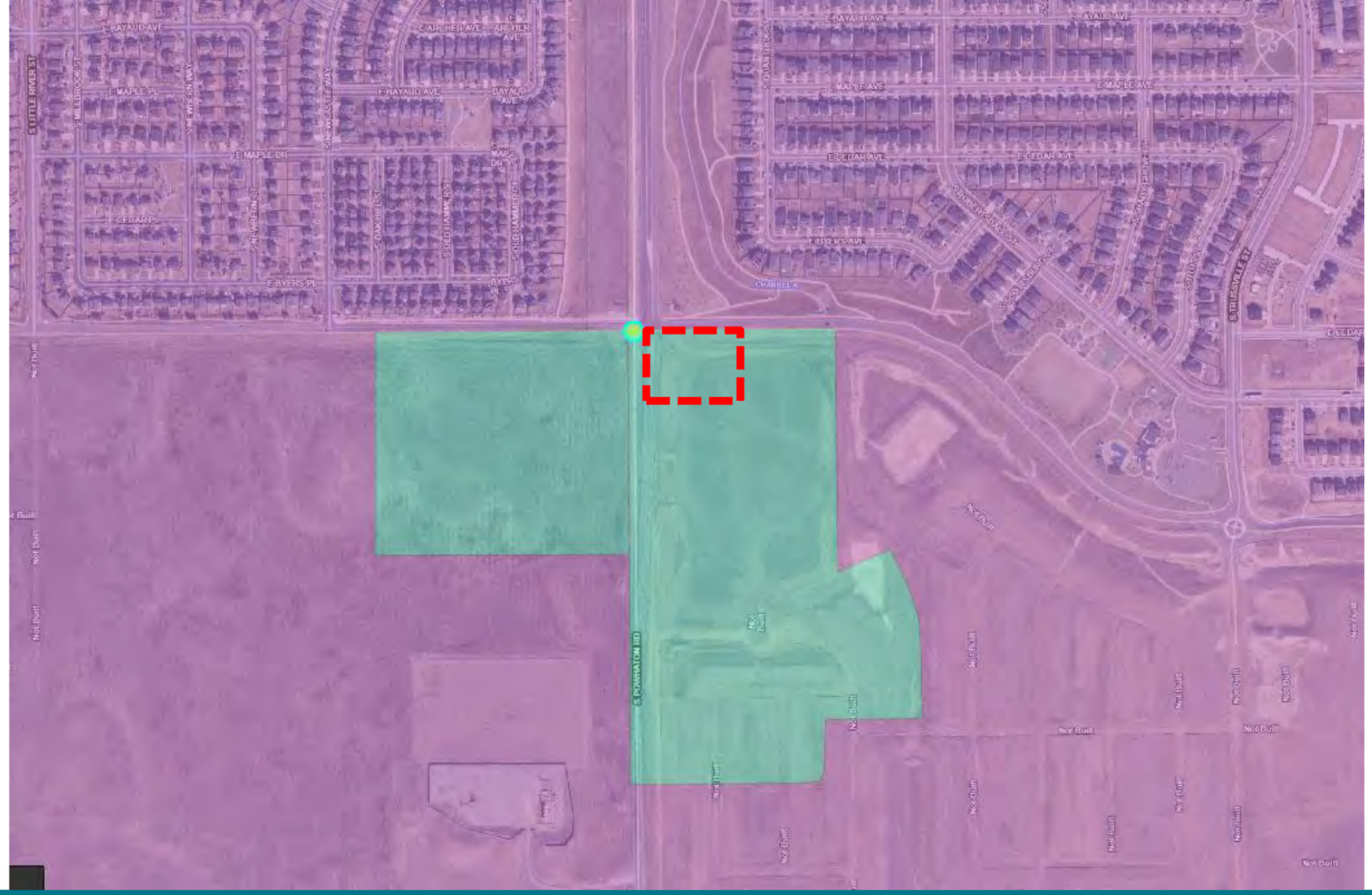


Zoning Map

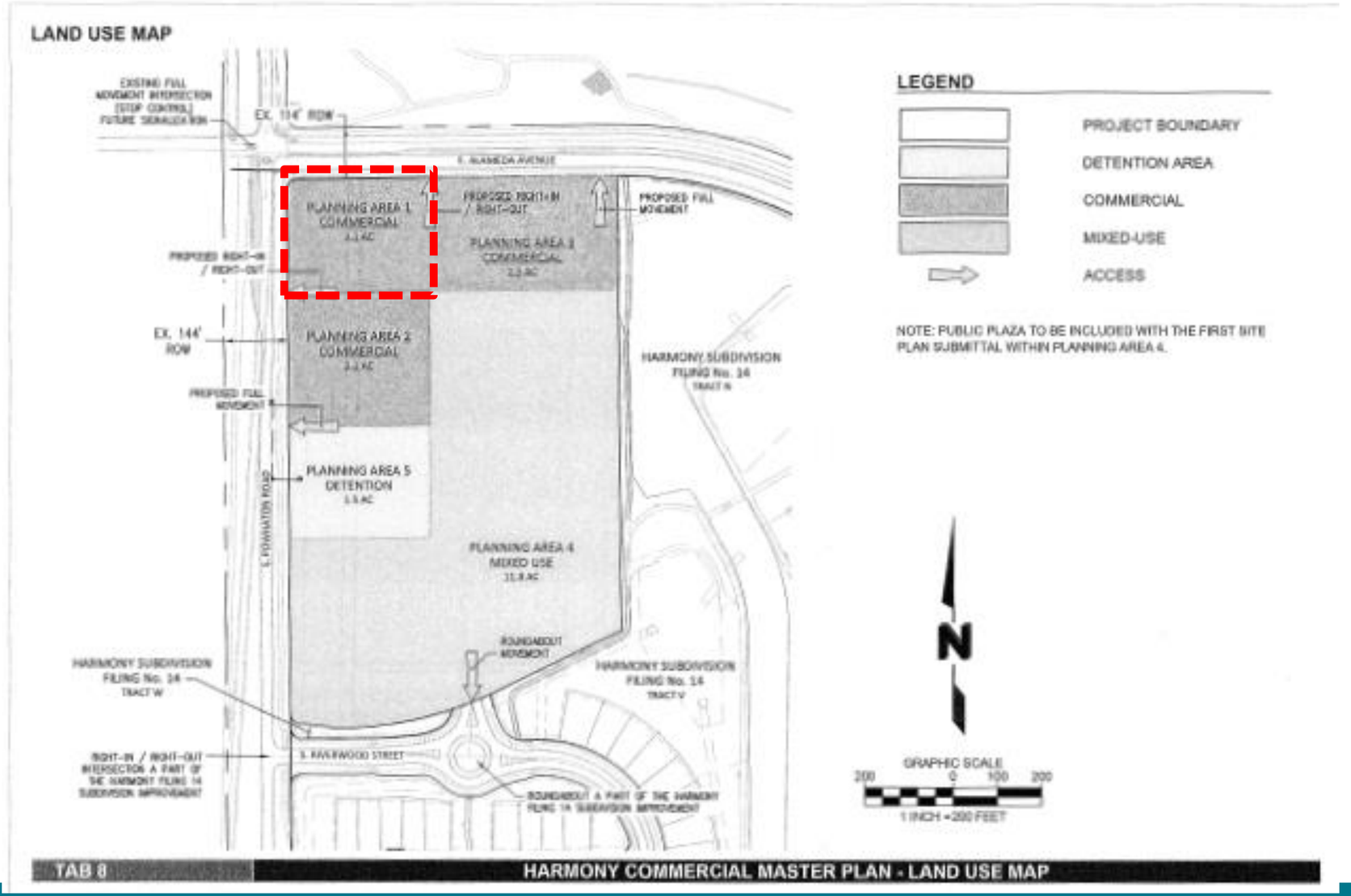
Comprehensive Plan Placetype Map Key

Emerging Neighborhood

Commercial Hub



