### Summary of Planning Commission Votes
Regular Meeting of the Aurora Colorado Planning Commission
June 12, 2019

<table>
<thead>
<tr>
<th>Agenda Item #</th>
<th>Item Description</th>
<th>Plg Dept Recom</th>
<th>Plg Comm Action*</th>
<th>Est. City Council Schedule**</th>
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</thead>
<tbody>
<tr>
<td>5a.</td>
<td>STAFFORD LOGISTICS CENTER – REZONE FROM PCZD TO E-470 REGIONAL RETAIL/COMMERCIAL (Ward II)</td>
<td>Recommend Approval</td>
<td>Recommended Approval</td>
<td>City Council Meeting July 15, 2019</td>
</tr>
</tbody>
</table>
|               | CASE MANAGER: Stephen Rodriguez   APPLICANT: Northpoint Development LLC  
|               | Development Application: DA-2170-00  Case Number: 2019-2001-00  
|               | General Location: South and West of the Intersection of Colfax Avenue and Picadilly Road | | For Approval: 5  
|               | For Denial: 0  
|               | Absent: 1 (Bengen)  
|               | Abstentions: 0  
|               | Vacancies: 1 | |
| 5b.           | STAFFORD LOGISTICS CENTER – REZONE FROM PCZD TO E-470 LIGHT INDUSTRIAL/FLEX OFFICE (Ward II) | Recommend Approval | Recommended Approval | City Council Meeting July 15, 2019 |
|               | CASE MANAGER: Stephen Rodriguez   APPLICANT: Northpoint Development LLC  
|               | Development Application: DA-2170-00  Case Number: 2019-2001-00  
|               | General Location: South and West of the Intersection of Colfax Avenue and Picadilly Road | | For Approval: 5  
|               | For Denial: 0  
|               | Absent: 1 (Bengen)  
|               | Abstentions: 0  
|               | Vacancies: 1 | |
| 5c.           | SMOKY HILL/ E-470 INITIAL ZONING – INITIAL ZONING TO E-470 REGIONAL RETAIL/COMMERCIAL SUBAREA (Ward VI) | Recommend Approval | Recommended Approval | City Council Meeting July 1, 2019 |
|               | CASE MANAGER: Brandon Cammarata  APPLICANT: Entitlement Engineering Services  
|               | Development Application: DA-2184-00  Case Number: 2019-2003-00  
|               | General Location: Southwest Corner of Smoky Hill and E-470 | | For Approval: 4  
|               | For Denial: 1 (Hettick)  
|               | Absent: 1 (Bengen)  
|               | Abstentions: 0  
<p>|               | Vacancies: 1 | |</p>
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<tr>
<td>5d.</td>
<td>FITZSIMONS GATEWAY HOTEL AND RETAIL – SITE PLAN W/ WAIVERS (Ward I)</td>
<td>Approve with two waivers and a condition</td>
<td>Approved with two waivers and a condition</td>
<td>Call-up deadline July 1, 2019</td>
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<td>CASE MANAGER: Sarah Weider</td>
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<td>DEVELOPMENT APPLICATION: DA-1279-46</td>
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<td>Case Number: 2018-6047-00</td>
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<td>General Location: Southeast Corner of Colfax Avenue and Peoria Street</td>
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<td>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>5e.</td>
<td>FITZSIMONS GATEWAY HOTEL AND RETAIL – MASTER PLAN W/ WAIVER (Ward I)</td>
<td>Approve with a waiver and a condition</td>
<td>Approved with a waiver and a condition</td>
<td>Call-up deadline July 1, 2019</td>
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<td>CASE MANAGER: Sarah Weider</td>
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<td>Condition: 1. Resolution of outstanding technical issues prior to recordation of the Master Plan and issuance of any building permits.</td>
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<td>5f.</td>
<td>GATEWAY BUILDINGS 24 AND 25 – SITE PLAN W/ WAIVER (Ward III)</td>
<td>Approve with a waiver and a condition</td>
<td>Approved with a waiver and a condition</td>
<td>Call-up deadline July 1, 2019</td>
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<td>CASE MANAGER: Debbie Bickmire</td>
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<td>DEVELOPMENT APPLICATION: DA-1174-71</td>
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<td>Case Number: 2018-6063-00</td>
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<td></td>
<td>General Location: Northwest Corner of Walden Street and Salida Street</td>
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<td>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>5g.</td>
<td>2727 S PARKER ROAD – CONDITIONAL USE FOR A NIGHTCLUB IN A B-3 ZONE DISTRICT (Ward IV)</td>
<td>Approve with two conditions</td>
<td>Approved with two conditions</td>
<td>Call-up deadline July 1, 2019</td>
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<td>CASE MANAGER: Dan Osoba</td>
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<td>DEVELOPMENT APPLICATION: DA-2189-00</td>
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<td>Case Number: 1993-6024-05</td>
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<td>General Location: Southwest Corner of Yale Avenue and Parker Road (2727 S Parker Road, Unit C)</td>
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<td>Conditions: 1. The Operations Plan shall be illustrated on the Site Plan. 2. The Site Plan shall be amended to reflect the new tenant spaces and building façade alterations.</td>
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<td>5h.</td>
<td>QUEEN OF PEACE CATHOLIC PARISH – SITE PLAN AMENDMENT (Ward III)</td>
<td>Approve with a condition</td>
<td>Approved a condition</td>
<td>Call-up deadline July 1, 2019</td>
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<td>CASE MANAGER: Christopher Johnson</td>
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<td>For Approval: 5</td>
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<td>APPLICANT: Archdiocese of Denver</td>
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<td>For Denial: 0</td>
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<td></td>
<td>Development Application: DA-1165-03</td>
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<td>Abstentions: 0</td>
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<td>Case Number: 1988-6042-06</td>
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<td>Absent: 1</td>
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<td>General Location: Southwest Corner of E Kentucky Avenue and S Victor Way</td>
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<td>(Bengen)</td>
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<td>Condition: 1. Resolution of outstanding technical issues prior to recordation of the Site Plan Amendment and issuance of any building permits.</td>
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<td>Vacancies: 1</td>
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Planning Department  
City of Aurora, Colorado  

