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<thead>
<tr>
<th>Agenda Item #</th>
<th>Item Description</th>
<th>Plg Dept Recom</th>
<th>Plg Comm Action*</th>
<th>Est. City Council Schedule**</th>
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</thead>
<tbody>
<tr>
<td>5a.</td>
<td><strong>SUNLIGHT PEAK COMMUNITY SOLAR GARDEN PHASE II – SITE PLAN W/ADJUSTMENTS (Ward II)</strong></td>
<td>Approve w/ a condition</td>
<td>Approved w/ a condition</td>
<td>Call-up Deadline November 8, 2021</td>
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<td></td>
<td>CASE MANAGER: Dan Osoba, APPLICANT: Namaste Solar Electric Inc</td>
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<td></td>
<td>Development Application: DA-2232-01, Case Number: 2020-6016-02</td>
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<td></td>
<td>General Location: Approximately 3,000 feet from the Southwest Corner of E 26th Avenue and Monaghan Road</td>
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<td>Conditions:</td>
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<td>1. Resolution of outstanding technical issues prior to recordation of the site plan and issuance of any building permits.</td>
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<td>5b.</td>
<td><strong>STEALTH CELL FACILITY AT 1800 S TOWER RD - CONDITIONAL USE (Ward II)</strong></td>
<td>Approve</td>
<td>Approved</td>
<td>Call-up Deadline November 8, 2021</td>
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<td></td>
<td>CASE MANAGER: Antonnio Benton, APPLICANT: Nexius</td>
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<td>Development Application: DA-1333-04, Case Number: 1999-6040-04</td>
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<td></td>
<td>General Location: Southeast Corner of S Andes Circle and S Tower Road</td>
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<td>5c.</td>
<td><strong>STEALTH CELL FACILITY AT 1800 S TOWER RD - SITE PLAN AMENDMENT W/ADJUSTMENT (Ward II)</strong></td>
<td>Approve w/ a condition</td>
<td>Approved w/ a condition</td>
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<td>CASE MANAGER: Antonnio Benton, APPLICANT: Nexius</td>
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<td>5d.</td>
<td><strong>OTRO NIVEL SPORTS BAR – CONDITIONAL USE (Ward II)</strong></td>
<td>Approve w/ conditions</td>
<td>Approved w/ conditions</td>
<td>Call-up Deadline November 8, 2021</td>
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<td>CASE MANAGER: Antonnio Benton, APPLICANT: Otro Nivel Sports Bar</td>
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<td>Development Application: DA-1445-02, Case Number: 2021-6036-00</td>
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<td></td>
<td>General Location: Northeast Corner of E 6th Avenue and S Chambers Road</td>
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<td>Conditions:</td>
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<td></td>
<td>1. The applicant shall be responsible for assuring that noise levels at the property line are in accordance with city requirements.</td>
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<td>2. Hours of operation will be limited to 11:00 a.m. to 10:00 p.m. Monday through Thursday, and 11:00 a.m. to 2:00 a.m. on Friday, Saturday and Sunday.</td>
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<td>5e. MURPHY CREEK PARCEL PA 3E SOUTH - SITE PLAN (Ward II)</td>
<td>Approve w/ a condition</td>
<td>Approved w/ a condition</td>
<td>Call-up Deadline November 8, 2021</td>
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<tr>
<td>CASE MANAGER: Ariana Muca</td>
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<tr>
<td>APPLICANT: Montano Homes LLC</td>
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<td>Development Application: DA-1250-49</td>
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<td>General Location: Northeast Corner of Gun Club Road and Louisiana Parkway</td>
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<td>Conditions:</td>
<td>For Approval: 7</td>
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<td>1. Resolution of outstanding technical issues prior to recordation of the Site Plan and issuance of any building permits.</td>
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<td>Absent: 0</td>
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<tr>
<td>5f. MCDONALD'S RESTAURANT AT BLACKHAWK POINTE - CONDITIONAL USE (Ward IV)</td>
<td>Approve</td>
<td>Approved</td>
<td>Call-up Deadline November 8, 2021</td>
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<td>CASE MANAGER: Ariana Muca</td>
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<tr>
<td>APPLICANT: McDonald's Corporation</td>
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<td>Development Application: DA-2261-00</td>
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<td>Case Number: 1983-6075-15</td>
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<td>General Location: Southeast Corner of S Blackhawk Street and E Iliff Avenue</td>
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<td>5g. MCDONALD'S RESTAURANT AT BLACKHAWK POINTE - SITE PLAN (Ward IV)</td>
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<td>5h. BIG KAHUNA CAR WASH AT COUNTRY SQUARE PLAZA - CONDITIONAL USE (Ward V)</td>
<td>Approve</td>
<td>Approved</td>
<td>Call-up Deadline November 8, 2021</td>
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<td>CASE MANAGER: Ariana Muca</td>
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<td>APPLICANT: Cobblestone</td>
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<td>Development Application: DA-1377-08</td>
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<td>Case Number: 1978-6038-31</td>
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<td>General Location: Southeast Corner of E Iliff Avenue and S Chambers Road</td>
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<td>5i. BIG KAHUNA CAR WASH AT COUNTRY SQUARE PLAZA - SITE PLAN AMDT (Ward V)</td>
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<td>Call-up Deadline November 8, 2021</td>
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<td>5j. BUCKLEY YARD RESIDENTIAL - SITE PLAN W/ADJUSTMENTS (Ward II)</td>
<td>Approve w/ adjustments and a condition</td>
<td>Approved w/ adjustments and a condition</td>
<td>Call-up Deadline November 8, 2021</td>
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<td>CASE MANAGER: Todd Hager</td>
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<td>APPLICANT: Raintree Investment Corporation</td>
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<td>Development Application: DA-2252-02</td>
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<td>Case Number: 2021-4011-00</td>
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<td>General Location: Northeast Corner of S Airport Boulevard and E Alameda Parkway</td>
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<td>5k.</td>
<td>RAISING CANE'S CHICKEN FINGER RESTAURANT AT HAMPDEN CROSSING CONDITIONAL USE (Ward V)</td>
<td>Approve</td>
<td>Approved</td>
<td>Call-up Deadline November 8, 2021</td>
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<td>CASE MANAGER: Todd Hager APPLICANT: Raising Cane's Chicken Finger Rest Development Application: DA-1094-12 Case Number: 1997-6052-28</td>
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<td>For Approval: 7 For Denial: 0 Abstentions: 0 Absent: 0</td>
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<td>5l.</td>
<td>RAISING CANE'S CHICKEN FINGER RESTAURANT AT HAMPDEN CROSSING - SITE PLAN W/ADJUSTMENT (Ward V)</td>
<td>Approve w/ an adjustment and a condition</td>
<td>Approved w/ an adjustment and a condition</td>
<td>Call-up Deadline November 8, 2021</td>
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<td>CASE MANAGER: Todd Hager APPLICANT: Raising Cane's Chicken Finger Rest Development Application: DA-1094-12 Case Number: 1997-6052-27</td>
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<td>For Approval: 7 For Denial: 0 Abstentions: 0 Absent: 0</td>
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<td>Conditions: 1. Resolution of 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 ACHIEVE deny approval are listed as voting for “denial”.

