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<th>Agenda Item #</th>
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| 5a. 2201 CLINTON STREET – SITE PLAN W/ADJUSTMENTS | CASE MANAGER: Sarah Wile  
APPLICANT: Trammell Crow Residential Development  
Development Application: 2206-00  
Case Number: 2019-6054-00  
General Location: Northwest Corner of Clinton Street and 22nd Avenue  
Condition: 1. Resolution of outstanding technical issues prior to recordation of the site plan and issuance of any building permits. | Approve with three adjustments and a condition | Approved with three adjustments and a condition | Call-up deadline  
March 16, 2020 |
| 5b. 18800 35TH AVE – COMPREHENSIVE PLAN AMENDMENT (Ward II) | CASE MANAGER: Deborah Bickmire  
APPLICANT: First Industrial LP  
Development Application: DA-1174-74  
Case Number: 2019-1003-00  
General Location: 300 feet east of Tower Road between 35th Avenue and 32nd Avenue | No recommendation | Denied | Applicant has withdrawn the application |
| 5c. 18800 35TH AVE – ZONING MAP AMENDMENT FROM MUC (MIXED USE-CORRIDOR) TO I-1 (BUSINESS/TECH) DISTRICT (Ward II) | CASE MANAGER: Deborah Bickmire  
APPLICANT: First Industrial LP  
Development Application: DA-1174-74  
Case Number: 2016-2012-01  
General Location: 300 feet east of Tower Road between 35th Avenue and 32nd Avenue | No recommendation | Denied | Applicant has withdrawn the application |
| 5d. URBAN AIR ADVENTURE PARK AT CORNERSTAR – CONDITIONAL USE (Ward V) | CASE MANAGER: Deborah Bickmire  
APPLICANT: Scott Hussey  
Development Application: DA-1803-27  
Case Number: 2007-6008-06  
General Location: Southeast Corner of E Briarwood Circle and S Chambers Way  
Condition: 1. Completion of a Minor Amendment to update the site plan elevations. | Approve with a condition | Approved with a condition | Call-up deadline  
March 16, 2020 |

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:** 2201 CLINTON STREET  
**Planning Commission Hearing Date:** February 26, 2020  
**Deadline for City Council Call Up:** March 16, 2020  
**Ward:** Ward I

**Project Type:** Site Plan with Adjustments  
**DA Number:** DA-2206-00  
**Case Number(s):** 2019-6054-00  
**Location:** QS:03A – Northwest Corner of Clinton Street and 22nd Avenue  
**Case Manager:** Sarah Wile

**Description:**
The applicant, Trammell Crow Residential, is requesting approval of a Site Plan for 338 multi-family apartments and 13,000 square feet of ground floor retail within four separate buildings. The 8.2-acre property is located at the southwest corner of 23rd Avenue and Clinton Street. The property has been a tow yard for decades. It is within the Mixed-Use Original Aurora – General (MU-OA-G) District. The property is bordered by Stanley Marketplace / future Stanley Residential to the north, Montview Plaza Shopping Center to the south, Westerly Creek to the west and a self-storage facility to the east. The property is within the Westerly Creek Village Urban Renewal Area, but no city incentives are proposed for the redevelopment.

Two buildings are planned at the northwest and southwest corners of the site in “L-shaped” configurations, and two buildings are proposed on the eastern edge of the site adjacent to Clinton Street. The building at the northeast corner is proposed to be 5 stories (66’ tall) and contain 13,000 square feet of retail on the ground floor with apartments above. The other buildings are planned to be 4 stories (49’-53’ tall) and will only contain apartments. A mix of studio and 1-bedroom (78%), 2-bedroom (17%) and 3-bedroom (5%) units are proposed within the buildings. The proposal extends 22nd Avenue and 23rd Avenue from Clinton Street to Westerly Creek to provide access to the site. Chester Street will also be constructed as a private street with public access.

Sidewalks will be widened to 13’ along Clinton Street and constructed to 12’-16’ along 23rd Avenue, 22nd Avenue and Chester Street to improve walkability and pedestrian safety in the area. A 10’ trail will also be built along the west side of the site to improve connectivity to Westerly Creek for the entire neighborhood and to serve as maintenance access for Aurora Water. The proposal includes 364 parking spaces on-site, most of which will be in a surface parking lot located between Chester Street and Clinton Street. Parking will be shared between the residential and retail uses. An additional 61 on-street parking spaces are available adjacent to the development along 23rd Avenue, 22nd Avenue and Clinton Street. The development includes a variety of bicycle parking opportunities that exceed minimum requirements. On-site amenities include a pool, a small urban park, a trail that connects to Westerly Creek, outdoor courtyards and a business center.

Three Site Plan Adjustments are being requested as part of the application related to the percentage of attached and detached garage parking spaces, the percentage of parking located along street frontages and the amount of on-site parking.