Comprehensive Plan Placetype



Harmony Commercial Master Plan



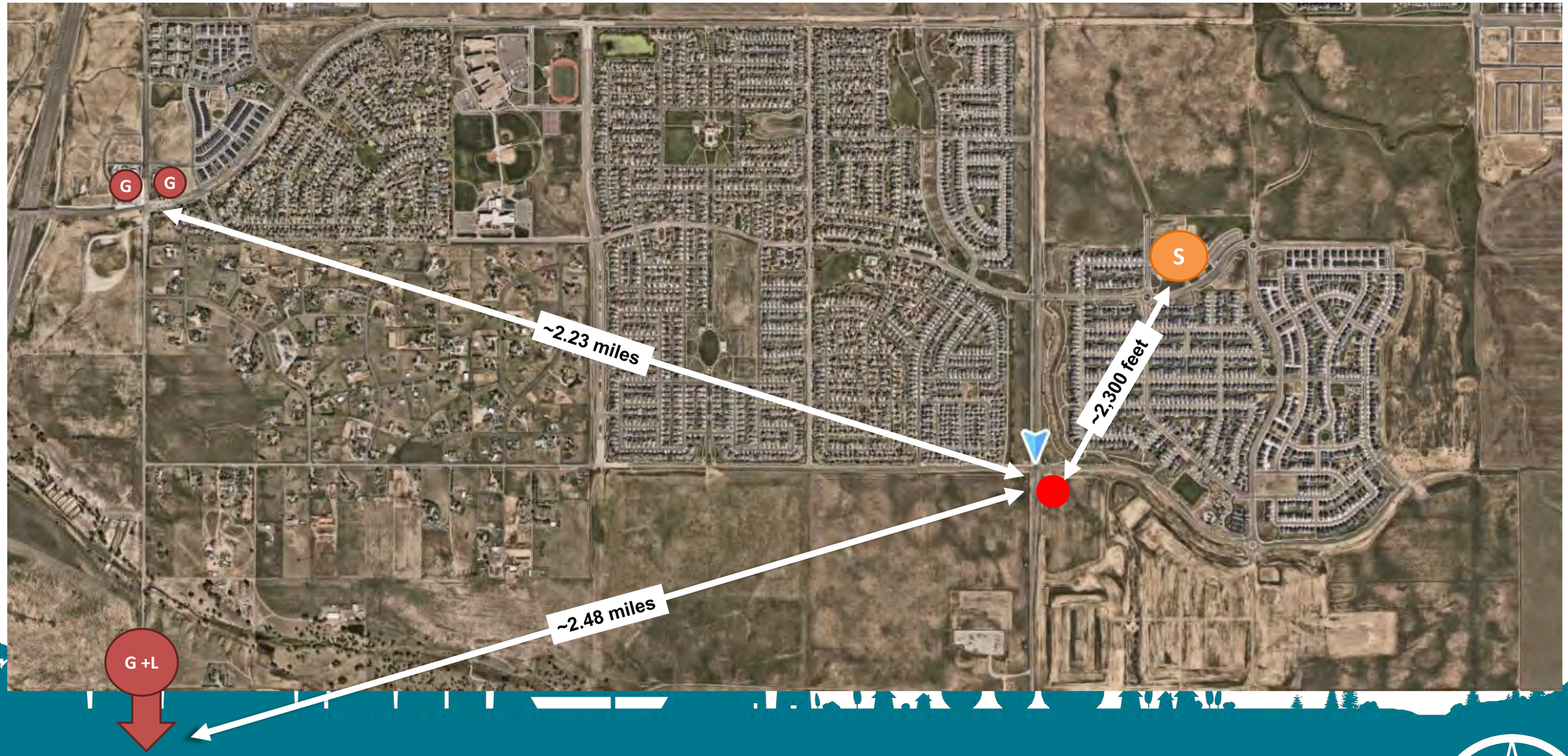

PUBLIC HEARING
IN-PERSON
Project Name: All In One Hamper Conference
For: Conditional Use And Use Tax
Date: July 21, 2016
Time: 6:00 PM
15151 E Alameda Pkwy, Council Chambers
Project Number: 1808-557
Call 303-739-7220 for more information
Aurora.gov/Council