**City Council hearing dates listed are preliminary—final dates may be subject to change.**
Project Name:  SUNLIGHT PEAK COMMUNITY SOLAR GARDEN PHASE II
Planning Commission Hearing Date:  October 13, 2021
Deadline for City Council Call Up:  November 8, 2021
Ward:   II

Description:
The applicant, Namaste Solar, Inc, proposes a Site Plan with Adjustment to construct a solar garden on
approximately 45.0 acres. The applicant is requesting an adjustment to waive the landscape requirements for
landscape buffers and screening. The site is currently vacant and is located approximately 3,000 feet southwest
of the intersection of E 26th Avenue and Monaghan Road. The site is zoned Airport District (AD) and is within
Subarea C. The Aurora Places Comprehensive Plan designates this area as part of an Industry Hub placetype.
Most of the surrounding land is currently vacant except for Monaghan Materials, a concrete and asphalt batching
plant located to the east.  The Sunlight Peak Solar Garden’s first phase is currently under construction to the
north adjacent to E 26th Avenue.

The proposal includes two distinct solar arrays. Both proposed phases will be built concurrently, but due to Xcel
Energy contracting requirements, each phase will be limited to 2 megawatts in power generation capacity. The
development includes an unpaved drive that is engineered to support fire trucks for emergency response. An
8-foot security wood post and woven wire fence is proposed to surround the property and connect to the existing
security fence for the Sunlight Peak Solar Garden to the north. All proposed equipment and transformers are
proposed interior to the property. Staff supports the adjustment request to not install landscaping due to lack of
water infrastructure and the unique aspects of a solar garden.