Six adjacent property owners and six registered neighborhood organizations were notified of the application. With the initial submittal, two comments were received. One comment was received from a resident who was supportive of the project but had questions about traffic and pedestrian / bicycle safety. The other comment was from Northwest Aurora Neighborhood Organization (NANO). They had questions and concerns about the development and requested a neighborhood meeting.

A neighborhood meeting was held on December 19, 2019 at Moorhead Recreation Center. Six residents attended the meeting, along with city staff, the applicant and consultants. Many items were discussed at the meeting, including parking quantities and design, affordability of units, unit makeup, types of retail, sustainability, on-site building management, environmental cleanup, construction timeline, amenities and the impact on Aurora Public Schools. Attendees were generally in favor of the development, although concerns remain about parking.
**Testimony Given at the Hearing:**
Sarah Wile, Case Manager, gave a presentation of the item, including the staff recommendation and condition of approval.

Commissioner Lyon asked Ms. Wile to explain why staff is supportive of the Adjustment to allow a higher percentage of parking adjacent to street frontages. Ms. Wile stated that this is a requirement that is unique to Original Aurora and the intent is to minimize the visibility of parking and activate street frontages. She noted that this site is different than other properties in Original Aurora because it encompasses two blocks, has multiple street frontages, and has significant costs associated with environmental cleanup on the site. The only way to comply with this requirement would have been to provide garage parking and this was not feasible. Ms. Wile stated that the reason this Adjustment is being supported is because of these unique site conditions and the mitigation measures proposed by the applicant. She ensured Commissioner Lyon that this would not set a precedent for other redevelopment projects in the area to request this Adjustment.

The applicant, Jarvie Worcester, Trammell Crow Residential, 2420 17th Street Suite 250, Denver, CO 80202, gave an overview of the development and stated that he was available for any questions.

**Planning Commission Results**

**Agenda Item 5a – Site Plan with Adjustments**

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

Move to approve, with one condition, the Site Plan with Adjustments for the percentage of attached and detached garage parking spaces, the percentage of parking along street frontages and the amount of on-site parking because the proposal complies with the requirements of Code Section 146-5.4.3.2 of the Unified Development Ordinance for the following reasons:

The proposal:
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 multi-modal traffic and circulation.
5. Meets the intent of the “Original Aurora” 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 a Condition
Votes for the Site Plan with Adjustments: 5
Votes against the Site Plan with Adjustments: 0
Absent: None
Abstaining: None
Vacancies: 2

Filed: H:\$DA\2206-00sps.rtf
Planning Department  
City of Aurora, Colorado  

SUMMARY OF PLANNING AND ZONING COMMISSION ACTIONS  

Project Name: 18800 35TH AVENUE  
Planning Commission Hearing Date: February 26, 2020  
City Council Hearing Date: March 16, 2020  
Ward: Ward II  

Project Type: Comprehensive Plan Amendment and Zoning Map Amendment  
DA Number: DA-1174-74  
Case Number(s): 2019-1003-00; 2016-2012-01  
Location: QS:01N - 300 Feet east of Tower Road between 35th Avenue and 32nd Avenue  
Case Manager: Deborah Bickmire  

Description:  
The applicant, First Industrial Realty Trust, Inc., is requesting a Comprehensive Plan Amendment to the Aurora Places Placetype from Commercial Hub to Industrial Hub and a Zoning Map Amendment (Rezone) from MU-C (Mixed Use Corridor) to I-1 (Office/Tech) for a 12.73 acre site. The subject property is located east of Tower Road and is generally bounded by commercial development to the west, 35th Avenue and vacant land to the north, Biscay Street (Private) and industrial zoned vacant land to the east, and commercially zoned vacant land to the south. The site is currently undeveloped and has access from 35th Avenue and an access easement shared with the commercial sites fronting Tower Road.  

The applicant is requesting to amend the Placetype and rezone to allow for the development of warehouse/distribution use. The Comprehensive Plan and Zoning Map Amendments must be approved by the City Council in order to permit the proposed warehouse/distribution use.  

The subject property was rezoned by Gateway Park IV East from M-1 (Light Industrial) to B-3 (Highway Service District) in 2007. The purpose of the rezone was to accommodate a big box retail use in the Tower Road corridor. Prior to the rezone, the subject property was the only industrial zoned property fronting Tower Road.  

Testimony Given at the Hearing:  
Deborah Bickmire, Case Manager, gave a presentation of the items.  

