### Agenda Item # 5

#### LINK APARTMENTS FITZSIMONS – SITE PLAN W/ADJUSTMENTS (Ward I)

**CASE MANAGER:** Claire Dalby  
**APPLICANT:** Grubb Properties  
**Development Application:** DA-1279-50  
**Case Number:** 2020-4021-00  
**General Location:** Southwest Corner of E Colfax Avenue and Peoria Street  
**Condition:**  
1. Resolution of outstanding technical issues prior to recordation of the site plan and issuance of any building permits.

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<td>Call-up deadline March 22, 2021</td>
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**For Approval:** 6  
**For Denial:** 0  
**Abstentions:** 0  
**Absent:** 1 (Turcios)

#### THE AURORA HIGHLANDS ISP NO 1 – INFRASTRUCTURE SITE PLAN AMENDMENT W/ADJUSTMENT (Ward II)

**CASE MANAGER:** Deborah Bickmire  
**APPLICANT:** AECOM  
**Development Application:** DA-2062-18  
**Case Number:** 2019-6016-01  
**General Location:** East of E-470 to Monaghan Road between E 48th Avenue and E 26th Avenue  
**Conditions:**  
1. Future Development shall provide access to the adjacent parcel in unincorporated Adams County.  
2. Resolution of outstanding technical issues prior to recordation.

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**For Approval:** 6  
**For Denial:** 0  
**Abstentions:** 0  
**Absent:** 1 (Turcios)

#### MEADOW POINT CONDOMINIUMS – SITE PLAN AMENDMENT (Ward VI)

**CASE MANAGER:** Eric Sakotas  
**APPLICANT:** Justin & Dylan LLC  
**Development Application:** DA-1752-01  
**Case Number:** 1983-4024-05  
**General Location:** Northeast and Southeast Corners of Pitkin Street and S Pagosa Way  
**Condition:**  
1. Resolution of outstanding issues on the accompanying site plan amendment prior to the issuance of bulding permits.

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**For Approval:** 6  
**For Denial:** 0  
**Abstentions:** 0  
**Absent:** 1 (Turcios)

#### JUDI’S HOUSE / JAC INSTITUTE – SITE PLAN (Ward I)

**CASE MANAGER:** Heather Lamboy  
**APPLICANT:** Judi’s House/JAC Institute  
**Development Application:** DA-1787-09  
**Case Number:** 2020-6057-00  
**General Location:** Northeast Corner of 25th Avenue and Fulton Street  
**Condition:**  
1. Resolution of outstanding issues on the accompanying site plan amendment prior to the issuance of bulding permits.  
2. 

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**For Approval:** 6  
**For Denial:** 0  
**Abstentions:** 0  
**Absent:** 1 (Turcios)

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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 ACHIEVdeny 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: LINK APARTMENTS - FITZSIMONS
Planning Commission Hearing Date: February 24, 2021
Deadline for City Council Call Up: March 22, 2021
Ward: Ward I

Project Type: Site Plan  
DA Number: DA-1279-50
Case Number(s): 2020-4021-00
Location: QS:05D – Southwest Corner of E Colfax Avenue and Peoria Street
Case Manager: Claire Dalby

Description:
The applicant, Grubb Properties, is requesting approval of a Site Plan for a new multi-family development with 405 apartment units in one 5-story building on a 4.07-acre site. The complex will be comprised of 14% studio, 58% one-bedroom, and 28% two-bedroom units. The site is located on the southwest corner of E. Colfax Avenue and Peoria Street. The site is zoned MU-FB (Mixed Use – Fitzsimons Boundary District) where multi-family is a permitted use. The site plan proposal includes four adjustment requests for maximum building length, ground floor entry, non-street perimeter buffer width, and signage number/area limitations. Existing development on the property is owned by three separate owners who have all authorized this application; the applicant has been working with these property owners to address both landowner and tenant concerns.