Three adjacent property owners and one registered neighborhood group was notified. No comments were
received during development review and a neighborhood meeting was not held.

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

Commissioner Hogan asked staff if the applicant would be responsible for landscaping improvements if water was
brought to the site in the future.

Staff indicated that the applicant’s requested adjustment would waive the requirement for all landscaping and
future landscaping would not be required if the Planning & Zoning Commission chooses to approve the Site Plan
with Adjustment. The phase one Sunlight Peak Community Solar Garden was reviewed and approved
administratively because the applicant was granted a deferral of those landscape improvements instead of
requesting an adjustment.

Commissioner Lyon asked staff if Kelly Bish, the Landscape Architect in the Planning & Development Services
Department, had reviewed and supported the adjustment request.

Staff indicated that Kelly Bish reviewed the Site Plan with the requested adjustment and is in support of the
applicant’s request.
Eliot Abel of Namaste Solar gave a brief overview of their adjustment request and the proposal to install pollinator-friendly seeds under the solar panels.

Commissioner Jetchick asked the applicant why they pursued the adjustment request on phase two and not on phase one.

Mr. Abel indicated that it was a timing issue for gaining entitlements for the site and construction. There was not enough time to go through the public hearing process and request the adjustment, so they requested (and were granted) a deferral of the landscaping improvements.

**Planning Commission Results**

Agenda Item 5a – Site Plan with Adjustment

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

Approve, with a conditions, the Site Plan with Adjustment to waive the landscape requirements 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. The Site Plan with Adjustment is consistent with Aurora Places Comprehensive Plan by locating renewable energy uses within “Industrial Hub” placetype.
2. The City's existing infrastructure and public improvements have adequate capacity to serve the proposal.
3. The application is compatible with the surrounding development.

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 one Condition
Votes for the Site Plan: 7
Votes against the Site Plan: 0
Absent: None
Abstaining: None

Filed: K:\$DA\2232-01sps.rtf
Planning Department  
City of Aurora, Colorado

SUMMARY OF PLANNING COMMISSION ACTIONS

Project Name: STEALTH CELL FACILITY AT 1800 S TOWER ROAD  
Planning Commission Hearing Date: October 13, 2021  
Deadline for City Council Call Up: November 8, 2021  
Ward: II

Project Type: Conditional Use and Site Plan with Adjustment  
DA Number: DA-1333-04  
Case Number(s): 1999-6040-04; 1999-6040-03  
Location: QS:12N – Southeast Corner of S Andes Circle and S Tower Road  
Case Manager: Antonnio Benton

Description:
The applicant, Nexius, is requesting approval for a conditional use to build a 50-foot freestanding stealth telecom facility in a Medium Density Residential Zone District (R-2) and is amending the existing Aurora Church of The Nazarene Site Plan to show the tower footprint. The stealth telecom facility site is located on the south side of the church within the overall 10.2-acre site, located south of the intersection of Andes Circle and Tower Road. The adjustment is to exceed the maximum building height of the R-2 zone district (38 feet) and construct a 50-foot high tower.

The site is adjacent to established low-density single-family residential neighborhoods zoned R-1; the Heather Ridge Village neighborhood to the east and the Aurora Highlands neighborhood to the west. To the south of the site is a high-density multifamily residential development, Aspen Ridge Apartments, zoned R-3, and the Powerline Trail open space. North of the site is vacant land zoned MU-N, Mixed-Use Neighborhood.

The proposed stealth tower and associated facilities and equipment will be contained within a walled leased area. The tower will minimize visual impacts to the surrounding community by being designed to resemble the colors and architecture of the existing church, as required by code. The proposed site is necessary for AT&T’s network to maintain its overall network capacity in the surrounding area. A nearby facility is being removed, and this new site is being proposed to help ensure there is no loss in coverage to the surrounding neighborhood. A 50-foot tower is the minimum height needed to provide the coverage lost when the existing site is taken down. There are no buildings with a suitable height within the immediate area to co-locate with, therefore, a new tower is being proposed at this location.