John Strabel, Regional Director for First Industrial, 8200 Park Meadows, Lone Tree CO, spoke representing the applicant. He believes industrial is the highest and best use of this site. The property was previously zoned M-1 (Light Industrial) prior to being rezoned for Lowe’s. Additionally, the property to the east is zoned I-1 (Business/Tech) District. The proposed use will include 53 dock doors and parking for 215 cars. There will be no outdoor storage. The applicant has coordinated with Timber Creek, the manager of the adjacent residential property, with whom Lowe’s has a shared traffic agreement. Mr. Strabel stated Timber Creek is not opposed to the industrial use and the agreement between the two properties will be modified to restrict truck traffic through the retail uses.  

Mr. Strabel explained his company has the property under contract and that Lowe’s is putting a deed restriction on the property that will not allow certain retail uses or direct competitors on the site for 50 years. First Industrial understands retail will produce higher revenues for the city, however, there is a higher demand for industrial development at this time. His company could have the site developed within a year while retail development may not come for several years. Additionally, industrial uses are less susceptible to economic downturns. Commissioner Hettick questioned Mr. Strabel about the deed restrictions to confirm the conditions were created by Lowe’s.
Commissioner Lyon asked why the applicant wanted this site since there is a lot of industrial zoned property in the City. Mr. Strabel stated this site is uniquely located for e-commerce. The site is one of very few in such close proximity to I-70 and the access enabled on-line ordering and quick pick-up from businesses such as Grainger that has a retail front of house with storage on-site. Commissioner Hettick asked if Grainger would be restricted by Lowe’s. Mr. Strabel stated direct suppliers were not a direct competitor of Lowe’s, however, Lowe’s may restrict the retail use.

Commissioner Jetchick asked if a hotel had been considered. Mr. Strabel said it had not because they are industrial developers.

Mike Serra III, Manager of Sand Creek Metro District and Senior Managing Director for Pauls Corp, 5241 S. Cathay Court, Centennial, CO, spoke about the location of Gateway Park, which surrounds this site to the north, south and west. He stated Gateway Park just sold a piece of property west of Pena Blvd. that had limited visibility and access for the development of hotels. He further stated this site has much better visibility and access and is an excellent site for development. He commented industrial property could be developed faster than retail, however, it was not necessarily the right use for the site. Mr. Serra believes that if this site develops with an industrial use it will risk the vision for Gateway Park and the Comprehensive Plan. He went on to say it would eliminate a prime 13-acre commercial site that could never be replaced.

Mr. Todd Messenger, Fairfield & Woods PC, 1801 California Street, Ste. 2600, Denver CO, stated the Planning and Zoning Commission is required to make a recommendation by a super-majority, 5 votes and must be determined based on the code criteria, which did not include “highest and best use.” He stated he does not believe the Comprehensive Plan Amendment is in long-term best interest of the City. This is supported by the Planning documents including the Aurora Places Placetype and zoning.

Mr. Messenger went on to say that Lowe’s is adversely impacting the development of their own property. He is concerned that the proposed deed restrictions should not be used to threaten the City to allow for development that is not consistent with its vision because the Comprehensive Plan was developed over years with significant analysis and input from the community. Mr. Messenger stated an economic analysis had been provided by Gateway Park; but was not provided by the applicant. Analysis regarding traffic shows a reduction in traffic; but is not representative of the increased truck traffic. The proposed 53 truck bays would generate a significant amount of truck traffic throughout the day relative to the deliveries to Lowe’s.

Mr. Messenger stated the proposed rezone to I-I does not meet the criteria for a rezone. Additionally, MU-C uses should be buffered from industrial uses. If this site develops as an industrial use there is no opportunity to add additional buffers and the site will be surrounded by MU-C zoning and uses to the north, south and west.

Mr. Strabel spoke again to explain there would be a decrease in traffic with an industrial use and that they had an agreement with the adjacent property management, Timber Creek, to restrict movement of trucks through their site.

Planning Commission Results

Agenda Item 5b – Comprehensive Plan Amendment from the Commercial Hub Placetype to the Industrial Hub Placetype

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

Move to recommend to the City Council approval of the Comprehensive Plan Amendment based on the criteria for approval in Section 146-5.4.1(A), which states that it shall only be approved if it promotes the long term economic, social and environmental health of the city and protects the public health, safety, and welfare of the citizens of Aurora.

Further Discussion:
Commissioner Bengen stated he did not support the proposed Comprehensive Plan amendment because it does not promote the long-term health of the city. The Comp. Plan is a very thorough plan and makes a strong statement about the type of growth needed in this area.
Commissioner Hettick concurred stating the time and effort put into the Comp Plan analysis and suggested that time is needed to implement the vision of the Comp Plan.

Commissioner Jetchick commented this area is developing with new residential and retail will be needed. The right commercial use will come to this site with time.

Motion failed unanimously.

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

Move to recommend to the City Council denial of the Comprehensive Plan Amendment based on the criteria for approval in Section 146-5.4.1(A), which states that it shall only be approved if it promotes the long term economic, social and environmental health of the city and protects the public health, safety, and welfare of the citizens of Aurora.

