<table>
<thead>
<tr>
<th>Agenda Item #</th>
<th>Item Description</th>
<th>Plg Dept Recm</th>
<th>Plg Comm Action*</th>
<th>Est. City Council Schedule**</th>
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<tbody>
<tr>
<td>5a.</td>
<td>AURORA MALL – FIELDHOUSE USA – MAJOR SITE PLAN AMENDMENT (Ward III)</td>
<td>Approve w/ two conditions</td>
<td>Approved with three conditions</td>
<td>Call-up deadline Next two Council meetings</td>
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<td>CASE MANAGER: Heather Lamboy  APPLICANT: Washington Prime Group</td>
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<td>Development Application: 1105-16  Case Number: 1985-6028-26</td>
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|              | General Location: Aurora Mall – Northwest Corner of Centrepoint Drive and Sable Boulevard Conditions:  
1. The result of continued traffic review about whether a roundabout or a 4-way stop at the intersection of S Crystal Street and the ring road is incorporated into the plans to accommodate traffic flow demand.  
2. The submission of an operations plan prior to the recordation of the Site Plan Amendment.  
3. Resolution of outstanding technical issues prior to recordation of the Site Plan Amendment and issuance of any building permits. |              |                  |                             |
| 5b.          | ST ANDREWS MEMORY CARE – MAJOR SITE PLAN AMENDENT (Ward IV)                     | Approve w/ a condition | Approved w/ a condition | Call-up deadline Next two Council meetings |
|              | CASE MANAGER: Liz Fuselier  APPLICANT: Watermark Communities                    |              |                  |                             |
|              | Development Application: DA-1528-03  Case Number: 2001-4011-10                   |              |                  |                             |
|              | General Location: Northeast Corner of S Abilene Street and Yale Avenue          |              |                  |                             |
|              | Conditions:  
1. Resolution of outstanding technical issues prior to recordation of the Site Plan Amendment and issuance of any building permits. |              |                  |                             |
| 5c.          | UNIFIED DEVELOPMENT ORDINANCE AMENDMENT – TEXT CHANGE HEMP MANUFACTURING, PROCESSING AND STORAGE (All Wards) | Recommend Approval | Recommended Approval | City Council Meeting Date May 4, 2020 |
|              | CASE MANAGER: Kim Kreimeyer  APPLICANT: City of Aurora – Planning & Dev Services |              |                  |                             |
|              | Development Application: DA-2163-02  Case Number: 2018-1006-02                   |              |                  |                             |
|              | General Location: Within the boundaries of the City                             |              |                  |                             |
| 5d.          | 1620 CHESTER STREET ACCESSORY DWELLING UNIT – CONDITIONAL USE (Ward I)           | Approve w/ a condition | Approved w/ a condition | Call-up deadline Next two Council meetings |
|              | CASE MANAGER: Christopher Johnson  APPLICANT: Andrew Duncan                    |              |                  |                             |
|              | Development Application: DA-2223-00  Case Number: 2020-4005-00                   |              |                  |                             |
|              | General Location: Approximately 150 feet from the Northwest Corner of the intersection of E 16th Avenue and Chester Street |              |                  |                             |
|              | Condition:  
1. Subsequent building permit submittals must be consistent with the proposed plan and elevations. |              |                  |                             |
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<td>Approve with a condition</td>
<td>Approved w/ a condition</td>
<td>Call-up deadline Next two Council meetings</td>
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<td>CASE MANAGER: Christopher Johnson APPLICANT: Moors Realty Group LLC Development Application: DA-2213-00 Case Number: 2019-4021-00 General Location: Southeast Corner of E Colfax Avenue and Laredo Street</td>
<td>For Approval: 5 For Denial: 0 Abstentions: 0 Absent: 0 Vacancies: 2</td>
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<td>Condition: 1 Resolution of any outstanding technical issues prior to recordation of the 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