Required referrals were made to abutting property owners and registered HOA’s. Five (5) comments were received from neighbors. Comments expressed concerns about the telecom tower’s location, height, visibility, and compatibility with the existing neighborhood. A neighborhood meeting was held on September 28, 2021 to address concerns.

Testimony Given at the Hearing:
Stephen Rodriguez, Planning Supervisor, gave a presentation of the item for Case Manager, Antonnio Benton, including the staff recommendations.

Commissioner Gaiser asked staff if the neighborhood comments were received before or after the tower was relocated? Mr. Rodriguez responded that the neighbors were notified that the tower was being moved at the neighborhood meeting. Commissioner Gaiser asked staff how tall the existing church is in relation to where the tower is proposed to be located? Mr. Rodriguez responded that based on the photo-simulation that the building appeared to be approximately 38-feet in height as the tower is 50-feet in height.

The applicant, John Walesa of Nexius, 3402 S Eagle Street, Aurora, CO, made a brief presentation on the proposal. He spoke to the need for the 50-foot tower height, coverage requirements, referenced that an agreement with Xcel is not going to be renewed, and stated that this facility will provide the coverage for customers in this area.
Commissioner Hogan asked the applicant if this facility will have the capability to co-locate with other cell companies. The applicant responded that yes, the facility will have that capability.

Commissioner Turcios asked the applicant if the neighbors felt better about the proposed new location for the tower away from their residential development and closer to Tower Road? Mr. Walesa responded that no additional comments were received after the tower location was moved.

**Planning Commission Results**

Agenda Item 5b – Conditional Use

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

Move to approve the Conditional Use request 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. It is consistent with all applicable standards, regulations, and plans including the Comprehensive Plan.
2. Will not change the predominant character of the area.
3. City's infrastructure has adequate capacity to serve the development.
4. The application demonstrates that the proposed use will not create significant dislocations of tenants or occupants of the property.
5. The application mitigates adverse impacts on the surrounding area to the degree practicable.

**Further Discussion:**

No further discussion occurred.

**Action Taken:** Approved

Votes for the Conditional Use: 7
Votes against the Conditional Use: 0
Absent: None
Abstaining: None

Agenda Item 5c – Site Plan Amendment with Adjustment

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

Move to approve, with one condition, the Site Plan with a height adjustment to allow a 50’ tower, because the proposal complies with the requirements of Code Section 146-5.4.3.B.2 of the Unified Development Ordinance for the following reasons:
1. It is consistent with all applicable standards, regulations, and plans including the Comprehensive Plan.
2. City's infrastructure has adequate capacity to serve the development.
3. The application is compatible with surrounding uses in terms of size, scale and building façade materials.
4. The application mitigates adverse impacts on the surrounding area to the degree practicable.

Approval to be subject to the following condition:
1. Resolution of all 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: 7
Votes against the Site Plan: 0
Absent: None
Abstaining: None
SUMMARY OF PLANNING COMMISSION ACTIONS

Project Name: OTRO NIVEL SPORTS BAR
Planning Commission Hearing Date: October 13, 2021
Deadline for City Council Call Up: November 8, 2021
Ward: II

Project Type: Conditional Use
DA Number: DA-1445-02
Case Number(s): 2021-6036-00
Location: QS:06J – Northeast Corner of E 6th Avenue and S Chambers Road
Case Manager: Antonnio Benton

Description:
The applicant, Jesus Hernandez Cordona, is requesting approval of a Conditional Use to allow a 4,600 square foot sports bar at 15373 E 6th Avenue at the northeast corner of 6th Avenue and Chambers Road. The proposal is located in the northeast corner of the shopping center to occupy two vacant tenant spaces. No changes to the site are proposed. The property is zoned Mixed-Use Corridor (MU-C) district in Subarea A and is within the Commercial Hub Placetype in the Aurora Places, Comprehensive Plan. A Conditional Use is required for the proposed sports bar because the proposal is within 300 feet of residential development. Residential lots abut the shopping center property and are approximately 25 feet away from the back of the proposed bar. Per City code, the use is defined under “Bar and Tavern,” and this proposal is also considered “After Hours Entertainment,” as it is proposed to be open after midnight and will provide amplified recorded music.