**SUMMARY OF PLANNING COMMISSION ACTIONS**

**PROJECT NAME:** STAFFORD LOGISTICS CENTER – REZONING FROM PCZD TO E-470 REGIONAL RETAIL/COMMERCIAL AND E-470 LIGHT INDUSTRIAL/FLEX OFFICE

Planning Commission Hearing Date: June 12, 2019  
City Council Meeting Date: July 15, 2019  
Ward: Ward II  

Project Type: Rezonings  
DA Number: DA-2170-00  
Case Numbers: 2019-2001-00; 2019-2001-01  
Location: QS:05R,06Q – Southwest Corner of the intersection of Colfax Avenue and Picadilly Road  
Case Manager: Stephen Rodriguez  

**Description:**  
The applicant, Northpoint Development LLC, is requesting a rezoning of approximately 349 acres of undeveloped land located west of the Picadilly Road alignment between Colfax Avenue and 6th Avenue (Stephen D. Hogan Parkway). The proposal would rezone 91.48 acres from Planned Community Zone District (PCZD) to E-470 Regional Retail/Commercial and 258.3 acres from PCZD to E-470 Light Industrial/Flex Office. The recently approved E-470 Regional/Retail Commercial development (Horizon Uptown) and unincorporated Arapahoe County Residential Agricultural (R-A) are immediately east of the site. The other surrounding zoning includes PCZD-Floodplain to the south; Open, M-1 Light Industrial; B-3 Highway Commercial to the west; and PCZD-Commercial to the north. The rezoning application is being requested in conjunction with a Framework Development Plan (Master Plan) currently under review.

The existing Bounds Sell Coakes General Development Plan (GDP) was approved in 1973 and identifies the area as a mix of permitted uses including Residential, Industrial, Commercial, Office, School and Floodplain. The parcels included in the subject rezone requests are south of Colfax and do not include the entire land area identified within the boundaries in the GDP, particularly on the north side of Colfax Avenue. The properties also fall within the Buckley Airforce Influence Area in which residential is discouraged. See Exhibit below.
The proposed E-470 Regional Retail/Commercial Subarea is intended to facilitate the development of high-quality retail and employment centers, with a full complement and mix of supporting uses. Land use in this subarea is intended to take full advantage of the major transportation corridors to serve the greater Aurora community, as well as a potentially larger regional market (the Denver Metro area and beyond). The primary emphasis is on retail commercial development, including regional shopping centers, hotels, motels, and other commercial uses. Office, employment, flex-office, service and other business uses are also allowed in the subarea. The portions of the proposal that will have this new zoning classification are the properties closest to the new Horizon Uptown development fronting Picadilly Road and Colfax Avenue.

The proposed E-470 Light Industrial/Flex Office Subarea is intended to encourage the development of high-quality distribution, industrial, technology, and assembly land uses, with a full complement and mix of supporting land uses. This subarea offers excellent transportation systems to support the preferred development of clean industrial and flex office/warehouse development. Limited and supporting retail, office, and services uses are allowed. Residential uses are not allowed in this Industrial/Flex Office Subarea.

