Summary of Planning Commission Votes  
Regular Meeting of the Aurora Colorado Planning Commission  
January 9, 2019

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<tr>
<th>Agenda Item #</th>
<th>Item Description</th>
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<th>Plg Comm Action*</th>
<th>Est. City Council Schedule**</th>
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| 5a. | ORIGINAL AURORA ZONING UPDATE – REZONE TO CORRECT AN ERROR  (Ward I)  
CASE MANAGER: Sarah Wieder  
APPLICANT: City of Aurora  
Development Application: DA-2136-01  
Case Number: 2018-4002-02  
General Location: Southwest Corner of Peoria Street and 13th Avenue | Recommend Approval | Recommended Approval  
For Approval: 7  
For Denial: 0  
Abstentions: 0  
Absent: 0 | City Council Meeting Date Jan 28, 2019 |
| 5b. | RANGE VIEW APARTMENTS – MASTER PLAN  (Ward II)  
CASE MANAGER: Sarah Wieder  
APPLICANT: DBG Properties LLC  
Development Application: DA-2153-00  
Case Number: 2018-4017-00  
General Location: Northwest Corner of E Montview and Sable Boulevards  
Condition:  
1. Resolution of outstanding technical issues prior to recordation of the Master Plan and issuance of any building permits. | Approve with a condition | Approved with a condition  
For Approval: 7  
For Denial: 0  
Abstentions: 0  
Absent: 0 | Call-up deadline Feb 4, 2019 |
| 5c. | RANGE VIEW APARTMENTS – SITE PLAN WITH WAIVER  (Ward II)  
CASE MANAGER: Sarah Wieder  
APPLICANT: DBG Properties LLC  
Development Application: DA-2153-00  
Case Number: 2018-4017-01  
General Location: Northwest Corner of E Montview and Sable Boulevards  
Condition:  
1. Resolution of outstanding technical issues prior to recordation of the Site Plan and issuance of any building permits. | Approve with a waiver and a condition | Approved with a waiver and a condition  
For Approval: 7  
For Denial: 0  
Abstentions: 0  
Absent: 0 | Call-up deadline Feb 4, 2019 |
| 5d. | AMERICAN LEGION POST 23 – SITE PLAN AMENDMENT  (Ward II)  
CASE MANAGER: Sarah Wieder  
APPLICANT: American Legion  
Development Application: DA-2080-00  
Case Number: 2017-6011-00  
General Location: Southwest Corner of 8th Avenue and Telluride Street (795 N Telluride Street) | Approve with conditions | Denied  
For Approval: 2  
For Denial: 5  
(Bengen, Bush, Hettick, Lyon, Staley)  
Abstentions: 0  
Absent: 0 | Call-up deadline Feb 4, 2019 |
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<td>5e.</td>
<td>COLORADO COMMUNITY CHURCH PARKING LOT – SITE PLAN  (Ward IV)</td>
<td>Approve with a condition</td>
<td>Approved with a condition</td>
<td>Call-up deadline Feb 4, 2019</td>
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<tr>
<td></td>
<td>CASE MANAGER: Dan Osoba  APPLICANT: Colorado Community Church Development Application: DA-2122-01  Case Number: 2018-6042-00 General Location: Northeast Corner of S Abilene Street and E Jewell Avenue (13963 E Jewell Avenue) Condition: 1. Resolution of outstanding technical issues prior to recordation of the Site Plan and issuance of any building permits.</td>
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<td>For Approval: 7 For Denial: 0 Abstentions: 0 Absent: 0</td>
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<td>5f.</td>
<td>SOUTHSHORE CSP NO 16 – CONTEXTUAL SITE PLAN WITH WAIVERS (Ward VI)</td>
<td>Approve with four waivers and a condition</td>
<td>Approved with four waivers and a condition</td>
<td>Call-up deadline Feb 4, 2019</td>
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<td></td>
<td>CASE MANAGER: Brandon Cammarata  APPLICANT: Southshore Recovery Acq LLC Development Application: DA-1605-18  Case Number: 2018-4016-00 General Location: Southeast Corner of Titus Way and Southshore Parkway Condition: 1. Resolution of outstanding technical issues prior to recordation and issuance of any building permits.</td>
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<td>For Approval: 7 For Denial: 0 Abstentions: 0 Absent: 0</td>
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<td>5g.</td>
<td>PARK 70 BUILDING 9 – CONTEXTUAL SITE PLAN WITH WAIVERS  (Ward II)</td>
<td>Approve with two waivers and conditions</td>
<td>Approved with two waivers and conditions</td>
<td>Call-up deadline Feb 4, 2019</td>
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<td></td>
<td>CASE MANAGER: Brandon Cammarata  APPLICANT: Streech Properties Development Application: DA-1396-13  Case Number: 2018-6049-00 General Location: Gun Club Road and E 19th Avenue (1910 N Gun Club Road) Conditions: 1. Resolution of outstanding technical issues prior to recordation and issuance of any building permits. 2. Confirm approval from the ProLogis Park 70 Design Review Committee.</td>
<td></td>
<td>For Approval: 7 For Denial: 0 Abstentions: 0 Absent: 0</td>
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<td>5h.</td>
<td>PENSKE TRUCK RENTAL FACILITY EXPANSION – REZONE FROM B-3 TO M-1  (Ward II)</td>
<td>N/A</td>
<td>Estimated for 1/23/2019</td>
<td>N/A</td>
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<td>CASE MANAGER: Dan Osoba  APPLICANT: Penske Development Application: DA-1461-02  Case Number: 2018-2009-00 General Location: Southeast Corner of 32nd Avenue and Chambers Road (15400 E 32nd Avenue)</td>
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<td>5i.</td>
<td>MONOPINE CELL FACILITY AT 1550 SABLE BOULEVARD – SITE PLAN  (Ward II)</td>
<td>N/A</td>
<td>Estimated for 1/23/2019</td>
<td>N/A</td>
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<td>CASE MANAGER: Dan Osoba  APPLICANT: Powder River Development Development Application: DA-2148-00  Case Number: 2018-6037-00 General Location: Approximately 280 feet north of the intersection of Sable Boulevard and E Colfax Avenue (1550 Sable Boulevard)</td>
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<td>5j.</td>
<td><strong>RAISING CANE’S CHICKEN FINGER RESTAURANT – CONDITIONAL USE (Ward III)</strong></td>
<td>N/A</td>
<td>Estimated for 1/23/2019</td>
<td>N/A</td>
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<tr>
<td></td>
<td>CASE MANAGER: Elizabeth O’Brien APPLICANT: Raising Cane’s Chicken Finger Restaurant Development Application: DA-1554-09 Case Number: 2001-6087-18 General Location: Northwest Corner of E Alameda Avenue and S Crystal Street (14241 E Alameda Avenue)</td>
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<td>5k.</td>
<td><strong>RAISING CANE’S CHICKEN FINGER RESTAURANT – SITE PLAN (Ward III)</strong></td>
<td>N/A</td>
<td>Estimated for 1/23/2019</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>CASE MANAGER: Elizabeth O’Brien APPLICANT: Raising Cane’s Chicken Finger Restaurant Development Application: DA-1554-09 Case Number: 2001-6087-17 General Location: Northwest Corner of E Alameda Avenue and S Crystal Street (14241 E Alameda Avenue)</td>
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**PLEASE NOTE:**
* Planning Commission approvals and denials are always listed in terms of the APPLICANT’S original request, regardless of whether the Commission’s motion was phrased as a motion to approve or to deny. For example, Commission members voting FOR a motion to deny approval are listed as voting for “denial”.
** City Council hearing dates listed are preliminary—final dates may be subject to change.
Planning Department
City of Aurora, Colorado