Project Name: AURORA MALL - FIELDHOUSE USA
Planning Commission Hearing Date: April 8, 2020
Opportunities for City Council Call Up: Next two meetings
Ward: Ward III

Project Type: Major Site Plan Amendment
DA Number: DA-1105-16
Case Number(s): 1985-6028-26
Location: Northwest Corner of Centrepoint Drive and Sable Boulevard
Case Manager: Heather Lamboy

Description:
The applicant, Washington Prime Group, proposes to redevelop approximately 91,160 square-feet on the north end of the Aurora Mall. The redevelopment will be roughly in the footprint of the vacated Sears Department Store, which is currently being demolished. The proposed redevelopment is to house “Fieldhouse USA”, an indoor recreation facility offering a variety of sporting venues, including sport courts for volleyball and basketball, indoor turf area, and studios for a variety of classes. In addition to functioning as a sporting destination, Fieldhouse USA hosts tournaments, birthday parties, and family-friendly events. Additional activities include boot camps, cheerleading, lock-ins, Tae Kwan Do and other martial arts, as well as corporate events. Fieldhouse USA will be connected to the Aurora Mall internally as well as accessible via external entrances.

The Fieldhouse will be constructed in the same architectural style as the rest of the Aurora Mall, which utilizes a stone base as well as color bands and synthetic wood accents. The UDO permits a compatible design when part of a larger existing building and the proposal meets design standards in the Aurora Mall Master Plan. The building façade is articulated in a manner to break up long facades as required by code.

Improvements will be made to the parking area in order to provide safer vehicle circulation as well as improve pedestrian circulation through the lot and to adjacent businesses to the north and to the Metro Center light rail and transit station. This project will be phased, with a future addition to the west elevation that will provide additional shopping and dining opportunities.

Washington Prime, the owner and operator of the Aurora Mall, states that the Fieldhouse will activate the mall by becoming a regional attraction. Washington Prime supports the City of Aurora’s goal of the city center area as being a “town center,” which offers a variety of employment and recreational opportunities, as well as having a potential economic impact.

A neighborhood meeting was held on March 5, 2020 at the Aurora Municipal Building Café. Four people attended and mostly commented about traffic concerns in their residential neighborhood that was unrelated to the proposed Fieldhouse addition. No community comments were received via the development review portal.

Testimony Given at the Hearing:
There were no comments from the public.

Commission Bengen asked about an operations plan and the need to manage events with anticipated traffic, pick up/drop off, equipment loading and unloading, as well as security. Carolyynne White, the applicant, and Ryan Van de Bosche, the Washington Prime representative, responded that no operations plan had been submitted, and went on to address how all of the concerns would be addressed. Mr. Van de Bosche stated that the Fieldhouse would be managed operationally as part of the whole Town Center at Aurora (Mall) site, including security, timing and location of loading and unloading, and traffic management. Commissioner Bengen, in discussion with staff, requested a condition of approval that an operations plan be submitted to staff prior to final approval of the Site Plan Amendment.
Planning Commission Results

Agenda Item 5a – Major Site Plan Amendment

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

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

1. The proposal is identified as a primary land use in the Urban District Placetype in the Aurora Places Plan and furthers the “Strong Economy” principle;
2. There is capacity with the existing City infrastructure coupled with on-site improvements to accommodate the development, such as sidewalk connections, and public improvements;
3. The proposal is compatible with the existing Aurora Mall as well as comparable with similar commercial development in the area; and,
4. The proposal improves site circulation, mitigating impacts relating to pedestrian and vehicular movements.

Approval to be subject to the following conditions:
1. The result of continued traffic review about whether a roundabout or a 4-way stop at the intersection of S Crystal Street and the ring road is incorporated into the plans to accommodate traffic flow demand;
2. The submission of an operations plan prior to the recordation of the Site Plan Amendment; and,
3. Resolution of outstanding technical issues prior to recordation of the Site Plan Amendment and issuance of any building permits.

