## Summary of Planning Commission Votes
### Regular Meeting of the Aurora Colorado Planning Commission
### October 9, 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>
</tr>
</thead>
<tbody>
<tr>
<td>5a.</td>
<td>EASTPARK 70 BUILDING 5 – MAJOR SITE PLAN (Ward II)</td>
<td>Approve with a condition</td>
<td>Approved with a condition</td>
<td>Call-up deadline Nov 4, 2019</td>
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<tr>
<td></td>
<td>CASE MANAGER: Christopher Johnson APPLICANT: EP First Tilt LLC</td>
<td></td>
<td>For Approval: 6 For Denial: 0 Abstentions: 0 Absent: 1 (Deane)</td>
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<td></td>
<td>Development Application: DA-1735-07 Case Number: 2019-6034-00</td>
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<td></td>
<td>General Location: Southwest Corner of E 22nd Avenue and Himalaya Road</td>
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<td>5b.</td>
<td>HERNANDEZ TRUCKING – MAJOR SITE PLAN (Ward II)</td>
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<td>CASE MANAGER: Christopher Johnson APPLICANT: Hernandez Trucking</td>
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<td>For Approval: 6 For Denial: 0 Abstentions: 0 Absent: 1 (Deane)</td>
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<td></td>
<td>General Location: Approximately 1,000 feet north of 6th Avenue and Salida Way (735 N Salida Way)</td>
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<td>5c.</td>
<td>HARVEST MILE – FULENWIDER – REZONING FROM MIXED USE-REGIONAL DISTRICT TO MIXED USE AIRPORT (Ward II)</td>
<td>Recommend Approve</td>
<td>Recommended Approval</td>
<td>City Council Meeting date Nov 4, 2019</td>
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<td></td>
<td>CASE MANAGER: Deborah Bickmire APPLICANT: LC Fulenwider</td>
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<td>For Approval: 6 For Denial: 0 Abstentions: 0 Absent: 1 (Deane)</td>
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<td>Development Application: DA-1478-063 Case Number: 2000-2047-02</td>
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<td></td>
<td>General Location: North of 56th Avenue between Picadilly Road and Harvest Road alignment</td>
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<td>5d.</td>
<td>STINKER STORES NO 234 – CONDITIONAL USE FOR A MOTOR VEHICLE FUEL DISPENSING STATION IN THE MU-C DISTRICT (Ward IV)</td>
<td>Approve</td>
<td>Approved</td>
<td>Call-up deadline Nov 4, 2019</td>
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<td>CASE MANAGER: Deborah Bickmire APPLICANT: Stinker Stores</td>
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<td></td>
<td>General Location: Northeast Corner of S Havana Street and E Warren Avenue (2160 S Havana Street)</td>
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<td>5e.</td>
<td><strong>STINKER STORES NO 234 – MAJOR SITE PLAN</strong> (Ward IV) CASE MANAGER: Deborah Bickmire APPLICANT: Stinker Stores Development Application: DA-2180-00 Case Number: 2019-6019-00 General Location: Northeast Corner of S Havana Street and E Warren Avenue (2160 S Havana Street) Conditions: 1. Execution of the shared use agreement with Tynan and Company for the off-site improvements. 2. Resolution of outstanding technical issues prior to recordation of the Major Site Plan and issuance of any building permits.</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  

Site Plan Name: EASTPARK 70 BUILDING 5 – MAJOR SITE PLAN  
Planning Commission Hearing Date: October 9, 2019  
Deadline for City Council Call Up: November 4, 2019  
Ward and Council Member: Ward II  

Project Type: Major Site Plan  
DA Number: DA-1735-07  
Case Number: 2019-6034-00  
Location: QS: 03P – Southwest Corner of E 22nd Avenue and Himalaya Road  
Case Manager: Christopher Johnson  

Description:  
The applicant, EP First Tilt LLC, is requesting approval of a Site Plan for an approximately 160,000 square-foot warehouse building with office space. The subject site is 9.14 acres and is zoned I-1 Business/Tech District. The proposed warehouse is a permitted use in the zone district. The property is located along E 22nd Avenue on the south end of the Eastpark 70 Industrial Park. The property is surrounded by I-1 zoning to the north, east and west, and R-1 Low-Density Single Family Detached zoning to the south.  

The subject property is currently vacant and was identified in the Eastpark 70 Master Site Plan as a future warehouse building. Vehicular access to the site will be provided from two points on E 22nd Avenue with circulation provided around the perimeter of the building. Building entries will be provided with accented entry features on the northwest and northeast corner of the building providing an active street presence on E 22nd Avenue. Truck loading bays will be internal and concentrated along the west and east building facades with opaque walls to screen loading activity as required by code. On the south end of this site there is a large 75-foot-wide special landscape buffer between the proposed use and the adjacent residential neighborhood, which includes numerous existing evergreen trees. Additional ornamental and screening landscaping will be added to this buffer area. The building will be constructed of concrete tilt up panels of varying colors, glazing, aluminum, and metal accents to create a high-quality level of industrial building design and in compliance with both city design standards and the Eastpark 70 master plan.  