SUMMARY OF PLANNING COMMISSION ACTIONS

**Project Name:** ORIGINAL AURORA ZONING UPDATE – REZONE TO CORRECT AN ERROR
**Planning Commission Hearing Date:** January 9, 2019
**City Council Hearing Date:** January 28, 2019
**Ward and Council Member:** Ward I

**Project Type:** Rezone from Open to Fitzsimons Boundary Area District, Subarea 1
**DA Number:** DA-2136-01
**Case Number:** 2018-2004-02
**Location:** Southwest Corner of Peoria Street and 13th Avenue
**Case Manager:** Sarah Wieder

**Description:**
In October 2018, the City Council approved the Original Aurora Zoning Update, which was a pilot project ahead of the overall citywide Zoning Code Update. The zoning update included two separate but related items: a Text Amendment to add the new Original Aurora code section into the existing zoning code and a Rezone to adopt a new zoning map. In early December 2018, staff was notified by a property owner within the boundaries of the Original Aurora Zoning Update about an error that was made on the approved zoning map. The 11.3 acre property, which is located along Peoria Street between 13th Avenue and 11th Avenue, was mistakenly zoned as “Open (O) District” on the approved zoning map. This zone district only permits parks, open spaces and other recreational uses. Prior to the zoning update, the property was zoned “Planned Development – Mixed Use (PD –MU) District” and was part of the Mt. Nebo General Development Plan (GDP), which allowed multi-family, commercial and mixed-use development.

In order to allow the property owner to develop their property as originally intended in the Mt. Nebo General Development Plan, the city must correct this error by rezoning the property to “Fitzsimons Boundary Area (FBA) District, Subarea 1.” The Fitzsimons Boundary Area District permits a variety of uses, including multi-family, commercial and mixed-use development, and encourages urban, pedestrian-oriented development that takes advantage of a site’s proximity to the Fitzsimons Bioscience Campus and Anschutz Medical Campus. The uses and design standards in this zone district are similar to that of the Mt. Nebo General Development Plan. The property owner intends to develop affordable multi-family housing on the subject parcel in the future, similar to that of the Edge Point Apartments just north across 13th Avenue. A Site Plan will need to be submitted for any development on the site, but this error correction would allow this to occur. The Site Plan will be reviewed and approved by the Planning Commission when a formal development application is submitted in the future.

One email was received from an adjacent property owner asking for additional information about the zoning error correction. The adjacent property owner has concerns with allowing more multi-family development in this area due to traffic and parking problems, but understood that a Site Plan would be submitted in the future to address these types of issues.
Testimony Given at the Public Hearing:
No testimony was given at the public hearing.