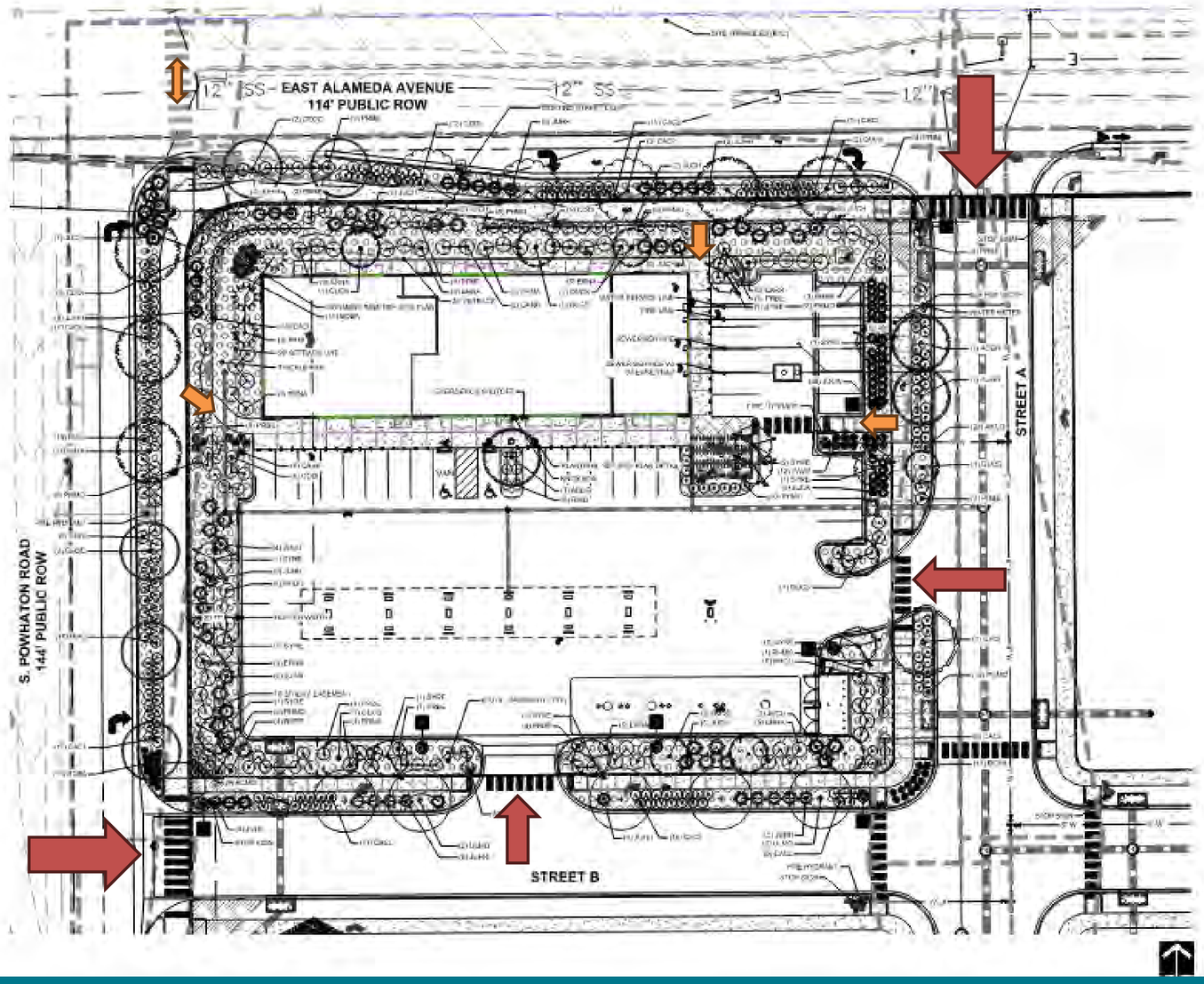
Site Photos

- Context And Surrounding Area
- Site Layout and Design
- Conditional Use Criteria