The proposed multi-family building will create a new urban streetscape along this stretch of E. Colfax with tree openings, decorative paving, and pedestrian amenities such as bike racks and benches and will incorporate urban streetscape sections along Peoria Street and Oswego Street as well. The design incorporates a “gateway corner” at the Colfax-Peoria intersection next to a reconstructed RTD bus stop as well as an exterior courtyard on the southwest side and two internal courtyards. Ground floor uses will be incorporates along Colfax Avenue and Peoria Street including a fitness center, leasing area, and coworking space. Three points of access to an interior parking garage will be from Colfax Avenue to the north, 14th Avenue to the south, and Oswego Street to the west.

The project is subject to Fitzsimons Boundary District design standards within the UDO as well as Fitzsimons Boundary Area Public Realm Design Standards and Colfax Exterior Color Palette requirements. The proposed building design incorporates horizontal and vertical articulation, ground floor design, varying materials, fenestration, and various architectural details. The design elements are continued on all sides of the buildings per the zoning code.

A total of five (5) neighborhood associations and fourteen (14) adjacent property owners were notified of this project. Two comments were received, one from a representative of the Aurora Northwest Aurora Neighborhood Organization expressing general support of the proposal, and one from an abutting property owner pointing out a minor technicality that needed correction in the next submittal. A neighborhood meeting was not held for this project.

Testimony Given at the Hearing:
Claire Dalby, Case Manager, gave a presentation of the items, including the staff recommendation.
James Ronczy, KTGY, 800 16th Street, Suite 500, Denver, CO, representing the applicant, introduced the development team and gave a presentation of the item highlighting the architecture of the proposed building.

Eric Applefield, Grubb Properties, 4601 Park Road, Suite 450, Charlotte, NC, representing the applicant, gave a presentation of the item.
Brad Haigh, Norris Design, 1101 Bannock Street, Denver, CO, representing the applicant, gave a presentation of the item, highlighting the outdoor spaces of the project.

Commissioner Gaiser asked if the dog park and pool were on the ground floor and if so, whether sun would shine on the pool. Mr. Ronczy answered that they both will be on the ground floor and that a study was done to ensure sun would shine on the them.

Commissioner Hogan asked for examples of smallest and largest units and pricing. Mr. Applefield answered that square footage ranged from 412 to 1150 square feet and prices from $1300 to $2400.

Heather Dukes, Esq., Snell & Wilmer, One Arizona Center, 400 E Van Buren Street, 12th Floor, Phoenix, AZ, representing Church’s Chicken on an abutting parcel, stated that they initially had drainage concerns and that contact had been made with the applicant and the concerns alleviated. She stated that they are in support of the project.

**Planning Commission Results**

**Agenda Item 5a – Site Plan**

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

Approve, with one condition, the Major Site Plan with Adjustments to Sections 146-4.8.5.D.1.A, 146-2.4.5.L.1.E, 146-4.7.5.E, and 146-4.10.5.B 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 all applicable standards, regulations, and plans.
2. The proposal is consistent with the Aurora Places Plan.
3. The project will improve City infrastructure and public improvements.
4. The proposal will improve and expand multi-modal transportation connections.
5. The project is compatible with surrounding residential and mixed-use developments.
6. The proposal mitigates 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:**

Commissioner Jetchick commented that there was once an issue with an eminent domain case in this area and that this project has been in the works for a long time.

**Action Taken:** Approved with a Condition

Votes for the Site Plan:  6
Votes against the Site Plan:  0
Absent:  1 (Turcios)
Abstaining:  None

Filed: K:\$DA\1279-50sps.rtf
Project Name: THE AURORA HIGHLANDS INFRASTRUCTURE SITE PLAN NO 1
Planning Commission Hearing Date: February 24, 2021
Deadline for City Council Call Up: March 22, 2021
Ward: II

Project Type: Infrastructure Site Plan Amendment with Adjustment
DA Number: DA-2062-18
Case Number(s): 2019-6016-01
Location: QS: 98V,99V,98U,99U,01U,02U – Located east of E-470 to Monaghan Road between E 48th Avenue and E 26th Avenue
Case Manager: Deborah Bickmire

Description:
The applicant, Aerotropolis Area Coordinating Metro District, proposes an amendment to The Aurora Highlands Infrastructure Site Plan #1 (ISP) that includes a request for approval of an adjustment. The site is included within The Aurora Highlands Master Plan, located east of E-470 to Powhaton Road, between 48th Avenue and 26th Avenue. The approved ISP is generally located in the western half of the Master Plan area. The site is zoned R-2 (Medium Density Residential), MU-A (Mixed-Use Airport) and MU-R (Mixed Use – Regional) in Subarea C. Infrastructure, including water, sanitary sewer, storm sewer, sidewalks and roadways are currently under construction on the site. The first phase of residential development is also under construction east of Denali Boulevard, between 42nd Avenue and The Aurora Highlands Parkway.