Planning Commission Results

Agenda Item 5a – Rezone to Correct an Error

A motion was made by Commissioner Lyon and seconded by Commissioner Staley.

Move to recommend to City Council approval of the Rezone from Open District to Fitzsimons Boundary Area District, Subarea 1, because the proposal complies with Code Section 146-401(C) for the following reasons:

1. The property was incorrectly zoned as part of the Original Aurora Zoning Update and this Rezone will correct the error by allowing a variety of uses that are consistent with the original Mt. Nebo General Development Plan; and
2. The Rezone will ensure compatibility with the developments to the north that were also part of the Mt. Nebo General Development Plan and are zoned Fitzsimons Boundary Area District, Subarea 1.

Further Discussion by the Commission:

No further discussion occurred.

Action Taken: Recommend Approval
Votes for the Rezone: 7
Votes against the Rezone: 0
Absent: None
Abstaining: None

Filed: K:\$DA\2136-01sps.rtf
Planning Department
City of Aurora, Colorado

SUMMARY OF PLANNING COMMISSION ACTIONS

Project Name: RANGE VIEW APARTMENTS - MASTER PLAN AMENDMENT AND SITE PLAN WITH WAIVER

Planning Commission Hearing Date: January 9, 2019
Deadline for City Council Call Up: February 4, 2019
Ward and Council Member: Ward II

Project Type: Master Plan Amendment and Site Plan with Waiver
DA Number: DA-2153-00
Case Numbers: 2018-4017-00; 2018-4017-01
Location: QS:03G - Northwest Corner of Montview Boulevard and Sable Boulevard
Case Manager: Sarah Wieder

Description:
The applicant, DBG Properties, requested approval of a Site Plan for a new multi-family apartment complex with 223 units and a Master Plan Amendment to the Sable Village Master Plan to account for the proposed use and to update the development standards to reflect current code requirements. The 15.3 acre site is located at the northwest corner of Montview Boulevard and Sable Boulevard. It is within the (R-2) Medium Density Residential District and has never been developed, although adjacent portions of the Sable Village Master Plan have been constructed. The property is surrounded by a mix of multi-family apartments, condominiums, mobile homes and townhomes. The property is approximately one mile from both the 13th Avenue and Colfax Light Rail Stations and a bus stop is located adjacent to the site. The applicant intends to apply for Low Income Housing Tax Credits through the Colorado Housing and Finance Authority (CHFA) in the future.

Each of the 11 apartment buildings will contain 22 units, with the exception of one building near the southeast corner of the site that will only include 3 units. The 3-story buildings will contain a mix of 1-, 2- and 3-bedroom units. A total of 450 parking spaces will be provided in attached / detached garages and in surface lots. On-site amenities include a clubhouse with a pool, a playground area, a community garden, a fitness lawn, a courtyard plaza, a native garden path and a dog run.

The existing attached sidewalks adjacent to the property along Montview Boulevard and Sable Boulevard are being replaced with new 5.5-foot detached sidewalks that comply with the city’s streetscape standards to ensure adequate pedestrian safety and accessibility. Vehicular access to the site will be provided from both Montview Boulevard (two access points) and Sable Boulevard (one access point). The buildings will be constructed primarily of 3-coat stucco with brick accents. The Site Plan is within the allowable density in the (R-2) Medium Density Residential District and meets all code requirements with the exception of one waiver for a small section of a landscape buffer.
The Sable Village Planned Unit Development (PUD) / Master Plan was also updated as part of this process. This document was originally approved in the early 1970s and has been modified slightly over the years. A different multi-family layout was shown for the subject property in the approved Master Plan, so this amendment reflects this proposed development and includes standards related to building orientation and scale, materials, colors, lighting, fencing, landscaping and circulation.

Fifty-five adjacent property owners and eight registered neighborhood organizations were notified of the application and two comments were received with the initial referral with concerns about parking, traffic and noise. A neighborhood meeting was held on October 30, 2018 at Aurora Fire Station #2. Three neighbors attended and many questions were asked. No specific issues were identified and no changes to the Site Plan were requested.

Testimony Given at the Public Hearing:

Ed Parcell, the applicant’s representative at 8102 Grandview Avenue, Arvada, CO, gave a brief presentation about the project.

Commissioner Staley commented that he believed the project could improve sustainability and energy conservation to better align with the goals of Aurora Places. He suggested that the applicant make minor revisions to their Landscape Plan to accomplish this by shading the building and impervious areas. The applicant’s representative agreed to make these modifications and will work with staff to accomplish this.

Commissioner Lyon asked Mr. Parcell to discuss the Low Income Housing Tax Credits (LIHTC) process that is administered by the Colorado Housing and Finance Authority (CHFA). Mr. Parcell stated that the applicant will be applying for LIHTC in the near future and that the development would serve people at an average of 60% AMI. Aurora Housing Authority will be partnering with the development to recommend prospective tenants.