Issues Discussed



Context and Surrounding Area





Site Layout and Design

Complies with applicable UDO Standards

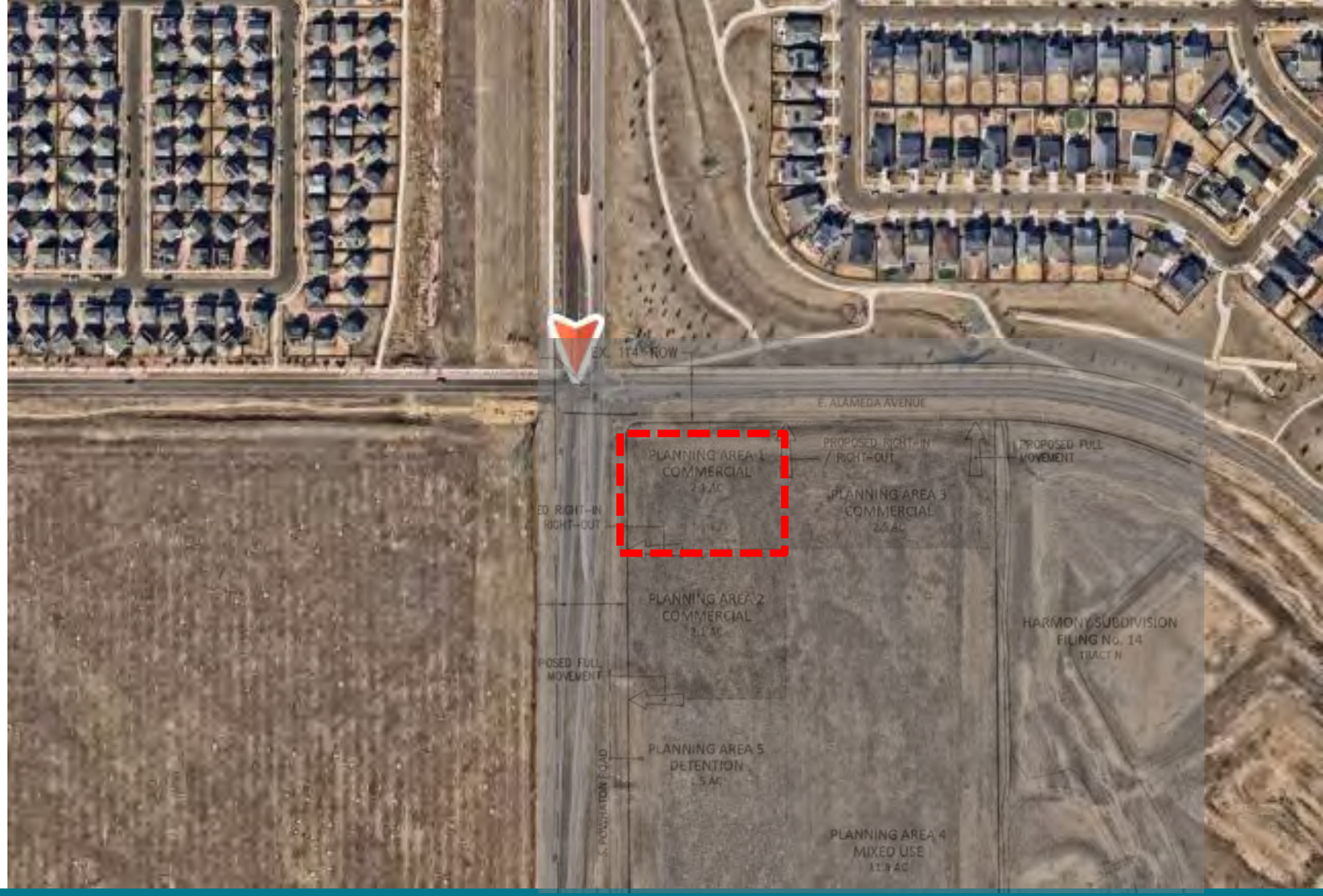
- Use Specific Standards

Site within Planned Commercial Area

- Designated a Commercial Area in the Comprehensive Plan and Master Plan

Compatible Design

- One Story Building
- Building Orientation
- Landscape Buffers
- Bounded by Arterial Streets
- Lighting