Four registered neighborhood organizations and seventeen adjacent property owners were notified of the site plan application. A comment was received from one adjacent property owner, who stated that they would like for the plan to not be carried forward for concerns of nuisance impacts. A neighborhood meeting was not held.  

Testimony Given at the Hearing:  
Christopher Johnson, Case Manager, gave a presentation of the item which included the staff recommendation and condition of approval.  

Commissioner Bengen asked staff if it would be possible to place the restriction on loading and unloading hours as a condition of approval. Mr. Johnson explained that this restriction is already recorded in the approved Master Plan and that this proposal was beholden to it.  

Commissioner Staley asked staff about both lighting and whether there would be any spillover affecting the neighbors to the south and the plant species proposed for the site. Mr. Johnson answered that both a photometric plan and landscape plan with species list had been submitted, reviewed for code compliance, and approved.  

Brian Tyne, EP First Tilt LLC, 18 Inverness Place East, Englewood, CO, representing the applicant, gave a brief presentation of the project, as well as the progress of the build out of the rest of the Eastpark 70 Industrial Park.
Commissioner Lyon asked if the majority of the tenants of Eastpark 70 continued their operations until midnight. Mr. Tyne answered that most of the tenant’s main operations begin to slow by 10:00 pm and that between the hours of 10:00 pm and midnight there is very limited loading and unloading that occurs.

Commissioner Jetchick asked if Halifax Street would ever be build out and connect this site to the Tower Triangle neighborhood to the south. Mr. Tyne responded that this would not occur.

**Planning Commission Results**

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

Move to approve, with a condition, the Major Site Plan because the proposal complies with the requirements of Code Section 146-5.4.3.B.2.c for the following reasons:

1. The proposal is consistent with the Aurora Places Industry Hub Placetype.
2. Will have no negative impact on existing city infrastructure or public improvements.
3. Protects and enhances existing topography and natural features.
4. Is compatible with adjacent industrial development.
5. Adequately mitigates adverse external impacts.

Approval to be subject to the following condition:

1. Resolution of outstanding technical issues prior to recordation of the Major Site Plan and issuance of any building permits.

**Further Discussion:**

No further discussion occurred

**Action Taken:** Approved with a Condition

Votes for the Site Plan: 6
Votes against the Site Plan: 0
Absent: 1 (Deane)
Abstaining: None
Planning Department  
City of Aurora, Colorado

SUMMARY OF PLANNING COMMISSION ACTIONS

Site Plan Name: HERNANDEZ TRUCKING – MAJOR SITE PLAN
Planning Commission Hearing Date: October 9, 2019
Deadline for City Council Call Up: November 4, 2019
Ward and Council Member: Ward II

Project Type: Major Site Plan
DA Number: DA-2181-00
Case Number: 2019-6025-00
Location: QS: 06L – Approximately 1,000 feet north of 6th Avenue and Salida Way
Case Manager: Christopher Johnson

Description:
The applicant, Pablo Hernandez, is requesting approval of a Site Plan to construct a new outdoor storage facility with an associated office and storage building. The subject site is approximately 2.39 acres. At the time of application, the subject property and all abutting properties were zoned M-1 Light Industrial with an Accident Potential Zone Overlay. Under the UDO this property has been rezoned to APZ- Accident Potential Zone District, as have the properties to the east, west, and north. The APZ is no longer an overlay but is now a distinct district which allows this proposed use. The property to the south is I-1 Business/Tech zoning. The property is located at 753 Salida Way, approximately 1,000 feet north of the intersection of Salida Way and 6th Avenue. Another outdoor storage use abuts this property to the east, however all other properties to the north, south, and west are currently vacant.

The applicant proposes to construct a new 6,100 square foot office and storage building in the southeast corner of the site to house business services and indoor storage for materials. The majority of the remainder of the site will be resurfaced with recycled asphalt and utilized for outdoor storage of vehicles and construction equipment with a storage capacity of 40 vehicles. There is no proposed salvage, wrecking or dismantling of vehicles to be performed at this site. Vehicular access to the site will be provided from one gated access point on Salida Way with vehicular circulation provided throughout on a dedicated fire lane access easement. The lot will be completely enclosed by an opaque cedar screen fence on all sides with landscape buffers around the perimeter of the screen fence which complies with required screening for outdoor storage. The building is to be constructed of architectural metal panels with a brick veneer around the base and corners of the structure. Additionally, the site is located within the boundaries of the Buckley Air Force Base Accident Potential Zone (APZ), and the proposal meets all requirements for uses within the APZ regarding density of use and the number of occupants.

