## Summary of Planning and Zoning Commission Votes
### Regular Meeting of the Aurora Colorado Planning Commission
#### May 13, 2020

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<tr>
<th>Agenda Item #</th>
<th>Item Description</th>
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| **5a.**       | **SHOOT INDOORS – CONDITIONAL USE** (Ward IV)  
CASE MANAGER: Claire Dalby  
APPLICANT: Shoot Indoors Buckley  
Development Application: DA-1622-06  
Case Number: 2020-6009-00  
General Location: ¼ mile north of the intersection of S Abilene Street and E Florida Avenue (1310 S Abilene Street)  
Conditions:  
1. Operation of the shooting range shall conform to the submitted operations plan including but no limited to range security and safety protocols, noise mitigation, employee training and vetting, and customer check-in and training.  
2. Guns will not be sold onsite. | Approve w/ two conditions | Approved w/ two conditions | Call-up deadline June 1, 2020 |
|               |                  |                |                  |                             |
| **5b.**       | **SUPERIOR ROOFING – MAJOR SITE PLAN W/ADJUSTMENTS** (Ward I)  
CASE MANAGER: Tanner Axt  
APPLICANT: Superior Roofing Inc  
Development Application: DA-2209-00  
Case Number: 2019-6059-00  
General Location: Southwest Corner of Smith Road and Smith Drive (13904 E Smith Drive)  
Conditions:  
1. The resolution of outstanding technical issues prior to recordation of the site plan and issuance of any building permits.  
2. If the stipulations listed in the May 4, 2020 Letter of Non-Objection provided by Phillips 66 are not met, additional Phillips 66 approval is required prior to issuance of any building permits. | Approve w/ two conditions | Approved w/ two conditions | Call-up deadline June 1, 2020 |
|               |                  |                |                  |                             |
| **5c.**       | **SOCCER CITY AURORA – CONDITIONAL USE** (Ward II)  
CASE MANAGER: Liz Fuselier  
APPLICANT: Swallow Charitable Foundation  
Development Application: DA-2215-00  
Case Number: 2019-6062-01  
General Location: Approximately 471 feet west of the intersection of E Colfax Avenue and Laredo Street | Approve | Approved | Call-up deadline June 1, 2020 |
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| 5d.          | **SOCCER CITY AURORA – SITE PLAN** (Ward II)  
CASE MANAGER: Liz Fuselier  
APPLICANT: Swallow Charitable Foundation  
Development Application: DA-2215-00  
Case Number: 2019-6062-01  
General Location: Approximately 471 feet west of the intersection of E Colfax Avenue and Larendo Street  
Condition:  
1. Resolution of outstanding technical issues prior to recordation of the site plan and issuance of any building permits. | Approve w/ a condition | **Approved w/ a condition**  
For Approval: 5  
For Denial: 0  
Abstentions: 0  
Absent: 0  
Vacancies: 2 | Call-up deadline June 1, 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.
SUMMARY OF PLANNING COMMISSION ACTIONS

Project Name: SHOOT INDOORS
Planning Commission Hearing Date: May 13, 2020
Deadline for City Council Call Up: June 1, 2020
Ward: Ward IV

Project Type: Conditional Use
DA Number: DA-1622-06
Case Number(s): 2020-6009-00
Location: ¼ mile north of the intersection of S Abilene Street and E Florida Avenue
(1310 S Abilene Street)
Case Manager: Claire Dalby

Description:
The applicant, Shoot Indoors Buckley, is requesting approval of a Conditional Use to allow an indoor shooting range in a Mixed Use – Corridor (MU-C) zone district. The subject site is located within an existing building on a 2.1-acre site at 1310 S. Abilene Street, approximately one-quarter mile south of the intersection of E. Mississippi Avenue and I-225. The proposed development involves interior renovation to an existing tenant space including improvements to the building’s air filtration, security, sound insulation, and interior layout. Before it was determined that a conditional use would be required, the Building Division had approved a tenant finish permit and interior construction of the shooting range was underway.

The applicant’s business proposal is an 8,300 square foot indoor shooting range providing range services, rentals, instruction, and select retail products such as ammunition. No guns will be sold onsite. The applicant will address noise mitigation concerns by utilizing a “box-in-a-box” range design with multiple layers of sound-dampening materials both internally and externally. “Shoot Indoors” proposes to use 24 parking spaces.