The proposed hours of operation are from 11:00 a.m. to 10:00 p.m. Monday through Wednesday and 11:00 a.m. to 2:00 a.m. on Thursday through Sunday. The business plan serve appetizers, entrees and alcohol. Entertainment will include recorded music as well as a live disc jockey from 8:00 p.m. to 2:00 a.m. on Thursdays through Sundays. The applicant has stated that there will be at least three security guards on-site at all times, and they anticipate accommodating around 180 guests. The establishment cannot exceed the maximum occupancy for the space. Staff is recommending the 2:00 am closing be limited to Friday and Saturday nights and not include Sunday night, due to the proximity to residential uses.

Testimony Given at the Hearing:
Stephen Rodriguez, Planning Supervisor, gave a presentation of the item for Case Manager Antonnio Benton, including the staff recommendation. He explained the conditions proposed in detail and that there have been similar types of businesses in this tenant space previously.

Commissioner Bush stated that the new proposal appears to have more restaurant space than the previous business in the space but otherwise will not be dissimilar from the previous use.

Chairman Lyon asked staff if the applicant had been made aware of the changes that was recommending regarding the days and hours of operation? Mr. Rodriguez responded that he directed Case Manager Benton to discuss this with the applicant.

Commissioner Turcios asked staff if the changes to the proposed hours of operation were related to the Memo provided from Tax and Licensing regarding a previous tenant? Mr. Rodriguez responded that the staff modifications to the number of days of operation until 2 a.m. reflects an attempt to reduce the potential for negative impacts and make the proposed hours more compatible with the abutting residential neighborhood.

Chairman Lyon asked staff if what happened with the previous tenant is relevant? Mr. Rodriguez responded that from a Planning perspective that no, it is not relevant, and no comments were received from abutting property owners.
The applicant, Mr. Jesus Hernandez-Cordona, 414 S Troy Street, Aurora, CO, briefly commented that this business will be more family oriented and is a sports bar.

Commissioner Bush asked the applicant if with the staff recommended hours of operation, will the business be profitable? Mr. Cordona responded that Sundays are big draw for him with football on all day. However, he will comply with whatever hours are ultimately approved.

Chairman Lyon asked the applicant what hours he would need to be successful? Mr. Cordona asked to be open until midnight on Sundays. Chairman Lyon confirmed the hours of operation to be 11 a.m. to 10 p.m. Monday-Thursday, 11 a.m. to 2 a.m. Friday and Saturday, and 11 a.m. to midnight on Sunday.

Commissioner Hogan asked the applicant if this was his business and if it was at all affiliated with the previous business? Mr. Cordona responded that it was his business and not associated with the previous business in the tenant space.

Mohamad Khaski, 15322 E 7th Ave, Aurora, CO, an adjacent neighbor, spoke in opposition to the proposal. He listed several issues with the previous business, trash, fights and noise in his backyard and that he called the non-emergency Police number often. He stated that other neighbor had concerns also.

Mr. Cordona responded that his business will occupy less space than the previous nightclub, will cater to sports bar patrons, and will not permit patrons behind his establishment adjacent to the residences.

Mr. Khaski asked the applicant if security will be provided and if music will be played?

Mr. Cordona responded that the operations plan will be in place and security and staff will ensure the plan will be adhered to. He also stated that music volume levels will be maintained at an acceptable level.

Commissioner Gaiser asked staff if the approved hours of operation can be modified in the future if needed?

Assistant City Attorney Dan Money stated that if violations occur, there can be a city investigation, and decisions can be made to revoke license, change hours and similar.

Commissioner Gaiser asked Mr. Money if neighbors could pursue actions if needed?

Mr. Money responded that there are always additional remedies that can be pursued.

Chairman Lyon proceeded to clarify the hours of operation.

**Planning Commission Results**

Agenda Item 5d – Conditional Use

A motion was made by Commissioner Bush and seconded by Chair Lyon

Approve the Conditional Use request 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. It is consistent with all applicable standards, regulations, and plans including the Comprehensive Plan:
2. The size, scale, height, density, multi-modal traffic impacts, and hours of operation proposed by staff for the proposed use are compatible with existing and planned uses in the surrounding area;
3. Will not change the predominant character of the area;
4. City’s infrastructure has adequate capacity to serve the development;
5. Will not create significant displacement of tenants or occupants of the property; and
6. City requirement including noise allowances, limited hours of operations and onsite security help to mitigate impacts on the surrounding area to the degree practicable.
Approval to be subject to the following conditions:
1. The applicant shall be responsible for assuring that noise levels at the property line are in accordance with city requirements.
2. Hours of operation will be limited to 11:00 a.m. to 10:00 p.m. Monday through Thursday, and 11:00 a.m. to 2:00 a.m. on Friday, Saturday and Sunday.