Lauretta DeCoopman, an adjacent property at 1985 Blackhawk Street, Aurora, CO, voiced concerns about the project. She is concerned specifically about traffic worsening at the intersection of Sable Boulevard and Montview Boulevard, especially because Sable Elementary is nearby and children walk in this area. There is a four-way stop at this intersection currently. Brianna Medema, the city’s Traffic Engineer, stated that the applicant provided a Traffic Impact Study and that warrants may be met for a traffic signal at this intersection by 2040. She also stated that the city will evaluate the need for a traffic signal periodically. Ms. DeCoopman is also concerned about potential property tax increases due to this development.

Planning Commission Results

Agenda Item: 5b – Master Plan Amendment

A motion was made by Commissioner Hettick and seconded by Commissioner Staley.

Move to approve, with one condition, of the Master Plan Amendment because the proposal complies with the requirements of Code Section 146-405(F), for the following reason:
1. It dictates the high-levels standards for architecture, urban design, circulation and landscaping for this site to ensure quality, well-planned development.
Approval to be subject to the following condition:
1. Resolution of outstanding technical issues prior to recordation of the Master Plan Amendment and issuance of any building permits.

Further Discussion by the Commission:

No further discussion occurred.

Action Taken:  Approved with One Condition
Votes for the Master Plan Amendment:  7
Votes against the Master Plan Amendment:  0
Absent:  None
Abstaining:  None

Agenda Item 5c – Site Plan with Waiver

A motion was made by Commissioner Staley and seconded by Commissioner Deane.

Move to approve, with one condition, the Site Plan with one waiver of Code Section 146-1423 for a reduction in the non-street frontage buffer landscaping in one area because the proposal complies with the requirements of Code Section 146-405(F), for the following reasons:
1. It enhances the existing city infrastructure.
2. It provides for internal efficiency of design and pedestrian circulation.
3. It demonstrates quality architecture, urban design and landscaping design.
4. It provides accessibility and connectivity of traffic and circulation.
5. It meets the intent of Aurora Places.

Approval to be subject to the following condition:
1. Resolution of outstanding technical issues prior to recordation of the Site Plan and issuance of any building permits.

Further Discussion by the Commission:

Commissioners commented that this was a well-designed site and that they appreciated the applicant meeting all code requirements, including parking quantities and parking design, because some recent projects have requested waivers.

Action Taken:  Approved with One Condition
Votes for the Site Plan with Waiver:  7
Votes against the Site Plan with Waiver:  0
Absent:  None
Abstaining:  None
SITE PLAN SUMMARY OF PLANNING COMMISSION ACTIONS

Site Plan Name: AMERICAN LEGION POST 23 - SITE PLAN AMENDMENT
Planning Commission Hearing Date: January 9, 2019
Deadline for City Council Call Up: February 4, 2019
Ward and Council Member: Ward II

Project Type: Site Plan Amendment
DA Number: DA-2080-00
Case Number: 2017-6011-00
Location: QS:06L – Southwest Corner of 8th Avenue and Telluride Street
Case Manager: Sarah Wieder

Description:
The applicant, Commander Doug Wooddell, is requesting approval of revised building elevations for a previously-approved Site Plan to allow a 2,170 square-foot modular unit for American Legion Post 23. The 2.1 acre property is located at the southwest corner of Telluride Street and 8th Avenue (795 N Telluride Street) across from the street from the Colorado Freedom Memorial and Beck Recreation Center. The property is zoned (M-1) Light Industrial District. A Site Plan for a 6,570 square-foot pre-fabricated metal building for American Legion Post 23 was originally approved by the Planning Commission on July 26, 2017. However, following Planning Commission approval, the applicant determined that budget constraints would not allow for a building of that size and quality to be constructed. The applicant then submitted a revised Site Plan to staff that featured a reduced building footprint, less parking and different building elevations due to the change from a pre-fabricated building to a modular unit. Staff has determined that the proposed elevations do not comply with Section 146-405(F)(8) (“Urban Design, Building Architecture and Landscape Architecture”) of the Zoning Code. Therefore, the proposed building elevations must be reviewed by the Planning Commission again.

Four comments were received from adjacent property owners of the Private Warehouse at Buckley Condominium Association (PWBCA) who own warehouses to the southwest of the proposed development. The subject property and PWBCA share a 26-foot public access, fire lane and utility easement that traverses the two properties. The adjacent property owners are not in favor of the proposed modular unit as they feel it will have a negative impact on their property values and is not consistent with the surrounding area. They also stated that they have been unable to reach an agreement regarding maintenance and snow removal for the shared public access, fire lane and utility easement.

Testimony Given at the Public Hearing:
The applicant, Commander Doug Wooddell at 1662 S Salida Way, gave an overview of the project.

Commissioner Hettick asked Mr. Wooddell if he had considered using a smaller pre-fabricated metal building, similar to the one that had been previously proposed, instead of modular units and if so, how much that would cost. Mr. Wooddell stated that this option was not considered. Commissioner Hettick also asked Mr. Wooddell to clarify that the photographs shown in staff’s presentation are representative of what the actual modular units look like. Mr. Wooddell confirmed that the photographs are of the modular units that have been purchased.
Commissioner Hettick asked Mr. Wooddell if the modular units would be on piers as represented in the proposed elevations. Mr. Wooddell stated that the soils engineer required that the units be placed on piers about 30 inches above ground level. Mr. Wooddell stated that they may be able to build up the ground level around the modular units, but are not sure if this is possible yet.