The proposed amendment includes the addition of buffer landscape, metal picket fencing and masonry walls adjacent to Denali Boulevard, Main Street, 42nd Avenue and 38th Place; additional monumentation and landscape north and south of the primary monument sign and clock tower feature; and, a segment of regional trail and associated improvements within the CIG gas pipeline easement between 38th Place and the Aurora Highlands Parkway (See Exhibit C).

An amendment to an ISP is typically approved administratively, however, the applicant is requesting a major adjustment for an 8-foot masonry wall adjacent to property in unincorporated Adams County, which requires approval of the Planning and Zoning Commission.

Six (6) adjacent property owners were notified of the application. There are no neighborhood groups within one mile of the site. No comments were received, and no neighborhood meeting was held.

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

Commissioner Hogan asked who will maintain the walls. Ms. Bickmire responded they would be maintained by the metro district.

Commissioner Gaiser asked if landscape buffers were included. Ms. Bickmire said some buffers were included along some of the primary streets and they were identified on the plans.

Chairman Lyon asked who would maintain the area around the walls? Especially on the area on the county side of the walls. Ms. Bickmire deferred to the applicant.

Eva Mather, Norris Design, 1101 Bannock Street, Denver, CO, representing the applicant, gave a presentation on the item. After introducing their team, she explained the reasons for the amendment, which was to introduce more vertical elements and features to amenitize the community and make it feel more established.
Ms. Mather outlined the improvements that have been constructed in conformance with the Infrastructure Site Plan (ISP), including Main Street, Reserve Boulevard, and portions of 42nd Avenue. Additionally, 542 home sites have been approved for builders including Richmond, Bridgewater and Pulte.

Ms. Mather explained the Aurora Code permits a residential to have 6-foot walls, whereas an industrial use is permitted to have 9-foot walls. The 8-foot wall is only proposed in the area identified on the ISP, adjacent to the unincorporated Adams County lots, which have agriculture zoning and the existing uses are agricultural and industrial. The applicant believes the emerging residential uses are not compatible at this time and presented photos of the adjacent lots. She stated the walls will be installed by the developer as an amenity for the residents and will be maintained by the metro district on both sides of the wall, which is entirely on Aurora Highlands property.

Commissioner Hogan asked Ms. Mather if they talked to Adams County about the future uses on the applicable lots. Ms. Mather said they had not talked to Adams County.

Commissioner Hogan asked staff if they had talked to Adams County. Ms. Bickmire confirmed the application had been referred to the county and that staff was aware a conditional use for automotive repair on western-most lot would expire in approximately one year.

Ms. Mather also stated all of the Adams County lots had been notified of the public hearing and no comments were received.

Planning Commission Results

Agenda Item 5b – Infrastructure Site Plan Amendment with Adjustment

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

Approve the Infrastructure Site Plan, with two conditions, with an adjustment to Section 146-4.7.9.L.1, because the proposal complies with the requirements of Code Section 146-5.4.2.A.3.b of the Unified Development Ordinance for the following reasons:
1. The proposal complies with the standards of the UDO, Aurora Places Comprehensive Plan, and other adopted City regulations.
2. Adequate infrastructure has been provided and impacts are mitigated.
3. The Preliminary Plat meets The Aurora Highlands standards that guide development of the site.

Approval to be subject to the following two conditions:
1. Future development shall provide access to the adjacent parcel in unincorporated Adams County consistent with the requirements of Section 146-4.5.4.C.2.
2. Resolution of outstanding technical issues prior to recordation.

Further Discussion:
There was no further discussion.