Since February 2020, Planning, Tax and Licensing, and Code Enforcement have been involved with the property owner in addressing concerns regarding existing code violations on the property. Although these violations are unrelated to the operation of the shooting range and the tenant was previously unaware of the code violations on the property, the overall property is nevertheless affected. The property owner has since been notified that he has until May 31, 2020 to come into compliance. After this deadline, court proceedings could be initiated.

A total of nineteen (19) neighborhood organizations and ten (10) adjacent property owners were notified of the application. No comments were received and a neighborhood meeting was not held.

Testimony Given at the Hearing:
Claire Dalby, case manager, gave a presentation of the item including staff recommendation.

Commissioner Bengen asked about the lengths of the shooting range bays.

Mr. Christopherson, 1310 S Abilene Street, Aurora, CO, the applicant, described the layout of the range and the lengths of the ranges (2 lanes of 25 and 15 yards). Commissioner Bengen asked about the largest caliber; Mr. Christopherson replied that calibers up to 308 can be shot.

Commissioner Lyon asked what types of products were sold at the range; Mr. Christopherson answered it would be a small retail operation consisting of range equipment, eye and ear protection, gun cleaning supplies, targets and ammunition but no guns sold onsite.

Commissioner Bengen inquired about the security and storage of ammunition; Mr. Christopherson indicated that ammunition would be stored in a secure bunker overnight with full security.
Commissioner Jetchick asked if customers could bring in their own guns and about parking lot security. Mr. Christopherson explained that people can bring their own handguns in and that there will be parking lot lighting but no parking lot attendants.

Commissioner Bush asked if there was mitigation for fire and explosions. Mr. Christopherson responded that the ammunition would not explode due to the way it is being stored and that the building is fully sprinklered.

Commissioner Gaiser asked if precautions were taken for potential robberies; Mr. Christopherson said the site is not likely to be robbed due to the nature of what is being stored overnight. Commissioner Gaiser asked if the sign on the exterior of the building was current; Mr. Christopherson replied that a new sign for his business will be installed.

A question from the public was asked about the chances of hearing gunfire from his nearby home. Mr. Christopherson described the details of the sound mitigation methods for the range.

Commissioner Gaiser asked about the status of the outdoor storage uses on the property. Staff confirmed that these uses are not permitted, and that the overall property owner needs to come into compliance by May 31, 2020.

Agenda Item 5a: Conditional Use

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

Move to Approve, with two conditions, 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:
1. The proposal is consistent with the Comprehensive Plan Placetype goals;
2. It is consistent with all applicable standards, regulations, and plans
3. It is consistent with the size, scale, and intensity of the surrounding area;
4. It will have no negative impact on city infrastructure;
5. It will not dislocate any tenants; and,
6. It demonstrates adequate mitigation of negative impacts.

Approval to be subject to the following conditions:
1. Operation of the shooting range shall conform to the submitted operations plan including but not limited to range security and safety protocols, noise mitigation, employee training and vetting, and customer check-in and training, and;
2. Guns will not be sold onsite.

Planning Commission Results

Action Taken: Approved with Conditions
Votes for the Conditional Use: 5
Votes against the Conditional Use: 0
Absent: None
Abstaining: None
Vacancies: 2
SUMMARY OF PLANNING COMMISSION ACTIONS

**Project Name:** SUPERIOR ROOFING  
**Planning Commission Hearing Date:** May 13, 2020  
**Deadline for City Council Call Up:** June 1, 2020  
**Ward:** Ward I

**Project Type:** Major Site Plan with Adjustments  
**DA Number:** DA-2209-00  
**Case Number(s):** 2019-6059-00  
**Location:** Southwest Corner of Smith Road and Smith Drive (13904 E Smith Drive)  
**Case Manager:** Tanner Axt

**Description:**  
The applicant, Superior Roofing, is requesting approval of a Site Plan with Adjustments for a new 1.04-acre outdoor storage site located south of E. Smith Drive within the Smith Drive Industrial Park. Access will be provided from E. Smith Drive, which has two access points with Smith Road. The property is zoned I-1 (Business/Tech District) within Subarea B.

The development will supplement the storage provided at Superior Roofing’s primary site, located roughly one mile away at 14700 E. 39th Avenue. The site will include a fully screened outdoor storage yard, lighting, and landscaping. Vehicles and personnel will only be on site during pickups and deliveries, which are limited to 8:00 AM – 4:00 PM Monday-Friday. The proposal includes detached 5-foot sidewalks and curbside landscaping.