Commissioner Bengen asked Mr. Wooddell if he would be willing to agree to all of the architectural improvements recommended by staff. Mr. Wooddell stated that he would agree to those conditions.

Amy Grubb, 23898 E Narrowleaf Place, Aurora, CO, is a member of American Legion Post 23 and she spoke in favor of the project. She stated that the organization’s original goal was to construct a large building like the one previously-approved. That ended up not being viable due to the price, so the modular units were the next best alternative. They just want to have a home to meet at.

Joan Murphy, 3942 S Argonne Way, Aurora, CO, is a member of American Legion Post 23 and she spoke in favor of the project. She stated that American Legion supports many charities and they won’t turn down any veteran in need of help. They chose the location because it is across from the Colorado Freedom Memorial and near Buckley Air Force Base.

Ray Cederberg, 24955 E Roxbury Court, is an adjacent property owner and he expressed concerns about the project. He stated that he was in favor of the project when he heard about it initially, but when he found out that modular units were proposed instead of a permanent building structure, he became concerned about the negative impacts this would have on his property values. He is supportive of the American Legion and their goals, but is not in favor of the lower standard this would set for the area.

Bob Brodkorb, 7466 S Ireland Way, Centennial, CO, is an adjacent property owner and he expressed concerns about the project. He is also the President of the Private Warehouses at Buckley Condominium Association (PWBCA). He stated that the building that was initially approved was fine with PWBCA, but they are not “on board” with the modular units due to the quality of it compared to the rest of the area. He believed this could set a precedent for having modular units in other areas of the city. He also noted that the maintenance agreement for the shared access has not been resolved yet because another property owner will likely be constructing buildings just south of the subject property in 2019 and they would like to figure out how the maintenance responsibilities would be shared amongst the three entities.

Steve Losher, 6172 S Jericho Way, Centennial, CO, is an adjacent property owner and he expressed concerns about the project. He stated that he has all the respect in the world for veterans and what they do for our country, but that this item is not about that, it is about zoning and appropriate design. He stated that a temporary modular unit should not be allowed as a permanent structure and that this is not in-line with the city requirements. He believes that this would devalue his property and does not want to see the area take a step back because new buildings should be improving the area. He also stated that he would prefer that American Legion get their access from either 8th Avenue or Telluride Street instead of the public access easement, but the modular unit is his main concern at this time.

Commissioner Bengen asked Brianna Medema, the city’s Traffic Engineer, why 8th Avenue and Telluride Street were not considered for access points to the property. Ms. Medema stated that the master plan for this area always anticipated the shared public access easement being used as the access point for these properties and the city has required this since the pre-application meeting three years ago. Ms. Wieder added that the existing infrastructure is already constructed surrounding this property, so creating new curb cuts would require tearing up the existing infrastructure.
Samuel Lee Fisher, 12795 E 13th Avenue, is the chaplain of American Legion Post 23 and spoke in favor of the project. He stated that American Legion Post 23 will be a compliment to the area because it will be a nice and inviting facility. He does not believe that the nearby warehouses look nice like the adjacent property owners stated, so the proposed modular units would be better.

**Planning Commission Results**

Agenda Item 5d – Site Plan Amendment

A motion was made by Commissioner Deane and seconded by Commissioner Harding.

Move to approve the proposed building elevations with the following conditions that enhance the appearance of the modular unit to comply with Code Section 146-405(F)(8):

1. Finish the façade with a stucco face above the brick base.
2. Extend the awning along the entry façade of the modular unit.
3. Screen all wall-mounted mechanical equipment using an architectural feature.
4. Integrate the stairs and ramps into the modular unit architecturally by enclosing the base.
5. Resolve outstanding technical issues prior to recordation of the Site Plan and issuance of any building permits.

**Further Discussion by the Commission:**

Commissioner Hettick stated that he would be voting against the item because it is not appropriate for the zone district and does not comply with the building architecture criteria in Code Section 146-405(F)(8). He stated that he has experience with these types of structures and knows that modular units are meant to be temporary as they have a maximum life of 25 years, they depreciate in value very quickly and have limited durability. Commissioner Hettick stated that he is a veteran himself and fully supports the American Legion, but does not believe the modular units are appropriate as a permanent structure.

Commission Lyon stated that he appreciates the contributions that the American Legion makes, but would be voting to deny the application because the issue before them relates to zoning. He stated that even with the conditions identified by staff, it doesn’t meet the code standards for high quality design and isn’t compatible with adjacent development.

Commissioner Staley stated that he would be voting to deny the application because the materials provided, specifically related to the building architecture and landscaping, were insufficient. He is also a veteran, but cannot support the current proposal.

Commissioner Bengen stated that he was in favor of this project when it came before the Planning Commission in 2017, but cannot vote in favor of it now due to the proposed modular unit design. He stated that modular units have not been used as permanent structures in non-school or non-temporary areas and he doesn’t want to make this a policy that spreads out to the rest of the city.