Conditional Use Criteria

Development Review Disussion

Community Response

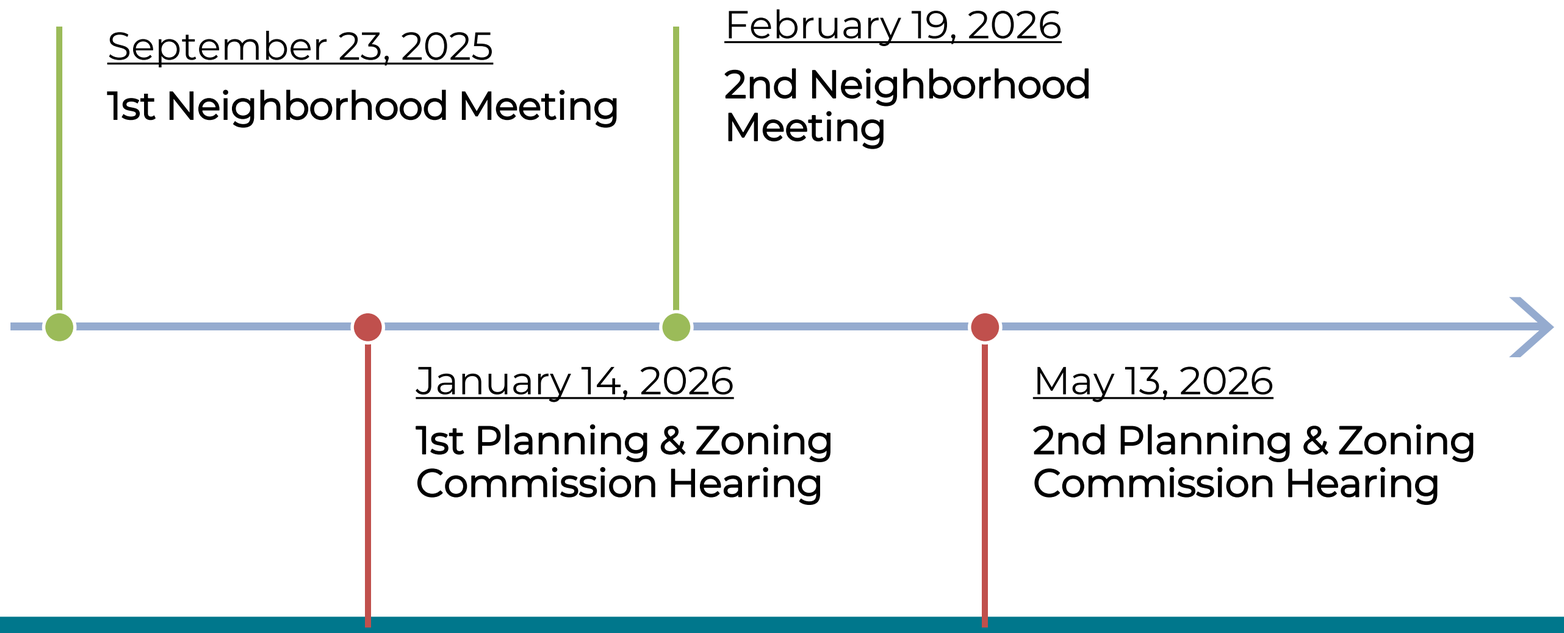
- 14 abutting property owners and 7 registered neighborhood organizations were notified.
- Two neighborhood meetings were held on September 23, 2025 and February 19, 2026
- Notice of Hearing Boards and Mailings were posted and sent.
- No comments received upon Notice of Hearing Boards were posted.

Overview

During the development review phase of the project, the project received neighborhood opposition, with a total of fifty-seven (57) comments received during the development review cycles. In addition, a petition with an estimated 500+ signatures was created in opposition to the project.