Two (2) registered neighborhood organizations and four (4) adjacent property owners were notified of the site plan application. No comments were received, and a neighborhood meeting was not held.

Testimony Given at the Hearing:
Christopher Johnson, Case Manager, gave a presentation of the item, which included the staff recommendation and a condition of approval.

Commissioner Lyon asked about the applicant’s proposed height of the perimeter screen fence. Mr. Johnson answered that the screen fence would be six feet in height, constructed of cedar and stone columns.

Jose Ramirez, Rocky Ridge Civil Engineering, 560 Viridian Drive Apt 208, Lafayette, CO, representing the applicant, gave a brief description of the project and the applicant’s business. Commissioner Bengen asked Mr. Ramirez what will happen with the several piles of rock currently on the site. Mr. Ramirez stated that those would be removed during construction, and that they had been deposited there without Mr. Hernandez’s permission or knowledge.
Cynthia Abshire, 1050 Richfield Street, Aurora, CO, a member of the public and nearby resident, voiced concerns regarding lighting and its impact on her home, which is located north of this site and north of 10th Avenue. She also voiced concern about increases in traffic from this project and whether large vehicles would be traveling through her neighborhood frequently. Mr. Johnson explained that the location of this project is in the Buckley Air Force Base APZ which means it is subject to strict lighting design regulations to avoid glare and lighting spillover, and that the plans had been determined to meet those requirements.

Briana Medema, Traffic Engineering Public Works, stated that a Traffic Letter had been submitted and approved for this project which indicated that peak hour traffic generated by this use would only be 1-2 vehicles.

Mr. Ramirez also responded and explained that vehicles going to and from the site will use Salida Way and 6th Avenue to the south, rather than heading north to 10th Avenue and through her neighborhood as this would be the easiest path for traffic.

**Planning Commission Results**

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

Move to approve, with one condition, the Major Site Plan because the proposal complies with the requirements of Code Section 146-5.4.3.B.2.c for the following reasons:

1. The proposal is consistent with the economic goals of the Aurora Places Plan.
2. It will enhance city infrastructure and public improvements.
3. It improves multi-modal connections.
4. It is compatible with surrounding land uses.
5. It adequately mitigates for adverse external impacts.

Approval to be subject to the following condition:

1. Resolution of outstanding technical issues prior to recordation of the Major Site Plan and issuance of any building permits.

**Further Discussion:**
No further discussion occurred.

**Action Taken:** Approved with a Condition

Votes for the Site Plan:  6
Votes against the Site Plan:  0
Absent:  1 (Deane)
Abstaining:  None
SUMMARY OF PLANNING COMMISSION ACTIONS

Site Plan Name: HARVEST MILE - FULENWIDER - REZONING
Planning Commission Hearing Date: October 9, 2019
City Council Meeting Date: November 4, 2019
Ward and Council Member: Ward II

Project Type: Rezoning from Mixed Use -Regional District to Mixed Use Airport
DA Number: DA-1478-03
Case Number: 2000-2047-02
Location: QS:93V,94V,95T,95U,95V – North of 56th Avenue between Picadilly Road and Harvest Road alignment
Case Manager: Deborah Bickmire

Description:
The applicant, LC Fulenwider, requests to rezone of a parcel of land consisting of approximately 42.9 acres from Mixed Use Regional (MU-R) to Mixed Use-Airport District (MU-A). The site is currently vacant and generally located north of 56th Avenue between Tibet Road and the E-470 Highway.

The property is designated City Corridor “Placetype” in the Aurora Places Comprehensive Plan, which supports the rezone to MU-A. Because the City’s mapping of the new zone districts was a simple conversion, the old E-470-RAC (Regional Activity Center) zoning was retained but did not align with the Aurora Places Placetype designation.

A separate application for the Harvest Mile - Fulenwider Framework Development Plan is currently under review and focuses on the infrastructure framework, density, urban design, and phasing for the nearly 740 acre planned development. The Framework Development Plan (FDP) is located between Picadilly Road and Harvest Road, north of 56th Avenue to 64th Avenue. The vision of the proposed FDP is to create commercial, industrial, and mixed-use including supportive components. The rezone of the property to MU-A supports the vision of the proposed FDP.

Twelve adjacent property owners were notified of the rezoning application. No comments were received. There are no Homeowner Associations within proximity to these properties.

Testimony Given at the Hearing:
Deborah Bickmire, Case Manager, gave a presentation of the item which included the staff recommendation.

Diana Rael, 1101 Bannock St., Denver, CO, representing the applicant, gave a brief presentation to discuss the changes to northeast Aurora and the vision of the proposed FDP.