**Action Taken:** Denied

Votes for the Site Plan Amendment: 2 (Deane and Harding)
Votes against the Site Plan Amendment: 5 (Hettick, Lyon, Staley, Bengen and Bush)
Absent: None
Abstaining: None
Planning Department
City of Aurora, Colorado

SUMMARY OF PLANNING COMMISSION ACTIONS

Project Name: COLORADO COMMUNITY CHURCH PARKING LOT - SITE PLAN
Planning Commission Hearing Date: January 9, 2019
Deadline for City Council Call Up: February 4, 2019
Ward and Council Member: Ward IV

Project Type: Site Plan
DA Number: DA-2122-01
Case Number: 2018-6042-00
Location: QS: 12G – Northeast Corner of S Abilene Street and E Jewell Avenue
Case Manager: Dan Osoba

Description:
The applicant, Colorado Community Church, proposes to construct a parking lot on 7.29 acres consisting of 266 parking spaces to accommodate the overflow parking from the proposed church to the south. The site was recently rezoned by the applicant on behalf of the property owner, Xcel Energy, from R-1 Low Density Residential District to B-4 Business and Commercial District to permit a parking lot as a primary use. The surrounding land uses include residential condominiums to the east, self-storage to the north, I-225 to the west (across S. Abilene Street) and the proposed location for the Colorado Community Church in the former Gander Mountain building to the south. No waivers of development standards are being requested.

The church has expressed the need for additional overflow parking based on their experiences at their current location at 2220 S. Chambers Road. The proposed church includes approximately 1,750 seating accommodations, which requires approximately 438 parking spaces. The proposed parking lot at 14000 E. Jewell Avenue (formerly Gander Mountain) consists of 380 parking spaces, which is not adequate to meet Zoning Code requirements or the needs of the applicant. The applicant has indicated 855 parking spaces will accommodate the needs of the proposed church. The applicant has exhausted all alternatives, including shared parking agreements with surrounding businesses to the south and east. A shared parking agreement has been made with a property owner to the south for an additional 103 spaces. This site will provide an additional 266 parking spaces for a total of approximately 750 spaces.

As required by Code, the parking lot will be an improved surface including landscape screening and parking lot islands. The applicant has provided a dense quantity of landscaping along the eastern property line to ensure the proposed parking lot will be screened from the adjacent residential development. A detention pond has also been added to the north of the site to remedy existing drainage issues that have been noted by residents.

Sixteen (16) adjacent property owners and thirty-five (35) registered neighborhood organizations within one mile of the project were notified. Five (5) comments were received during the review process from the Charleston Place Association (the neighboring condominium community to the east), and neighbors within that complex. One neighborhood meeting was held on December 5, 2018 with only the board president from the Charleston Place Association in attendance. Comments varied, but traffic, screening and safety concerns were the primary issues identified. After discussing the proposed plan and the applicant’s ability to mitigate these negative effects through traffic control, additional landscaping and securing the parking lot during off hours, the neighbor was in support of the application. No other comments or correspondence have been received since the neighborhood meeting.
Testimony Given at the Public Hearing:

Scott McLean, the applicant’s representative, discussed the project, process and church functions on this parking lot. He shared that the Colorado Community Church had purchased the former Gander Mountain building because Xcel Energy had given them permission to utilize this site for an overflow parking lot. The proposed Colorado Community Church will have 1,640 seats in the auditorium and needs the extra parking to accommodate their growing congregation at their current location at 2220 S. Chambers Road. The Colorado Community Church has and will continue to serve the community and be good neighbors at their new location.

Commissioner Lyon asked staff and the applicant for more details on how traffic will be controlled.

Mr. McLean answered that church members will be instructed to park on the church parking lot at 14000 E. Jewell Avenue first and use the proposed site only as overflow. Uniformed traffic controllers will be provided before and after church services to direct traffic and pedestrians safely out of each parking lot.

Commission Lyon asked how many uniformed traffic controllers are anticipated to be needed.

Mr. McLean answered that the church does not have a specific plan, but estimated that at least two (2) uniformed traffic controllers would be needed. The church will be flexible and provide additional uniformed traffic controllers if necessary.

Commissioner Staley asked the applicant about any other events that would occur on the church site.

Mr. McLean answered that the church will hold occasional special events, and would provide uniformed traffic control for those events as well.

Commissioner Staley asked staff why an Autumn Blaze Maple tree species was included on the landscape plan as they do not grow well.

Staff answered that the tree species meets code; however, if the Commission would like to replace the Autumn Blaze Maple with a different tree species, staff would work with the applicant to revise their plans. Mr. McLean indicated that the applicant would be amenable to changing the tree species.

Planning Commission Results

Agenda Item 5e – Site Plan

A motion was made by Commissioner Hettick and seconded by Commissioner Lyon.

Move to approve, with a condition, the Site Plan because the proposal complies with the requirements of Code Section 146-405(F), for the following reasons:
1. It is consistent with the Aurora Places Plan by facilitating the adaptive reuse of a vacant existing big-box building (Gander Mountain).
2. It meets and exceeds landscaping requirements.
3. Controls negative effects from traffic, visual and safety impacts on external properties.

Approval to be subject to the following condition:
1. Resolution of outstanding technical issues prior to recordation of the Site Plan and issuance of any building permits.
Further Discussion by the Commission:

Commissioner Lyon asked staff if the traffic control plans needed to be an additional condition within the motion or if it could be included within the technical issues.