Aurora Places, the Comprehensive Plan, identifies this area as both as both “Commercial and Industrial Hub” Placetypes, which supports the proposed rezoning requests. Aurora Places describes “Industry Hubs” as areas typically dedicated to manufacturing, warehousing, distribution, fulfillment centers, freight operations, and renewable energy enterprises. This “Placetype” plays an important role in the city's employment base and economy, but can sometimes have external impacts such as noise and freight traffic which should be appropriately buffered from nearby residential and commercial areas. It can generate high volumes of traffic from both its employees and associated truck traffic. Adjoining roadways should accommodate traffic without negatively impacting quieter “Placetypes” or traffic on local streets serving residential areas. The “Commercial Hub” Placetype which aligns with their proposed E-470 Regional/Commercial rezone is intended to provide goods and services to nearby “Established and Emerging Neighborhoods,” but can also serve other areas. A “Commercial Hub” 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. Although varying in size and intensity, this Placetype is more than just a small neighborhood-scaled commercial use. Improvements to these centers should connect them to surrounding neighborhoods and provide a broader array of services and experiences.

This area is also included in the newly revised Northeast Area Transportation Study area (NEATS). The NEATS study provides expectations for the street sections of Picadilly Road. Picadilly Road is presently a two-lane asphalt road and will require significant improvement with this and adjacent development. Also, the NEATS study identifies the I-70/Picadilly interchange which will directly impact this project. Staff is presently pursuing grant funding with possible construction occurring within five to eight years.

Although there is existing Planned Development residential designations within the existing property boundaries, Buckley Airforce Base is concerned about its proximity to the base and supports the rezone of these properties to ensure no additional homes are constructed.

Development in this area requires a Framework Development Plan (FDP) which is currently being processed and is under review. An important component to the FDP is a Public Improvement Plan which identifies infrastructure phasing and the developer’s obligations which identifies a street network, open space, utility and drainage systems as well as defined building and site design standards.

Neighborhood comments were received in response to the referral notice sent to the adjacent landowners and registered neighborhood groups in the area. The applicant contacted a resident who had concerns about the overall project. A neighborhood meeting was recently held to address any additional neighborhood concerns. Lastly, the applicant has been working with the representative of Horizon Uptown (Lend Lease) to address their general concerns and questions.
Testimony Given at the Hearing:
Stephen Rodriguez, Case Manager, gave a presentation on the items, including the staff recommendation.

Jed Memot, Northpoint Development LLC, 4825, NW 41st Street, Riverside, MO, representing the applicant, gave a presentation on the project and provided background information on the Stafford brand. Mr. Memot also went over specifics regarding future development of the site, including building layout, road network, buffers adjacent to existing residential development and other general project items.

Commissioner Deane asked the applicant if they will incorporate any sustainability features in their buildings. Mr. Memot answered that they will not be LEED certified, but will incorporate efficiency measures.

Charles Gilles, 1011 Malaya Street, Aurora, CO, a nearby resident in Arapahoe County, expressed his opposition to the project. He cited noise, light pollution, traffic, water pollution and fencing concerns. Additionally, he expressed frustration with the north-south road planned to be adjacent to the County residences.

Mark Meyers, 953 Malaya Street, Aurora, CO, a nearby resident and abutting property owner in Arapahoe County, voiced his concerns regarding the project. He expressed concerns about notification to the neighborhood, building height, views being blocked, truck traffic, light pollution, increased crime rates, property values and impacts from the main north-south road that will be located adjacent to the County residences. Additionally, he expressed concerns regarding the displacement of prairie dogs with potential migration into the neighborhood as a result of the future construction.

Mindy Parnes, Planning Manager, explained to Mr. Meyers that their neighborhood can register with the City as an neighborhood organization HOA and would subsequently all neighbors would be notified of projects if they fall within a mile-radius of the neighborhood.

Mr. Memot responded to the concerns raised by the two citizens who spoke against the project. He indicated that a significant buffer would be provided between the largest planned building on the site, Building 10, and the County residents. He explained that the north-south road alignment has to be located next to the County residents due to alignment concerns and requirements by the City and that there is a significant grade change from the site to the County residents mitigating some of the visibility concerns.

Commissioner Lyon added that there is a state policy for sensitive removal of prairies dogs from a site.

Commissioner Deane asked the applicant about dock door orientation on Building 10. Mr. Memot clarified that there would be dock doors on both sides (cross-dock), along the east and west building facades for Building 10.

Planning Commission Results

Agenda Item 5a – Rezoning from PCZD to E-470 Regional Retail/Commercial

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

Move to recommend approval to the City Council the Rezoning from Planned Development to E-470 Regional Retail/Commercial Subarea (91.48 ac.) for the Stafford Logistics property for the following reasons:
1. The proposed rezoning complies with the “Commercial Hub” placetype identified in Aurora Places, the Aurora Comprehensive Plan.
2. The proposed zoning is compatible with surrounding development provided that zoning requirements are met including mitigation of impacts to adjacent residential uses and an internal street network is developed.
3. There are no concerns with the past performance of the applicant.
Further Discussion by the Commission
No further discussion occurred.