The south side of the property is comprised of a 40-foot Phillips 66 easement containing several high-pressure gas lines. Phillips 66 has provided a Letter of Non-Objection (please see Exhibit E) that outlines specific requirements for work within the easement to maintain the safety and integrity of the pipelines.

The proposal includes a 9-foot opaque wood fence along E. Smith Drive and along the eastern and southern property lines, replacing all but roughly 8 linear feet of the chain-link fencing along the single-family homes to the south. Along E. Smith Drive, the applicant provides dense landscaping to further shield operations from public view. Adjacent to the single-family homes to the south, the applicant is providing landscaping that meets code requirements and complies with the guidelines set forth by Phillips 66.

Eight adjacent property owners and three neighborhood associations were notified of the application. Four of the five adjacent single-family residences provided emailed support for replacing the existing chain link property line fence with the proposed 9-foot opaque wood fence. No other comments were received, and a neighborhood meeting was not held.

**Testimony Given at the Hearing:**  
Tanner Axt, Case Manager, gave a presentation of the item, including staff recommendation.

Commissioner Bengen asked for clarification on the locations of the adjustments. Mr. Axt identified the location of adjustment to waive the east and west landscape buffers and reallocate the landscaping frontage. Staff then clarified that the second adjustment, to allow duplicate fences, only applies to the western 7-10 feet of the southern property line.

Commissioner Bush asked about the maintenance responsibilities of property-line fences, specifically if the wind was to blow the fence over. Mr. Axt identified the shared responsibilities for fencing that generally applies for rural properties but was not aware of any precedent for the maintenance responsibilities between commercial and industrial uses. Staff also noted that this proposed fence would require building permits that require engineering calculations for wind loads.
Commissioner Bengen asked about the outreach that has been done to meet with the western single-family home and suggested asking the neighbors for recommendations for outreach.

Max Hannum, Superior Roofing, 14700 E 39th Avenue, Aurora, the applicant, listed the methods used for reaching out to the remaining single-family home. He stated that he would prefer to replace the existing fence but needed the adjustment in case further outreach attempts were not fruitful.

Commissioner Lyon asked what materials would be on site and whether they would be new or used. Mr. Hannum stated that the largest growth in their company has been metal panel roofing. This site would primarily house blank metal panels that would be brought to Superior Roofing’s off-site fabrication shop to prepare for installation. All deliveries and pick-ups would occur within standard business hours and no used materials would be stored on site.

**Planning & Zoning Commission Results**

Agenda Item 5b – Major Site Plan with Adjustments

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

Move to approve, with two conditions, the Major Site Plan with Adjustments to Sections 146-4.7.5.E and 146-4.7.9.J.2 relating to landscape buffers along interior property lines and fencing within landscape buffer areas because the proposal complies with the requirements of Sections 146-5.4.3.B.2.c.i and 146-5.4.4.D.3 of Unified Development Ordinance, for the following reasons:
1. The Site Plan is compatible with surrounding properties in terms of size, scale, and use;
2. The proposal mitigates adverse impacts on the surrounding areas by storage and providing additional landscaping within view of the right-of-way; and
3. The proposed development has received support from the adjacent single-family residences.

Approval to be subject to the following conditions:
1. The resolution of outstanding technical issues prior to recordation of the Site Plan and issuance of any building permits.
2. If the stipulations listed in the May 4th, 2020 Letter of Non-Objection provided by Phillips 66 are not met, additional Phillips 66 approval is required prior to issuance of any building permits.

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

**Action Taken:** Approved with two Conditions
Votes for the Major Site Plan: 5
Votes against the Major Site Plan: 0
Absent: None
Abstaining: None
Vacancies: 2
SUMMARY OF PLANNING COMMISSION ACTIONS

Project Plan Name: SOCCER CITY AURORA
Planning Commission Hearing Date: May 13, 2020
Deadline for City Council Call Up: June 1, 2020
Ward: Ward II

Project Type: Conditional Use and Site Plan
DA Number: DA-2215-00
Case Number(s): 2019-6062-01; 2019-6062-00
Location: Approximately 471 feet west of the intersection of E Colfax Avenue and Laredo Street (15960 E Colfax Avenue)
Case Manager: Liz Fuselier

Description:
The applicant, The Swallow Charitable Foundation, is requesting approval of a Conditional Use and Site Plan for an outdoor soccer facility to include five (5) small-sided soccer fields and an approximately 5,000 square-foot indoor administrative office and clubhouse. The subject site is located on 3.62 acres between Laredo and Helena Streets fronting on Colfax Avenue and within the Laredo Highline neighborhood. Access to the site will be from East Colfax Avenue. The property is zoned MU-C (Mixed-Use Corridor) within Subarea A.