Further Discussion:
Chair Lyon commented that he was pleased with the prospect of having the Fieldhouse in Aurora, as it is an amenity to the community and will have a large economic impact that brings business to Aurora. He welcomed the Fieldhouse team to Aurora.

Action Taken: Approved with three conditions
Votes for the Site Plan Amendment: 6
Votes against the Site Plan Amendment: 0
Absent: None
Abstaining: None
Vacancies: 2
Planning Department  
City of Aurora, Colorado  

SUMMARY OF PLANNING COMMISSION ACTIONS  

Project Name: ST ANDREWS MEMORY CARE  
Planning Commission Hearing Date: April 8, 2020  
Opportunities for City Council Call Up: Next two Council Meetings  
Ward: Ward IV  

Project Type: Major Site Plan Amendment  
DA Number: DA-1528-03  
Case Number(s): 2001-4011-10  
Location: QS:14G – Northeast Corner of Abilene Street and Yale Avenue  
Case Manager: Liz Fuselier  

Description:  
The applicant, St. Andrew’s Memory Care, proposes a major amendment to the Heather Garden Village Site Plan to add a new building and parking lot on the remaining vacant section of the approximately 10-acre site. The site is located on the west side of Anaheim Street between Yale and Harvard Avenues and is zoned MU-TOD, Mixed-Use/Transit Oriented Development District in Sub-Area A.  
The Heather Garden Village Site Plan was approved for a two-phased development for a skilled nursing facility on the northern section of the 10-acre site. The first phase included a 252,904 square foot 5 story building with 151 independent living units, 60 assisted living units, and 58 skilled nursing rooms. Phase two was planned for a future skilled nursing facility. The amendment speaks to a change from skilled nursing care to assisted living/memory care with 26 total beds.  
The proposed amendment is to develop the second phase and includes the addition of a 14,449 square-foot, single-story building with 26 Assisted Living/Memory Care units and an additional 29 conventional and two handicapped designated parking spaces. The building will be utilized for memory care residents, related services, as well as related administrative uses. This specific memory care building will be a secure structure with an inner courtyard providing outdoor space for the residents.  
The site has one point of vehicular access from Anaheim Street. There is a shared access drive adjoining the property to the south. Detached sidewalks exist along Anaheim Street and will be maintained so as not to interfere with the mature trees currently on the property. The site will include landscaping to match the existing development. This development is within a quarter-mile from the Iliff Light Rail Station, providing for multi-modal transportation opportunities.  

Three adjacent property owners, 28 registered neighborhood associations and 8 outside agencies were notified of the Site Plan amendment. One comment was received from Tri-County Health Department relating to the courtyard use by residents and the need for proper sun protection. The applicant has complied with those comments. No neighborhood meeting was held.  

Testimony Given at the Hearing:  
Liz Fuselier, Case Manager, gave a presentation of the item including the staff recommendation.  
The Planning Commission did not have any questions and there were no other speakers.
Planning Commission Results

Agenda Item 5b – Major Site Plan Amendment

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

Move to approve, with one condition, the Major Site Plan Amendment, 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 is compatible with the Aurora Places “Innovation District” Placetype, which is dedicated to bringing together different people, companies and institutions and a supporting land use is multi-family residential.
2. It is consistent with the purpose of the MU-TOD zone district to provide special, sustainable and urban places near transit stations.
3. It is compatible with the surrounding uses and complies with the requirements of the previously approved Site Plan.
4. It mitigates any adverse impacts through landscaping and proposed buffers reduce visual impacts to adjacent properties.

Approval to be subject to the following condition:

1. Resolution of outstanding technical issues prior to final approval of the Site Plan Amendment and issuance of any building permits.

Further Discussion:
There was no further discussion.