Action Taken: Approved with 2 Conditions
Votes for the Site Plan Amendment: 6
Votes against the Site Plan Amendment: 0
Absent: 1 (Turcios)
Abstaining: None
SUMMARY OF PLANNING COMMISSION ACTIONS

Project Name: MEADOW POINT CONDOMINIUMS
Planning Commission Hearing Date: February 24, 2021
Deadline for City Council Call Up: March 22, 2021
Ward: VI

Project Type: Site Plan Amendment
DA Number: DA-1752-01
Case Number(s): 1983-4024-05
Location: QS:19L – Northeast and Southeast Corner of Pitkin Street and S Pagosa Way
Case Manager: Eric Sakotas

Description:
The applicant, Mostafa Kargarzedeh of Justin & Dylan LLC, proposes to build the 4th 24-unit multi-family building on a site with three existing multi-family buildings. The five-acre site is located at the corner of Pitkin Street and S. Pagosa Way. The site plan was originally approved in 1983, which is known as The Peak at Meadow Point. Pursuant to the original site plan, three of the four buildings and all the proposed site improvements were developed at that time. Due to the amount of time that has passed since the original approval, the final building is required to be built under current building and zoning codes.

The purpose of this site plan is to update the plan for the fourth building within the master site plan that was not constructed. The building architecture has been designed to blend with the existing buildings. The footprint is similar to the approved plan but has been updated to account for the modern unit mix and layout. There are 24 units proposed for this new building, 4 more than the original plan, or a 5% increase in total units for the overall development.

The current proposal also includes 24 covered parking spaces. This is an addition to the original site plan that did not have any covered parking. A new trash enclosure was also added to meet the current City requirements.

There is an existing open space area at the southeast corner of this site. This area is currently used by the residents for open recreation. It is somewhat restricted due to relatively steep grades to the east, but the plan will maintain this open space and will add landscaping enhancements.

Three abutting property owners and 18 homeowner associations received a referral. Two comments were received from local residents and a neighborhood meeting was not held.

Community comments are as follows: “I live in a home directly backing to the proposed lot and am very concerned about how the noise, mess, and eventual building would negatively impact my property value, privacy, safety, and quality of life for myself and all my neighbors.”

“This is a reasonable plan. Developing this empty lot will resolve persistent maintenance issues and will be a positive contribution to the neighborhood. However, increased traffic/congestion on Pitkin St. may become an issue.”

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

The Planning Commission did not have any questions for staff or the applicant.
Planning Commission Results

Agenda Item 5c – Site Plan Amendment

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

Approve, with one condition, the Site Plan because the proposal complies with Section 146-5.4.3.B.2 of the Unified Development Ordinance for the following reasons:
1. The proposal complies with the standards of the UDO and other adopted City regulations.
2. Adequate infrastructure has been provided and impacts are mitigated.
3. The proposed building is compatible with the surrounding development in terms of size, scale, and building materials.

Approval to be subject to the following condition:
1. Resolution of outstanding technical issues prior to recordation of the Site Plan and the issuance of 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 (Turcios)
Abstaining: None
Planning Department  
City of Aurora, Colorado  

SUMMARY OF PLANNING COMMISSION ACTIONS  

Project Name: JUDI'S HOUSE / JAG INSTITUTE  
Planning Commission Hearing Date: February 24, 2021  
Deadline for City Council Call Up: March 22, 2021  
Ward: I  

Project Type: Site Plan  
DA Number: DA-1787-09  
Case Number(s): 2020-6057-00  
Location: QS:03B – Northeast Corner of 25th Avenue and Fulton Street  
Case Manager: Heather Lamboy  

Description:  
The applicant is proposing a Site Plan for a two-story 26,117 square-foot office building on 1.70 acres. The project is located at the northeast corner of E. 25th Avenue and Fulton St and is located within the Stapleton Aurora planning area. This site is located in the mixed-use Planning Area 3 in the Stapleton Aurora Master Plan adjacent to the Stapleton open space and trail network. The Stapleton Aurora Master plan development concept is to provide a variety of uses that are appropriate and compatible with the surrounding area. The site is located within the Original Aurora-Main Street (OA-MS) zone district and is located in the Original Aurora Placetype as set forth by the Aurora Places Plan. The purpose of the Original Aurora-Main Street zone district is to promote safe, active, pedestrian-scale and diverse areas through the use of building forms that clearly define and activate the public realm. Development that engages the pedestrian is encouraged and will enhance the character of this mixed-use district. The OA-MS zone district shall enhance the convenience, ease, and enjoyment of transit, walking, shopping and public gathering within the neighborhood and shall reflect its historic character.  