Action Taken: Recommended Approval
Votes for the Rezoning: 5
Votes against the Rezoning: 0
Absent: 1 (Bengen)
Abstaining: None
Vacancies: 1

Agenda Item 5b – Rezoning from PCZD to E-Light Industrial

A motion was made Commissioner Hettick and seconded by Commissioner Deane

Move to recommend approval to the City Council the Rezoning from Planned Development to E-470 Light Industrial/Flex Office Subarea (258.3 ac.) for the Stafford Logistics property for the following reasons:
1. The proposed rezoning complies with “Industrial Hub” placetype identified in Aurora Places, the Aurora Comprehensive Plan.
2. The proposed zoning is compatible with surrounding development provided that zoning requirements are met including mitigation of impacts to adjacent residential uses and an internal street network is provided.
3. There are no concerns with the past performance of the applicant.

Further Discussion by the Commission
No further discussion occurred.

Action Taken: Recommended Approval
Votes for the Rezoning: 5
Votes against the Rezoning: 0
Absent: 1 (Bengen)
Abstaining: None
Vacancies: 1

Filed: K:\$DA\2170-00sps.rtf
SUMMARY OF PLANNING COMMISSION ACTIONS

PROJECT NAME: SMOKY HILL/E470 INITIAL ZONING - INITIAL ZONING TO E-470 REGIONAL
RETAIL/COMMERCIAL SUBAREA

Planning Commission Hearing Date: June 12, 2019
City Council Meeting Date: July 1, 2019
Ward: Ward VI

Project Type: Rezone
DA Number: DA-2184-00
Case Number: 2019-2003-00
Location: QS:24T – Southwest Corner of Smoky Hill and E-470
Case Manager: Brandon Cammarata

Description:
Entitlement and Engineering Services Inc, is requesting the initial zoning of approximately 9.0 acres of land located south of Smoky Hill Road and west of E-470. Three homes on large lots served by well and septic exist on the proposed initial zoning site. These homes are anticipated to be demolished in conjunction with redevelopment. The proposal is in conjunction with an annexation request and would provide a new commercially zoned area, zoned “E-470 Regional Retail /Commercial Subarea”. Immediately to the south are approximately 15 acres of rural residential lots located in unincorporated Arapahoe County. These homes are accessed by an existing public road that traverses through the subject property. To the north across Smoky Hill Road are residential lots and a public water storage facility in unincorporated Arapahoe County. To the northeast is a commercial development known as Saddle Rock Market Place within the City of Aurora. To the west is a commercial development in the City known as the Saddle Rock Village Center. The Saddle Rock residential development within the City of Aurora is just to the west and south of this proposal.

The E-470 Regional Retail Commercial Subarea is intended to facilitate the development of high-quality retail and employment centers, with a full complement and mix of supporting uses. Land use in this subarea is intended to take advantage of the major transportation corridors to serve the greater Aurora community. The primary emphasis is on retail and commercial development.

Aurora Places, the City’s Comprehensive Plan, identifies this area as an “Established Neighborhood,” which supports commercial zoning as supporting land uses. The proposed site is directly adjacent to existing commercial zoning and land to the west and northeast, which will allow for an expansion of the Saddle Rock commercial area.

Development in this area will require a Framework Development Plan (FDP) to lay out a street network, utility, and drainage systems as well as define building and site design standards. This site is on the northern edge of the Black Forest protection zone and includes a small number of protected pine trees. Future development will need to comply with preservation requirements associated with the Black Forest zone. There are exceptional views of Pikes Peak and areas to the south exist from the site, which is a high point in the area. The expectation is both these assets will be addressed in the FDP, as well as, compatibility with adjacent rural residential development.

Three comments were received in response to the referral notice sent to the adjacent landowners and eight registered neighborhood groups in the area. No neighborhood meeting was held. The applicant has stated that his team has been in contact with county residents to the south. The comments received were from the neighbors to the south in unincorporated Arapahoe County. The comments pertain to concerns about access, safety, drainage and traffic associated with future development.
Testimony Given at the Hearing:
Brandon Cammarata, gave a presentation on the items, including the staff recommendation.

Jeff Kochevar, Entitlement and Engineering Services, 7039 Forest Ridge Circle, Castle Rock, Castle Pines, CO, the applicant, gave a presentation and discussed considerations relating to different approaches to access. He also explained how the applicant has approached amending an existing covenant for the subdivision relating to allowed uses. He stated that his team has inventoried the pine trees relating to the Black Forest Protection Overlay.

Paul and Donna Vahling, 6371 S Yellowstone Way, Aurora, CO, expressed concerns about future commercial development reducing the value of their residential property.