Action Taken: Approved with a Condition
Votes for the Site Plan Amendment: 5
Votes against the Site Plan Amendment: 0
Absent: None
Abstaining: None
Vacancies: 2

Filed: K:\$DA\1528-03sps.rtf
Planning Department
City of Aurora, Colorado

SUMMARY OF PLANNING COMMISSION ACTIONS

Project Name: 1620 CHESTER ST ACCESSORY DWELLING UNIT
Planning Commission Hearing Date: April 8, 2020
Opportunities for City Council Call Up: Next two Council Meetings
Ward: Ward I

Project Type: Conditional Use
DA Number: DA-2223-00
Case Number(s): 2020-4005-00
Location: QS:04A – Approximately 150 feet from the northwest corner of the intersection of E 16th Avenue and Chester Street
Case Manager: Christopher Johnson

Description:
The applicant, Andrew Duncan, is requesting approval of a Conditional Use for an Accessory Dwelling Unit (ADU) in an Original Aurora Residential Mixed Use (OA-RMU) Zone District. The subject property is located at 1620 Chester Street, approximately 150 feet north of the intersection of E 16th Avenue and Chester Street. Conditional Use approval is required for all Accessory Dwelling Units (ADU) in the Unified Development Ordinance. The property is surrounded by OA-RMU zoning in a higher density area consisting of a mix of single-family detached homes, duplexes, and multi-family apartment buildings.

In accordance with the code standards for ADUs, the plan proposes a 1-story detached building with an approximately 648 square-foot ADU with an additional parking space to be accessed from the alley. The property does not have an existing attached or detached garage on-site. However, there is an existing driveway accessed from Chester Street to provide one parking space for the primary residence. Guest parking is provided on the street. The existing property is large enough to maintain the required 350 square feet of usable outdoor open space. There is an existing 150 square foot shed located in the southeastern corner of the property. This shed, in addition to the proposed ADU, complies with the requirements of Section 146-4.2.3.F.1.c to not exceed 50% of the gross floor area of the principal structure.

The primary home is constructed of an asphalt shingle roof and brick. The proposed building elevations comply with standards regarding building materials and design. Building materials for the ADU include a shingle roof, lap siding, wood trim, and vinyl windows. There will be two entrances provided to the ADU: one on the south side of the structure and another on the west side, from the backyard.

If this Conditional Use application is approved, the subsequent building permit submittal will be reviewed for compliance with all zoning and building code regulations, as well as any relevant City Code requirements. The building permits must also be substantially similar to the plans associated with this Conditional Use application.

Eight (8) adjacent property owners and eight (8) neighborhood associations were notified of the application. A comment letter was received from the Northwest Aurora Neighborhood Organization (NANO) expressing opposition to the proposed ADU. This letter primarily cites concerns about traffic, parking, and crime in the neighborhood. The applicant reached out to representatives of NANO and was informed that NANO would discuss the case at their board meeting on March 9, 2020.

Testimony Given at the Hearing:
Christopher Johnson, Case Manager, gave a presentation of the item, including the staff recommendation.

Commissioner Bengen asked what the difference was between Accessory Dwelling Units and Short-Term Rentals and how the two were regulated by Code. Mr. Johnson explained that the UDO defined both of these as separate uses, each with different zones where they are considered permitted, not permitted, or conditional uses.
Further, Mr. Johnson explained that there were different requirements for each in the form of use specific standards and that the UDO requires a property owner to live in the primary residence of a property if they intend to use the accessory dwelling unit as a short-term rental.

Commissioner Jetchick commented that she had visited the site and saw lots of trash receptacles throughout the alley. She asked if the addition of this dwelling unit would add additional trash receptacles to the alley.

Mr. Duncan, the applicant, explained that if they found that they needed additional trash receptacles to accommodate the new tenants in the accessory dwelling unit, then they would be sure that they were stored behind the fence on their property and concealed from view.