Public's Main Concerns

- Hours of Operation and Security
- Types of Proposed Commercial Businesses and Impact on Safety
- Noise and Lighting



Development Review | Public Comments

Conditional Use Criteria	Planning Analysis
The application complies with the applicable standards in this UDO, other adopted City regulations, any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property;	**The project complies with the applicable UDO standards**, including but not limited to the **"Use Specific Standards" for Motor Vehicle Fuel Dispensing Stations and Liquor Stores.** The project site is within the **Harmony Commercial Master Plan, designated as a commercial area,** approved by the city.
The application is consistent with the Comprehensive Plan;	**Comprehensive Plan Commercial Hub placetype** which the proposed land uses are considered a primary land use. A primary land use is a land use that is compatible with the Comprehensive Plan placetype.
The size, scale, height, density, multi-modal traffic impacts, and hours of operation of the proposed use are compatible with existing and planned uses in the surrounding area;	Proposed **building is one story, design is oriented to have commercial uses** and **fueling area away from residential uses**. Building Architecture meets code. This planned commercial area is **bounded by two major streets** (arterials), **incorporating landscape buffer** to integrate with planned neighborhoods to the north and east.
The proposed use will not change the predominant character of the surrounding area;	This is **a planned commercial area established by the Comprehensive Plan and Master Plan.**
The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable;	The proposal includes **infrastructure improvements such as improvements to South Powhaton Road and East Alameda Avenue**, new private internal drives and associated sidewalks, and additional infrastructure **required as part of the Public Improvement Plan associated with the Harmony Commercial Master Plan.**
The application demonstrates that the proposed use will not create significant dislocations of tenants or occupants of the property	Does not apply
The application mitigates any adverse impacts on the surrounding area to the degree practicable	Proposed design prioritizes lighting and activity away from residential properties; **Applicant met with residents to address their concerns about adverse impacts.**

Approval Criteria | Conditional Use

Planning & Zoning Commission Decision | May 13, 2026 | Approved Conditional Use

Agenda Item: Conditional Use for Motor Vehicle Fuel Dispensing Station in MU-C Zone District

Approve the Conditional Use request for a Motor Vehicle Fuel Dispensing Station because the proposal complies with the requirements of Section 146-5.4.3.A.3 of the Unified Development Ordinance, for the following reasons:

- The application complies with all applicable standards and criteria in the Unified Development Ordinance and the Harmony Commercial Master Plan;
- The application is consistent with the Comprehensive Plan “Commercial Hub" placetype, as the proposed land uses are commercial uses that align with the placetype’s primary land uses;
- The singles story project is within a planned commercial area at the intersection of two arterial streets and includes buffer and open space between planned residential areas intended to support compatibility with surrounding land uses;
- There is adequate capacity for City infrastructure to serve the proposed development, the project proposal includes infrastructure improvements to support the subject site and includes right of way improvements for South Powhaton Road and East Alameda Avenue; and,
- Any adverse impacts to the surrounding area have been mitigated to the degree practicable.

Approval to be subject to the following condition:

1. The applicant shall substantially comply with the operations outlined in the letter of introduction of record. Significant changes to business operations may be approved administratively if the changes do not establish a new use or expansion of use that is not permitted by zoning.

Staff Findings

Site Plan with No Major Adjustments Approval Criteria	Planning Analysis
A Site Plan with no major adjustments shall be approved only if the application complies with the applicable standards in this UDO, other adopted City regulations, any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property. If the application does not comply with those standards, the Planning Director will notify the applicant of what other permits, approvals, or changes to the application are required for compliance	**The project complies with the applicable UDO standards**, including but not limited to the **"Use Specific Standards"** for Motor Vehicle Fuel Dispensing Stations and Liquor Stores. **The project site is within the Harmony Commercial Master Plan**, designated as a commercial area, approved by the city.

Planning & Zoning Commission Decision | May 13, 2026 | Approved Site Plan

Agenda Item: Site Plan with No Major Adjustment

Approve the Site Plan with No Major Adjustment because the proposal complies with the requirements of Section 146-5.4.3.B.2 of the Unified Development Ordinance, for the following reasons:

- The application complies with the applicable standards in this UDO, other adopted City regulations, the approved Harmony Commercial Master Plan that includes the property, and conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property.

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.

Staff Findings