Staff responded that further details of the traffic control plans would be included in the required Detailed Operations Plan as part of the technical review.

Action Taken: Approved with a Condition
Votes for the Site Plan: 7
Votes against the Site Plan: 0
Absent: None
Abstaining: None
Planning Department
City of Aurora, Colorado

SUMMARY OF PLANNING COMMISSION ACTIONS

Project Name: SOUTHSHORE CSP NO 16 – CONTEXTUAL SITE PLAN WITH WAIVERS
Planning Commission Hearing Date: January 9, 2019
Deadline for City Council Call Up: February 4, 2019
Ward and Council Member: Ward VI

Project Type: Contextual Site Plan with Waivers
DA Number: DA-1605-18
Case Number: 2018-4016-00
Location: QS:25Z,26Z – Southeast Corner of Titus Way and Southshore Parkway
Case Manager: Brandon Cammarata

Description:
The applicant, Southshore Recovery Acquisition LLC., requested approval of Contextual Site Plan No. (CSP) 16. CSP No. 16 is associated with Southshore Subdivision Filing No. 19 and is comprised of 336 single-family detached homes on 98.93 acres east and south of E. Southshore Pkwy. Four pocket parks and trail system are also proposed.

The Southshore community is located east of S. Powhaton Rd. and north of E. Smoky Hill Rd. and is south of the Aurora Reservoir. The total Southshore development is planned to include up to 2,140 single-family lots of which over 1,800 are built or approved for construction. This proposal would be the last major phase of residential development in the Southshore Community and bring the final total number of homes to 1,970.

This proposal is in the E-470 Medium Density Residential Subarea and Reservoir Residential Subarea which is a low-density residential zone district around the city’s reservoir. The overall development meets lot type requirements for the various zone districts and is consistent with the Southshore Framework Development Plan (FDP).

The applicant asked for four waivers which included a waiver to increase the number of lots along a loop lane from 10 units to 17 units and another loop lane with 12 units. They also requested an increase in the number of small lots in the Reservoir Residential Subarea by 17 homes or 3.7%. The last two waivers were similar to those previously approved in other Southshore proposals to increase the spacing of fence pillars from 60 feet to 120 feet and to allow a reduced corner side setback of six feet adjacent to landscaper buffer tracts.

Loop lanes are typically narrow drive lanes with no on-street parking with homes on one side and a small pocket park on the other side. City code limits the maximum number of units on such a lane to 10 units (Section 146-1108(B)). The applicant proposed a loop lane with 12 units and another with 17 units. The applicant has addressed concerns from Life Safety by widening the drive lane and accommodating limited on-street parking on both sides. The loop lanes generally fit within the context of the block layout and does not adversely impact the street network.

The larger of the two loop lanes does create a large block. However, the block is broken up with two pedestrian connections and a larger pocket park provides further mitigation. Staff is supportive of this proposal.
This last phase of development would push the total number of “small lots” in the Reservoir Residential Subarea over the maximum identified in the adopted FDP by 17 homes or 3.7%. This last phase will also push the number of “large lots” in the Reservoir Residential Subarea over the maximum identified in the FDP by two homes or 2.6%. In this case, “small lots” are 52 feet of frontage by 110 feet of depth for 5,720 square feet, and the “large lots” typically will have over 60 feet of frontage.

Staff supports these relatively minor amendments from the approved FDP given the overall density of both the entire Southshore development and this filing are below the maximum allowed, and the percentage of the adjustment is relatively small. Also, the draft zoning code amendments proposes to identity lots 50 feet or more as “standard” lots and these proposed lots would meet this new standard and would no longer be considered as “small” lots.

Two other waivers were presented in this proposal. These waivers have been approved with previous CSP’s for Southshore. The waivers include increasing the spacing of fence pillars along arterials from 60 feet to 120 feet which is also consistent with Section 146-1743, Table 17.2. The other waiver is to allow the internal side setback of six feet at corners when adjacent to a landscape buffer strip.

**Testimony Given at the Public Hearing:**

The applicant, represented by Eva Mather of Norris Design, provided a brief overview of the Southshore project and their approach to the loop lane waiver.

There was no public comment.

**Planning Commission Results**

Agenda Item 5f – Contextual Site Plan with Waivers

A motion was made by Commissioner Hettick and seconded by Commissioner Staley.

Move to approve, with one condition, the Contextual Site Plan with a waiver of Code Section 146-1108(B) to allow additional homes on loop lanes; Code Section 146-917(A) 2 to increase spacing of fence columns; Code Section 146-913 to decrease side setback next to buffer strips; and a waiver of Code Section 146-906(C) Table 9.5 to increase the number of “small lots” and “large lots” by 3.7% and 2.6%, relative to the allowances described in the approved Framework Development Plan for the following reasons:

1. Aurora Places identifies this area as an “Established Neighborhood” and single-family detached residential is identified as a primary use.
2. The Contextual Site Plan proposal is consistent with the E-470 Zone District requirements and the Southshore Framework Development Plan.
3. The Contextual Site Plan includes pocket parks and a trails system and the street network is integrated with previous phases an identified in the Framework Development Plan.