Agenda Item 5d – Conditional Use

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

Move to approve, with one condition, the Conditional Use for the accessory dwelling unit in an Original Aurora Residential Mixed Use (OA-RMU) Zone District because the proposal complies with the requirements of Code Section 146-5.4.6.A.3. The accessory dwelling unit as proposed:

1. Has minimal impact on and can be accommodated by existing city infrastructure;
2. Controls external negative impacts;
3. Mitigates parking concerns;
4. Provides an affordable housing option and does not cause any dislocation of tenants; and
5. Mitigates any adverse impacts on the neighborhood.

Approval to be subject to the following condition:
1. Subsequent building permit submittals must be consistent with the proposed plan and elevations.

Further Discussion:
There was no further discussion.

Planning Commission Results

Action Taken: Approved with a Condition
Votes for the Conditional Use: 5
Votes against the Conditional Use: 0
Absent: None
Abstaining: None
Vacancies: 2
Planning Department
City of Aurora, Colorado

SUMMARY OF PLANNING COMMISSION ACTIONS

Project Name: MEADOWS AT HIGHLINE POINTE
Planning Commission Hearing Date: April 8, 2020
Opportunities for City Council Call Up: Next two Council Meetings
Ward: Ward II

Project Type: Major Site Plan
DA Number: DA-2213-00
Case Number(s): 2019-4021-00
Location: QS:05K – Southeast Corner of Colfax Avenue and Laredo Street
Case Manager: Christopher Johnson

Description:
The applicant, Moors Realty Group LLC represented by Soufiane Elaamili, is requesting approval of a Major Site Plan for a new multi-family development with 25 apartment units in one building on a 1.46-acre site. The proposal includes 19 2-bedroom and 6 3-bedroom units. The site is a unique teardrop shaped lot as a result of the site being bounded by the curvilinear Highline Canal along the eastern property line and an existing multi-family development to the west. The site is zoned R-3 Medium Density Multi-Family District and the proposed use is permitted. There are no adjustments to the UDO requested with this development.

The shape of the lot provides a challenging situation for development on the lot, with only approximately 50 feet of frontage on Colfax Avenue. The proposed multi-family development includes 1 3-story building with an approximately 12,000 square foot footprint. The building has been placed as close to Colfax Avenue as possible, while still providing vehicular access to the site and adhering to the required 25-foot special landscape buffer along the Highline Canal. The first floor includes 5 units oriented towards the Highline Canal and tucked under garage parking for 18 spaces. The overall number of parking spaces provided exceeds the minimum counts required by code. There will be a new reconstructed access drive for the site from Colfax Avenue, on site stormwater detention, and new landscaping throughout the site. Two new pedestrian connections will be provided to the adjacent Highline Canal trail. The building will be constructed with a stone veneer, lap siding, and various shades of stucco with accent colors to provide visual interest. These materials meet the minimum requirements for residential design and masonry for multi-family buildings per the UDO.

A total of eleven (11) neighborhood association referrals, three (3) adjacent property owners, and eight (8) agency referrals were sent for this project. No community comments were received, and a neighborhood meeting was not held for this project.

Testimony Given at the Hearing:
Christopher Johnson, Case Manager, gave a presentation of the item, including staff recommendation.

Commissioner Gayle Jetchick asked if these proposed units would have any form of income restriction. Casey Adragna, project designer and representative of the applicant, answered that they would not be, but that the goal of the projects was to provide units at an attainable price.
**Agenda Item 5e: Major Site Plan**

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

Move to Approve, with one condition, the Major Site Plan because it complies with the requirements of Code Section 146-5.4.3.B.2.c of the Unified Development Ordinance for the following reasons:
1. The proposal is consistent with the Aurora Places Plan;
2. The project will improve City infrastructure and public improvements;
3. The will protect and preserve environmental features; and
4. The proposal does not generate any adverse impacts.

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:**
There was no further discussion.

**Planning Commission Results**

**Action Taken:** Approved with a Condition

Votes for the Site Plan: 5
Votes against the Site Plan: 0
Absent: None
Abstaining: None
Vacancies: 2