**Action Taken:** Approved Recommendation to Deny

Votes for the Comprehensive Plan Amendment: 0

Votes against the Comprehensive Plan Amendment: 5 (Bengen, Bush, Jetchick, Hettick, Lyon)

Absent: None

Abstaining: None

Vacancies: 2

**Agenda Item 5c – Zoning Map Amendment from MU-C (Mixed Use-Corridor) to I-1 (Business/Tech District)**

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

Move to recommend to the City Council denial of the Zoning Map Amendment from MU-C (Mixed Use-Corridor) to I-1 (Business/Tech District) because the proposal does not comply with the criteria in Section 146-5.4.1(C) for the following reasons:

1. It is not compatible with the spirit and intent of the Aurora Places Comprehensive Plan.

2. The size, scale, height, density, and multi-modal traffic impacts of the change in zoning are not compatible with surrounding development.

**Further Discussion:**

Commissioner Bengen found the proposed rezone does not meet the criteria.

**Action Taken:** Approved Recommendation to Deny

Votes for the Zoning Map Amendment: 1 (Bush)

Votes against the Zoning Map Amendment: 4 (Bengen, Jetchick, Hettick, Lyon)

Absent: None

Abstaining: None

Vacancies: 2

Filed: K:\$DA\1174-74sps.rtf
Planning Department  
City of Aurora, Colorado  

SUMMARY OF PLANNING COMMISSION ACTIONS  

Project Name: URBAN AIR ADVENTURE PARK AT CORNERSTAR  
Planning Commission Hearing Date: February 26, 2020  
Deadline for City Council Call Up: March 16, 2020  
Ward: Ward V  

Project Type: Conditional Use  
DA Number: DA-1803-27  
Case Number(s): 2007-6008-06  
Location: QS:25J – Southeast Corner of E Briarwood Circle and S Chambers Way  
Case Manager: Deborah Bickmire  

Description: 
The applicant, Scott Hussey, is requesting approval of Conditional Use to allow an indoor recreational use in a Mixed Use-Corridor (MU-C) zone district. The subject site is located south of Arapahoe Road at the southeast corner of S. Chambers Way and E. Briarwood Circle. The proposed development involves the reuse of an existing 50,000 square foot building, formerly a Dicks Sporting Goods store. A Minor Site Plan Amendment is also being reviewed concurrent with this Conditional Use request to make minor changes to the building elevations. 

The subject site is within the Cornerstar General Development Plan (GDP), a master planned shopping center located in the southwest corner of S. Parker Road and Arapahoe Road. The site is located at the western edge of the development and is bounded by the Cherry Creek Soccer Complex to the west, the Cherry Creek Trail to the south and mixed commercial uses to the north and east, also within the Cornerstar shopping center. The applicant’s business proposal, called Urban Air Adventure Park, involves the creation of a new indoor recreational facility that includes trampolines, a tube playground, go-karts, indoor skydiving, climbing walls, laser tag, bowling, and other activities. Improvements and modifications will be limited to the building interior to accommodate the new use with minor changes to the building elevation to revise the accent colors to complement the applicant’s branding.

The Park anticipates opening at 10:00 a.m. or later and closing at 8:00 p.m. except for Fridays and Saturdays when hours will extend to 10:00 p.m. The proposal is for six full time staff to start and up to 60 part-time employees.

Eight (8) registered neighborhood organizations and six (6) adjacent property owners were notified of the Conditional Use Approval application. No comments were received. No neighborhood meeting was held.

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

Mr. Scott Hussey, 21379 E. Euclid Dr., Centennial, CO, the applicant, gave a brief presentation about the proposed indoor recreational facility, Urban Air Adventure Park. Urban Air Adventure Park is a nationally franchised company and he currently owns and operates a franchise in Ft. Collins, CO. This location will be the 6th location in Colorado. He stated the facility will have trampolines, zip-lines, rock climbing and a wide assortment of indoor recreation for family entertainment.
Planning Commission Results

Agenda Item 5d – Conditional Use

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

Move to approve, with one condition, the Conditional Use because the proposal complies with the requirements of Code Section 146-5.4.3.A.3 of the Unified Development Ordinance for the following reasons:

The proposal:
1. Is consistent with all applicable standards.
2. Is consistent with the size, scale, and intensity of the surrounding area.
3. Will have no negative impact on city infrastructure.
4. Will not dislocate any tenants.
5. Demonstrates adequate mitigation of negative impacts.

Approval to be subject to the following condition:
1. Completion of a Minor Amendment to update the Site Plan elevations.

Action Taken: Approved with a Condition
Votes for the Conditional Use: 5
Votes against the Conditional Use: 0
Absent: None
Abstaining: None
Vacancies: 2

Filed: K:\$DA\1803-27sp.srtf