Mitch and Michelle Collins, 6372 S Yellowstone Court, Aurora, CO, expressed concerns regarding detention pond flooding and contamination of their wells; fire hydrant locations; access; and future curb and gutter road construction.

Mindy Parnes, Planning Manager, indicated that there will be future process to clarify site related issues.

Marshal and Molly Blaney, 6362 S Yellowstone Court, Aurora, CO, expressed concern and uncertainty about a large retaining wall that may be next to their property, and impacts of noise and light. They indicated their opposition to the zoning proposal, in particular any proposed car washes.

Mr. Kochevar, the applicant, responded to the concerns identified and explained how the detention pond will function and the number of fire hydrant placements. Mr. Kochevar indicated that pine trees will be planted along the south boundary as a buffer and a neighborhood sign will be installed to discourage commercial traffic into the neighborhood to the south. He stated he is working with the City Traffic Department regarding access.

Agenda Item 5c – Initial Zoning to E-470 Regional Retail/Commercial Subarea

A motion was made Commissioner Deane and seconded by Commissioner Staley

Move to recommend to City Council the Initial Zoning to the E-470 Regional Retail / Commercial Subarea for the following reasons:
1. The proposed initial zoning is located along a major transportation corridor and complies with the “Established Neighborhood” Placetype identified in Aurora Places, the Aurora Comprehensive Plan as a supporting land use.
2. The proposal is proximate to existing commercial uses and zoning.
3. The proposed zoning will require the approval of a Framework Development Plan (FDP) that complies with zoning regulations to assure compatibility with and mitigate impacts to surrounding development.

Further Discussion:
No further discussion occurred.

Planning Commission Results

Action Taken: Recommended Approval
Votes for the Rezoning: 4
Votes against the Rezoning: 1 (Hettick)
Absent: 1 (Bengen)
Abstaining: None
Vacancies: 1
The property owner and applicant, BMC Investments, is requesting approval of a Master Plan for a phased development and a Site Plan for a new mixed-use building to allow for 140 hotel rooms with 8,000 square feet of ground floor retail. The 4.21-acre property is located at the southeast corner of Colfax Avenue and Peoria Street; the Master Plan includes the entire property, whereas the Site Plan only includes the eastern 2.5 acres of this parcel. A portion of the site was previously home to a Safeway grocery, followed by a Family Dollar and O'Reilly Auto Parts, but the building has sat vacant for many years. The existing structure will be demolished as part of the proposed development. The site is within the Fitzsimons Boundary Area District, Subarea 1 and is located across the street from the Anschutz Medical Campus. It is also within one mile of the Aurora Line’s Colfax Station. The site is surrounded by a mix of retail, single-family homes, and multi-family.

The proposed 6-story hotel and retail building will be fronting Colfax Avenue to create an urban building form along the street frontage. The hotel will be a Hyatt House, an extended stay hotel, and the retail users are unknown at this time. The parking lot, which will have 140 parking spaces, will be located south of the building. A fire lane, public access and utility easement traverses the site from Colfax Avenue and 14th Avenue to improve connectivity. Sidewalks and thermoplastic crossings will be included in this area to enhance pedestrian safety through the site. Because the entire property is under single ownership and is within the Fitzsimons Boundary Area District, a Master Plan was required to guide development for not only the subject application (“Planning Area 1”), but also the parcel to the west known as “Planning Area 2.” The Master Plan is a high-level document that identifies access, infrastructure improvements, pedestrian and vehicular circulation, and design standards. Any future development proposed for Planning Area 2 will need to comply with these requirements to ensure a cohesive outcome for this key intersection.

An urban streetscape with scored concrete, pavers, street trees and pedestrian lights in compliance with the Fitzsimons Boundary Area Public Realm Design Standards will be constructed along Colfax Avenue and Peoria Street. The master-planned site will have two vehicular access points (one signalized full-movement and one right-in, right-out) from Colfax Avenue and one full-movement access from 14th Avenue. The primary pedestrian entrance for the hotel will be on the west side of the building near the porte-cochere drop off, while the retail entrances will face both Colfax Avenue and the parking lot to the south. The building will be constructed primarily of brick and stucco with aluminum panel accents and complies with all Fitzsimons Boundary Area District architectural and urban design standards. Two Site Plan waivers are being requested as part of the application related to a reduction in parking and street frontage landscaping, and one Master Plan waiver is being requested for the required “Gateway Corner” configuration.

Twenty-three adjacent property owners and four registered neighborhood organizations were notified of the application. One comment was received from Northwest Aurora Neighborhood Organization (NANO) stating their support of the project. Another comment was received from the majority property owner of the Cedar Crest Condominiums, which is located just south of the project, also stating their support of the proposed development. Because no major issues were identified, a neighborhood meeting was not held.
Testimony Given at the Hearing:
Sarah Wieder, Case Manager, gave a presentation on the items, including the staff recommendation and conditions.