The proposal will also include 116 parking stalls which exceeds the minimum parking requirement. Essential site elements include parking, landscaping, playing fields, the clubhouse structure, on-site lighting, fencing and an access point to serve the development. Vehicular access will be provided from the northern property line off East Colfax Avenue. The new building will be located between the parking lot and the playing fields. The proposed landscaping meets requirements per the UDO. The building has been designed with four-sided architecture with varying parapet heights and changes in materials. The building is to be constructed of durable materials such as prefinished metal siding, brick veneer, prefinished fiber cement lap siding and aluminum storefront window systems to create an attractive design which meets the requirements of the Unified Development Ordinance (UDO).

Thirteen registered neighborhood organizations and six adjacent property owners were notified of the site plan and conditional use applications. One community comment and five agency comments were received. The applicant provided a written response to the community member answering all questions in a sufficient manner. Further, all issues with Excel Energy as well as the Colorado Department of Transportation have been resolved. A neighborhood meeting was held on March 11, 2020. One member of the community attended the meeting. Access, programming and the field lighting was discussed. A representative from the field lighting company was present and answered questions relating to illumination of the playing fields.

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

Commissioner Bush asked about the use of the fields for tournaments in the future or would fields be utilized solely for practices and small-sided games. Ms. Fuselier answered that the site will not accommodate any type of tournaments with programming focused solely on practices and small sided games.

Commissioner Geiger asked about the number of bicycle racks and if the twelve shown on the site plan was a sufficient number to accommodate players. Ms. Fuselier indicated that the amount met code.

Andy Olree, Edge Design, 600 S Harrison Street, Denver, CO stated that the amount shown was four times the number required under the UDO. There will be 12 “U” racks allowing for 24 bikes.
Mr. Olree gave a presentation of the item and provided several renderings of the site sharing information about field layout, building design and context of the project within the neighborhood. He confirmed that the fields are not conducive to tournaments.

Jeff Chapman, Swallow Charitable Foundation, PO Box 6, Jackson, NH and Curtis Gardner, Rapids Youth Soccer, 7009 S Cherry Drive, Centennial, discussed programming and community outreach. They both spoke of targeting lower-income youth to actively participate in the soccer programs.

Commission Lyon asked if there would be concessions within the “Clubhouse” building. Mr. Olree responded that there would be no food preparation only packaged items. Commissioner Lyon asked about whether the fields would be grass or Astro-turf. Mr. Olree stated that due to the use of the playing fields that Astro-turf would be the material of choice. Commissioner Lyon asked about community outreach and their target audience. Mr. Gardner indicated that their initial focus will be children within the City of Aurora but that the foundation would certainly welcome children/players from surrounding neighborhoods and communities. No one would be turned away.

Commissioner Bengen asked who will be responsible for the soccer programming and coaching. Mr. Gardner responded by indicating that coaches and staff from the foundation as well as parents will be providing top level coaching to the players.

Planning Commission Results

Agenda Item 5c – Conditional Use for an Accessory Drive-through in a Mixed-Use Corridor Zone District

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

Move to approve the Conditional Use because the proposal complies with the requirements of Code Section 146-5.4.6.A.3 of the Unified Development Ordinance for the following reasons:
1. The proposal complies with all applicable standards within the UDO and the Comprehensive Plan;
2. The size, scale, and height of the outdoor recreation facility is consistent with the existing uses along the East Colfax Avenue corridor;
3. The application mitigates adverse impacts on the surrounding area through landscape screening and four-sided architecture and state of the art lighting; and
4. There is sufficient capacity with existing city infrastructure to serve the project.

Further Discussion:
Commissioner Bush related his love for the game of soccer and praised the project’s focus.

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

Agenda Item 5d – Site Plan

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

Move to approve, with one condition, the Site Plan because the proposal 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 Site Plan complies with the UDO and the Comprehensive Plan;
2. The development will be adequately served by existing city infrastructure and public improvements;
3. The Site Plan is compatible with surrounding land uses along the East Colfax Avenue corridor; and
4. The proposal mitigates adverse impacts on the surrounding area through screening, visually appealing architecture, adequate site access and parking and state of the art lighting.
Approval to be subject to the following condition:
1. The 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: 5
Votes against the Site Plan: 0
Absent: None
Abstaining: None
Vacancies: 2

Filed: K:\$DA\2215-00sps.rtf