Planning Commission Results
A motion was made by Commissioner Staley and seconded by Commissioner Bush

Move to recommend approval of the Rezoning to City Council because the proposal complies with the requirements of Code Section 146-5.4.1.C, for the following reasons:

1. It is consistent with the Aurora Places “City Corridor” Placetype.
2. The zoning is compatible with surrounding land uses.
Further Discussion:
No further discussion occurred

Action Taken:  Approved
Votes for the Rezoning:  6
Votes against the Rezoning:  None
Absent:  1 (Deane)
Abstaining:  None

Filed: K:\DA\1478-03sps.rtf
SUMMARY OF PLANNING COMMISSION ACTIONS

Site Plan Name:  STINKER STORE NO 234 - CONDITIONAL USE AND MAJOR SITE PLAN
Planning Commission Hearing Date:  October 9, 2019
Deadline for City Council Call Up:  November 4, 2019
Ward and Council Member:  Ward IV

Project Type:  Conditional Use and Major Site Plan
DA Number:  DA-2180-00
Case Number(s):  2019-6019-00; 2019-6019-01
Location:  QS:13C – Northeast Corner of S Havana Street and E Warren Avenue
Case Manager:  Deborah Bickmire

Description:
The applicant, Stinker Stores, is requesting approval of a Site Plan for a convenience store and a 6-pump fueling station. The Conditional Use request is required to allow a motor vehicle fueling station in a MU-C (Mixed Use-Commercial) zone district. The approximately 0.92-acre site located at 2160 S Havana Street, between Warren Avenue and Evans Avenue. The subject site is located in Sub-Area A and is surrounded by MU-C zoning on all sides (formerly B-1 or B-4 Business/Commercial Districts), providing a variety of restaurants, retail stores, and car dealerships.

This proposed development will replace an existing 6-pump gas station and small retail building that was recently acquired by Stinker Stores. The proposal includes a new 3,598 square-foot convenience store and a 6,435 square-foot canopy with 6 pump islands. The building will be constructed of three shades of brick with cast stone and glazing with aluminum accents. Vehicular access to the site will be provided from the two existing access points on Havana Street. The proposal includes widening of the sidewalk to 10 feet, consistent with the Havana streetscape standards. New landscaping is proposed on site, exceeding the number of plantings typically required by code, along with a decorative 5-foot wrought iron fence along the northern property boundary.

Eighteen (18) registered neighborhood organizations and four (4) adjacent property owners were notified of the site plan application. One comments was received from the adjacent property owner expressing concern with the existing site conditions. No neighborhood meeting was held.

Testimony Given at the Hearing:
Deborah Bickmire, Case Manager, gave a presentation of the items including staff recommendations and conditions of approval.

Commissioner Lyon asked if a study had been conducted to determine if the existing gas tanks were leaking. Ms. Bickmire responded the tanks were to be replaced, however, she did not know if there had been a study.

Crystal Orpineda, Entitlement and Engineering Services, 501 S Cherry Street, Suite 300, Glendale, CO representing the applicant, told the Commission she was unaware of a study. She did confirm they would be going through the state for permits to remove the old tanks. Any issues would be addressed during that process.
Planning Commission Results

Agenda Item 5d – Conditional Use for a Motor Vehicle Fuel Dispensing Station in an MU-C District

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

Move to approve the Conditional Use request for a Motor Vehicle Fuel Dispensing Station in a MU-C District because the proposal complies with the requirements of Section 146-5.4.3.A.3 of the Unified Development Ordinance for the following reasons:

1. It is consistent and compatible with existing nearby uses.
2. It will not change the predominant character of the area.
3. It successfully mitigates any negative external impacts on the surrounding area.
4. It establishes high quality architecture and landscape features.

Further Discussion
No further discussion occurred

Action Taken:  Approved
Votes for the Conditional Use:  6
Votes against the Conditional Use:  None
Absent:  1 (Deane)
Abstaining:  None

Agenda Item 5e – Site Plan

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

Move to approve, with two conditions, the Major Site Plan, because the proposal complies with the requirements of Section 146-5.4.3.B.2.c of the Unified Development Ordinance for the following reasons:

1. It achieves an internal efficiency of design.
2. It controls for nuisance impacts on surrounding land uses.
3. It establishes a high quality of design.
4. It establishes adequate connectivity and circulation.

Approval to be subject to the following conditions:

1. Execution of the shared use agreement with Tynan and Company for the off-site improvements.
2. Resolution of outstanding technical issues prior to recordation of the Major Site Plan and issuance of any building permits.

Further Discussion:
Commissioner Hettick complimented the applicant, stating it will be a big improvement to the site. Commissioner Staley agreed.

Action Taken:  Approved with Conditions
Votes for the Site Plan:  6
Votes against the Site Plan None
Absent:  1 (Deane)
Abstaining:  None

Filed: K:\$DA\2180-00sps.rtf