Marcus Pachner, BMC Investments, 130 Rampart Way, Suite 225A, Denver, CO 80230, representing the applicant, gave a presentation of the proposal.

Commissioner Staley asked how the number of parking spaces was determined and whether Hyatt House was satisfied with the number of parking spaces being provided on site. Mr. Pachner stated that the applicant provided a Parking Reduction Study that found that only 119 parking spaces are needed on the site. Data from other Hyatt House locations was used, as well as hotels in the surrounding area. The applicant, as well as, Hyatt House feel that more than enough parking is being provided to accommodate all hotel and retail visitors, especially with the trends associated with Lyft and Uber and proximity to the light rail.

Commissioner Staley asked why more trees are not proposed on the west side of the parking lot. Mr. Pachner stated that the west side of the parking lot is an “interim condition” because it will be replaced with a building and a parking garage in the future when Planning Area 2 is developed. He also said that they would be happy to add more trees in this area, if desired.

Commissioner Bush asked about the plans for the Gateway Corner design, as well as the future building in Planning Area 2. Mr. Pachner stated that guidance is provided in the Master Plan, but they don’t know what the building design or uses will be yet. He stated that there will potentially be a mixed-use building with affordable housing on this location.

Melissa Rogers, 15151 E Alameda Parkway, Suite 2300, Aurora, CO, City of Aurora Urban Renewal Supervisor, indicated that the Aurora Urban Renewal Authority (AURA) is supportive of this project.

Planning Commission Results

Agenda Item 5d: Site Plan with Waivers

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

Move to approve, with one condition, the Site Plan with two waivers for a reduction in parking spaces and a reduction in the number of street trees because the proposal complies with the requirements of Code Section 146-405(F), for the following reasons:
1. Enhances the existing city infrastructure.
2. Provides for internal efficiency of design and pedestrian circulation.
3. Demonstrates quality architecture and urban design
4. Provides accessibility and connectivity of traffic and circulation.
5. Meets the intent of the “Urban District” designation in 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:
No further discussion occurred.

Action Taken: Approved with Waivers and a Condition
Votes for the Site Plan: 5
Votes against the Site Plan: 0
Absent: 1 (Bengen)
Abstaining: None
Vacancies: 1
Agenda item 5e: Master Plan with Waiver

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

Move to approve, with one condition, the Master Plan with one waiver for the Gateway Corner configuration because the proposal complies with the requirements of Code Section 146-405(F), for the following reasons:
1. Shows the general arrangement of uses and infrastructure.
2. Provides appropriate vehicular and pedestrian circulation.
3. Unifies the site visually through design standards.
4. Meets the intent of the “Urban District” designation in Aurora Places.

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

Further Discussion:
No further discussion occurred.

Action Taken: Approved with a Waiver and a Condition
Votes for the Master Plan: 5
Votes against the Master Plan: 0
Absent: 1 (Bengen)
Abstaining: None
Vacancies: 1

Filed: K:\$DA\1279-46sps.rtf
Planning Department  
City of Aurora, Colorado

SUMMARY OF PLANNING COMMISSION ACTIONS

PROJECT NAME: BUILDINGS 24 AND 25 AT GATEWAY PARK - SITE PLAN W/WAIVERS

Planning Commission Hearing Date: June 12, 2019  
Deadline for City Council Call Up: July 1, 2019  
Ward: Ward II

Project Type: Site Plan with Waivers  
DA Number: DA-1174-71  
Case Number: 2018-6063-00  
Location: QS:01L, 01M - Northwest Corner of Walden Street and Salida Street  
Case Manager: Debbie Bickmire

Description: The applicant, Gateway Assets, LLC, proposes a Site Plan for two industrial buildings on two lots. The 21.95-acre undeveloped site is zoned M-2 (Medium Industrial) and is located on the north side of Salida Street approximately one quarter mile west of Tower Road. The site is surrounded by a detention pond and warehouse/industrial uses to the north, commercial development to the south and east, and industrially zoned vacant land to the southwest. The site is located within Gateway Park and subject to the Gateway Park Design Standards and approval of the Gateway Park Design Review Committee prior to final recordation of the Site Plan.

The proposed development consists of two industrial buildings on separate lots, with a total of approximately 314,769 square feet for industrial/warehouse, office and light manufacturing uses. Building 24, located on the western side of the site, will be 128,559 square feet with 40 loading bays and Building 26, located to the east, will be 186,210 square feet with up to 55 loading bays. Loading bays for both buildings will be oriented to the north, not facing a public street. Access to the site will be from two driveways along Salida Street and one driveway on Walden Street.

Both buildings will be constructed of tilt-up concrete, painted in warm tones of brown, beige and brick red. The buildings include color blocking, reveals, varied roof lines, glazed windows and metal accents. Building entrances are located along the southern façade and at the building corners. A total of 457 standard parking spaces and 16 accessible spaces are provided for employee and customer parking on the south, east and west sides of the site.