Judi’s House was established in 2002 by Brian Griese who had the vision to provide support for grieving children and caregivers. Griese’s mother, Judi, passed away when he was twelve years old. The building will also house the JAG Institute (Judith Ann Griese Foundation) whose purpose is for research relating to the grieving process and associated impacts in psychological well-being. The grief counseling and support services are provided free of charge.  

The building was purposefully designed with the clients in mind. The aim is to create a “home environment.” Outdoor spaces and kitchen and dining areas will be amenities to clients. An enhanced entry serves to be a welcoming “front door.” Since Judi’s House primarily serves younger children, there are interior and exterior elements that invoke a sense of discovery, whimsy, and joy. The intent of the building is to be compatible with and comparable to the design elements found in the Central Park (Stapleton) community.  

The Stapleton Design Review Committee reviewed the Judi’s House Sketch Plan and provided a letter of approval.  

Seven (7) neighborhood organizations and 3 abutting property owners were provided notice of this application. One community comment was received from the Northwest Aurora Neighborhood Organization (NANO) in which it was observed that in the past there has been flooding on Fulton Street adjacent to the site and stated that the location of the entryway on Galena and not E 25th Avenue is preferred. A neighborhood meeting was held on February 9, 2021. In general, the community expressed support for the project and had questions regarding crosswalks, the traffic circulation, security, and fencing.
Testimony Given at the Hearing:
Heather Lamboy, Case Manager, gave a presentation of the item, including the staff recommendation.

Jessica Maitland Mayo, Judi’s House/JAG Institute, 1741 Gaylord Street, representing the applicant, gave a presentation of the item. She discussed how Judi’s House was founded by Brian Griese, a previous Broncos football quarterback, who suffered the loss of his mother when he was 12. Brian experienced loneliness and no one understood his unique grief as a young person. She highlighted the services and programs that are offered related to grief counseling for families with a focus on children. Ms. Mayo commented that they have a diverse clientele, her staff has partnered with Aurora and Denver Public Schools and local hospitals and hospices in order to assist with referrals, and that all services are free of charge.

Ben Kallechey with the Davis Partnership architectural firm, 2901 Blake Street, Denver, CO, representing the applicant, gave a presentation of the approach to the architectural design of the building. He commented that the facility’s design reflected the character of a home where clients would feel comfortable in a caring environment. He discussed the importance of the outdoor courtyard that would allow smaller children to play as a form of relief from the grieving process. He also commented on the landscape design and the buffering of the parking lot.

Commissioner Hogan asked what the target date for the facility to open, and Ms. Mayo responded that it is the summer of 2022. Currently Judi’s House operates in a remodeled home on Gaylord Street in Denver. Commissioner Hogan commented on some text errors on the Site Plan, and in response Mr. Kallechey thanked her for pointing that out and stated that would be addressed with the technical submittal.

Commissioner Bush commented that this is a great opportunity for Aurora and pointed out that other support organizations, including Brent’s Place and the Ronald McDonald house, are located within a mile of the Judi’s House site. He commented that many times children who are critically ill do not survive and this will be a great help to any siblings and family members.

Planning Commission Results

Agenda Item 5d – Site Plan

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

Approve the Site Plan, and a condition, because the proposal complies with Section 146-5.4.3.B.2 of the Unified Development Ordinance for the following reasons:
1. The proposal complies with the standards of the UDO, The Stapleton Aurora Master Plan, and other adopted City regulations.
2. Adequate infrastructure has been provided and impacts are mitigated.
3. Will be served by many different modes of travel, including vehicle, pedestrian via a sidewalk and trail system, and transit.
4. The proposed building is compatible with the surrounding development in terms of size, scale, and building materials.

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

Further Discussion:
Chair Lyon commented that this will be a great addition to the City.

Action Taken: Approved with a Condition
Votes for the Site Plan: 6
Votes against the Site Plan: 0
Absent: 1 (Turcios)
Abstaining: None