Approval to be subject to the following condition:

1. Resolution of outstanding technical issues prior to recordation and issuance of any building permits.
Further Discussion by the Commission:

Commissioner Staley requested staff assure a note regarding sight triangle compliance is included with the technical review.

Action Taken:  Approved with Four Waivers and a Condition  
Votes for the Contextual Site Plan with Waivers:  7  
Votes against the Contextual Site Plan with Waivers:  0  
Absent:  None  
Abstaining:  None

Filed: K:\$DA\1605-18sps.rtf
Planning Department  
City of Aurora, Colorado

SUMMARY OF PLANNING COMMISSION ACTIONS

Project Name: PARK 70 BUILDING 9 – CONTEXTUAL SITE PLAN WITH WAIVERS
Planning Commission Hearing Date: January 9, 2019  
Deadline for City Council Call Up: February 4, 2019  
Ward and Council Member: Ward II

Project Type: Contextual Site Plan with Waivers  
DA Number: DA-1396-13  
Case Number: 2018-6049-00  
Location: QS:04U – Gun Club Road and E 19th Avenue  
Case Manager: Brandon Cammarata

Description:
The applicant, Streech Properties, requested approval of a Contextual Site Plan (CSP) in ProLogis Park 70 for Building 9. The proposed Building 9 will be the last in the 187-acre Prologis Park 70 master planned development and is located in the northeast quadrant of the I-70/E-470 Interchange, zoned E-470 Light Industrial/Flex Office.

The proposal is for a 163,790 square-foot warehouse and distribution building on 10 acres at the northeast corner of Gun Club Road and East 19th Avenue identified as Planning Area 3 (PA-3) in the Framework Development Plan (FDP). This will be a 40-foot tall building with loading docks on the north side internal to the site. Employee and guest parking will be situated along Gun Club Road and 19th Avenue. The site includes one vehicular access from Gun Club Road and two accesses from 19th Avenue. The primary building entrances are located at the southwest and southeast corners, with employee and truck traffic circulation designed to avoid conflicting movements.

The proposal includes landscape waivers which requires Planning Commission approval. The waivers include the reduction of street trees and parking lot trees along 19th Avenue due primarily to a 100-foot wide Colorado Interstate Gas (CIG) easement and existing fiber optic lines. The proposal includes mitigation in the form of enhanced architectural elements and increased quantity and diversity of non-tree landscaping.

Fiber optics are located in the trees lawns and the presence of a 100-foot wide Colorado Interstate Gas (CIG) easement along the north side of 19th Avenue constrain the development of this site. There are no trees allowed in the CIG which encumbers landscaping between the building and 19th Avenue. Also existing Fiber Optic lines in the tree lawn limit the placement of street trees. As a result, the proposal requires a 50% waiver request for street trees along 19th Avenue (Section 146-1451) and a roughly 50% waiver for parking lot trees (Section 146-1440).

Staff is supportive of the current proposal. Through multiple iterations, the applicant reduced the percentage of the waivers and eliminated three other waivers from the initial proposal. The applicant has also proposed mitigation for the remaining waivers by improving the appearance of the building on 19th Avenue. Architecturally the proposal includes more elements to break up the horizontal mass of the building along with a new patio space. The current proposal also incorporates taller and more variety of shrub species along the building foundation enhancing the appearance of the building along 19th Avenue. Also, additional shrubs are proposed in the tree lawns where trees cannot be placed due to the existing fiber optic lines.
This project is within the ProLogis Park 70 FDP approved in 2003. The FDP includes architectural requirements and guidelines which have been met with this proposal. The FDP also includes streetscape and landscape buffer requirements or guidelines which also have been generally met and the public realm site elements and building design are consistent with the Prologis master planned community.

**Testimony Given at the Public Hearing:**

Steve Smith, Ware Malcomb, the agent for the applicant spoke briefly regarding the building design and presented a materials board and perspective drawing to the Commission.

**Planning Commission Results**

Agenda Item 5g – Contextual Site Plan with Waivers

A motion was made by Commissioner Lyon and seconded by Commissioner Bush.

Move to approve, with two conditions, the Contextual Site Plan with two waivers of Code Section 146-1451 for a 50% waiver request for street trees along 19th Avenue; and Code Section 146-1440, a 50% waiver for parking lot trees in the south parking lot, for the following reasons:
1. The proposed use is consistent with the Placetype identified in Aurora Places as an Industrial Hub.
2. The proposed use meets E-470 Light Industrial Flex Office Subarea design standards and waiver mitigation requirements.
3. The proposed site is consistent with Framework Development Plan requirements and the surrounding development.

Approval to be subject to the following conditions:
1. Resolution of outstanding technical issues prior to recordation and issuance of any building permits.
2. Confirm approval from the ProLogis Park 70 Design Review Committee.

**Further Discussion by the Commission:**

Chairman Bengen asked staff about “4 sided architecture”. Staff confirmed the proposal met requirements on all four sides.

**Action Taken:** Approved with Waivers and Conditions

Votes for the Contextual Site Plan with Waivers: 7
Votes against the Contextual Site Plan with Waivers: 0
Absent: None
Abstaining: None