A waiver is requested to allow for a reduction in the required 10’ non-street landscape buffer along the northern property line and to allow the required buffer to be located on the adjacent tract, which is held in common ownership.

Thirteen abutting property owners and three registered associations within one mile of the location received a referral. No comments were received, and no neighborhood meeting was held.

Testimony Given at the Hearing:
Deborah Bickmire, Case Manager, gave a presentation of the project, including the staff recommendation and a condition of approval.

Mike Serra, 100 St. Paul Street, Suite 300, Denver, CO 80206, representing as the applicant, gave a brief explanation of the proposed project.

Commissioner Hettick stated that he liked the dock doors oriented to the north, and warned the applicant to be aware of icy conditions in the north facing loading area.

Mr. Serra stated all roof drains would be piped to the adjacent detention area to help control icing and they planned to have all surface snow and ice removed as quickly as possible.
Planning Commission Results

Agenda Item 5f – Site Plan with Waiver

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

Approve, with one condition, the Site Plan with a waiver of Code Section 146-1423(C) to reduce the landscape buffer and to alternatively provide the required buffer on the adjacent property, because the proposal complies with Code Section 146-405(F) for the following reasons:
1. Is consistent with the Aurora Places “Industry Hub” Placetype and adjacent development.
2. Provides internal efficiency of design.
3. Establishes a high quality of urban design and building architecture.

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:
No further discussion occurred.

Action Taken: Approved with a Waiver and a Condition
Votes for the Site Plan: 5
Votes against the Site Plan: None
Absent: 1 (Bengen)
Abstaining: None
Vacancies: 1

Filed: K:\$DA\1174-71sps.rtf
SUMMARY OF PLANNING COMMISSION ACTIONS

PROJECT NAME: 2727 S PARKER RD - CONDITIONAL USE FOR A NIGHTCLUB IN A B-3 HIGHWAY SERVICE ZONE DISTRICT

Planning Commission Hearing Date: June 12, 2019
Deadline for City Council Call Up: July 1, 2019
Ward: Ward IV

Project Type: Conditional Use
DA Number: DA-2189-00
Case Number: 1993-6024-05
Location: QS:15C – Southwest Corner of Yale Avenue and Parker Road
Case Manager: Dan Osoba

Description:
The applicant, San Ping Entertainment, Inc. is requesting approval of a Conditional Use for a nightclub in the B-3 Highway Service Zone District. A nightclub is defined as a restaurant, tavern or bar which also includes at least one of the following: live music, live entertainment, or a dance floor. The applicant will be a tenant within a renovated old Walgreens building located at the southwest corner of E. Yale Avenue and S. Parker Road. The renovation includes the creation of 3 new tenant spaces. This vacant Walgreens building is a pad site within the larger shopping center that houses the H-Mart grocery. This corner of Yale and Parker is a primary commercial location along the Parker corridor. The activation of the building will aid in providing services and entertainment options within the designated “Urban Center” placetype as identified within the Aurora Places Comprehensive plan. This Conditional Use request is only for 2727 S. Parker Road, Unit C, located at the southern end of the building.

The proposed business (trade name Boom) will be a karaoke business with a bar and concessions. The only food served will be pre-packaged snacks with no food preparation on-site. The business owner is in the process of obtaining a tavern liquor license with the city as well. The proposed business hours are from 6:00 PM to 2:00 AM daily. A Conditional Use for after-hours business operations is not required because the property is not adjacent to a residential zone district.

Eight (8) adjacent property owners and fifteen (15) neighborhood associations were notified of the application. No neighborhood comments were received, and a neighborhood meeting was not held.

Testimony Given at the Hearing:
Dan Osoba, Case Manager, gave a presentation on the item, including the staff recommendation and conditions

Planning Commission Results

Agenda Item 5g – Conditional Use for a Nightclub in a B-3 Highway Service Zone District

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

Move to approve, with conditions, the Conditional Use application for a nightclub in the B-3 Highway Service District because the proposal complies with the requirements of Code Section 146-402(C) because the proposal:
1. Is consistent with the “Urban Center” Placetype and goals of the Aurora Places Plan to create distinct destinations.
2. Is compatible with the surrounding development.
3. Mitigates potential noise nuisance impacts.
Approval to be subject to the following conditions:
1. The Operations Plan shall be illustrated on the Site Plan.
2. The Site Plan shall be amended to reflect the new tenant spaces and building façade alterations.

Further Discussion:
No further discussion occurred.

Action Taken: Approved with Conditions
Votes for the Conditional Use: 5
Votes against the Conditional Use: 0
Absent: 1 (Benen)
Abstaining: None
Vacancies: 1

Filed: K:\$DA\2189-00sps.rtf
Planning Department  
City of Aurora, Colorado  

SUMMARY OF PLANNING COMMISSION ACTIONS  

PROJECT NAME: QUEEN OF PEACE CATHOLIC PARISH - SITE PLAN AMENDMENT  
Planning Commission Hearing Date: June 12, 2019  
Deadline for City Council Call Up: July 1, 2019  
Ward: Ward III  

Project Type: Site Plan Amendment  
DA Number: DA-1165-03  
Case Number: 1988-6042-06  
Location: QS:10F – Southwest Corner of E Kentucky Avenue and S Victor Way  
Case Manager: Christopher Johnson  

Description:  
The applicant, the Archdiocese of Denver, is requesting approval of a Site Plan Amendment for an approximately 21,343 square-foot building expansion of the existing Queen of Peace Catholic Parish. The 8-acre site is located at 13120 E Kentucky Avenue, directly north of the Mississippi Avenue Baptist Church and directly east of Aurora Hills Middle School. The site is zoned (R-1) Low Density Single Family Detached Residential District. Places of Worship are permitted in this zone district.  

The site is bounded to the west by S Uvalda Street, to the north by E Kentucky Avenue, to the east by S Victor Way, and the Mississippi Avenue Baptist Church is located directly adjacent to the south. Vehicular access is provided from each street. The proposal involves the demolition of existing auxiliary buildings with a 27,100 square-foot footprint and the reconstruction of the church expansion in its place. The new two-story church addition will have a footprint of 21,343 square feet and a total area of 39,574 square feet. The new addition will house a full-service kitchen, parish hall, gathering spaces, classrooms, offices, and related spaces. The expanded building will be comprised primarily of masonry with glazing and metal accent features, and an enhanced architectural design utilizing higher quality building materials. The main sanctuary will be retained, which contains approximately 25,940 square feet.  

The majority of the existing landscaping and mature trees on site will not be impacted, except for areas closest to the building footprint. Some trees on site will require mitigation under the City’s Tree Preservation Policy. The applicant is proposing new building perimeter landscaping around the building expansion, as well as the addition of several new trees throughout the site, in order to comply with code and the tree preservation policy.  

Nineteen (19) adjacent property owners and twenty-one (21) registered neighborhood organizations were notified of the site plan application. Two comments were received from adjacent property owners, one expressing concern about traffic and another from the adjacent Mississippi Avenue Baptist Church expressing support for the project. No neighborhood meeting was held.  

Testimony Given at the Hearing:  
Jeff Brothers, 914 S Victor Way, Aurora, CO, an adjacent property owner, expressed concerns about the amount of traffic generated by the proposed church, specifically on major holidays, and believes that the traffic study is flawed. He asked that the applicant take this into account. Mr. Brothers also voiced concern about construction start times, stating that in previous renovations of the church construction activities have violated approved start and stop times.  

Adam Hermanson, Integration Design Group, 6890 W 52nd Avenue, Arvada, CO, representing the applicant, thanked Mr. Brothers for voicing his concerns. Mr. Hermanson indicated that they have given consideration to special occasions and holidays that increase parking demand and traffic generation, and feels that their proposal will be adequate. Mr. Hermanson also indicated that the church is looking to expand the number of parking spaces in the next year or two.
Commissioner Lyon asked traffic staff member Brianna Medema about the traffic study and the concerns expressed by Mr. Brothers. Ms. Medema stated that the traffic study submitted addressed all of the necessary concerns of trip generation during peak hours and was consistent with the industry standard.

Commissioner Deane reminded the applicant that their general contractor was their employee and as such he urged them to ensure their general contractor follows all rules and regulations concerning hours of construction.

**Planning Commission Results**

Agenda Item 5h – Site Plan Amendment

A motion was made by Commissioner Bush and seconded by Commissioner Hettick

Move to approve, with one condition, the Site Plan Amendment because the proposal complies with the requirements of Code Section 146-405(F), for the following reasons:
1. Is consistent with the “Commercial Corridor” Aurora Places Comprehensive Plan Placetype.
2. Is comparable to and compatible with existing development.
3. Will have minimal impact on existing city infrastructure and public improvements.
4. Mitigates negative external effects on nearby uses.
5. Provides for internal efficiency of design.
6. Establishes quality building design and landscape architecture.

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

**Further Discussion:**
A comment was made by Commissioner Hettick that the Queen of Peace Catholic Parish does a lot of work in the community, and he believes that they deserve the full support of the Commission.

**Action Taken:** Approved with a Condition

Votes for the Site Plan Amendment: 5
Votes against the Site Plan Amendment: 0
Absent: 1 (Bengen)
Abstaining: None
Vacancies: 1

Filed: K:\$DA\1165-03sps.rtf