Further Discussion:
No further discussion occurred.

Action Taken: Approved with Conditions
Votes for the Conditional Use: 7
Votes against the Conditional Use: 0
Absent: None
Abstaining: None

Filed: K:\$DA\1445-02sps.rtf
SUMMARY OF PLANNING COMMISSION ACTIONS

Site Plan Name: MURPHY CREEK PARCEL PA 3E SOUTH - SITE PLAN
Planning Commission Hearing Date: October 13, 2021
Deadline for City Council Call Up: November 8, 2021
Ward: II

Project Type: Site Plan
DA Number: DA-1250-49
Case Number(s): 2020-4024-00
Location: QS:11U – Northeast Corner of Gun Club Road and Louisiana Parkway
Case Manager: Ariana Muca

Description:
The applicant, Montano Homes LLC., is requesting approval of a Site Plan for 54 paired homes located within 27 duplex structures on 9.4-acre. The subject property is within the Murphy Creek development area and is within Planning Area C, which permits multi-family and commercial uses according to the Murphy Creek General Development Plan (GDP). As per the GDP, duplexes are permitted within the Multi-Family land use designation. The Murphy Creek GDP, which includes both residential and commercial on both sides of E Jewell Ave, east of Gun Club Road, was originally approved in 1995. The site is located on the northeast corner of Gun Club Road and Louisiana Parkway. The GDP includes a mix of residential, open space, and commercial uses on 1,060.5 acres.

This proposal is located immediately northwest of the Murphy Creek Golf Course and existing single-family residential area. The proposed residential lots range in size. All of the lots are at least 2,740 SF and have a minimum lot width of 32 Feet. Each paired home will be accessed by a rear-loading two-car garage from an alley. The paired homes will front a green court, open space, or the Murphy Creek Golf Course. The development has two pocket parks for a total of 0.932-acres in passive recreation. The pocket parks are proposed in the central area of the subdivision for easy access among all residents. Stormwater detention and water quality basins are also proposed to serve this development.

The proposed duplexes comply with the Murphy Creek GDP Architectural Design Standards. The paired homes are of contemporary style and include masonry veneer, stucco, and lap siding. Architectural elements include varying roof types, dormers, and prominent entry porches and details.

Parcel 3E at Murphy Creek is currently vacant. The physical characteristics of the site include generally flat terrain and prairie grass. There are no significant geological or historical/archeological areas existing on the site. The application meets the approval criteria for a Site Plan because it complies with the applicable standards of the UDO, meets the intent of the Aurora Places Comprehensive Plan, and is consistent with the Murphy Creek GDP.

Eighteen abutting property owners and seven registered neighborhood organizations within one mile of the property received a referral for the proposed application. No comments were received during the development review process; a neighborhood meeting was held December 3, 2020.

Testimony Given at the Hearing:
Ariana Muca, Case Manager, gave a presentation of the item, including the staff recommendation.
Monika Krapichler, Henry Design Group Inc, 1501 Wazee Street, Denver, CO, representing the applicant, gave a presentation of the item.

Commissioner Gaiser inquired on guest parking locations. Ariana Muca responded with detailing the locations of the guest parking specifically the on-street parking within the private street.
Commissioner Gaiser also inquired on the sidewalk depicted in the illustrative drawing in the applicant’s presentation.

Xylina Warren-Laird, Innovative Land Consultants responded that the sidewalk would by tying into the existing developments sidewalk streetscape.

Commissioner Hogan asked what the price points may be for the homes.

Rob Montano, Montano Homes LLC, 7375 E Orchard Road, Suite 210, Greenwood Village, CO, representing the applicant, gave a presentation of the item and indicated the price points will start around $400,000.

Chair Lyon inquired on fencing and discussed how the site was directly east of the Murphy Creek Golf Course and homeowners would want a barrier between property and the golf course. Ms. Krapichler responded by describing the large grade difference between the property and Murphy Creek Golf Course but they would look into adding fencing.

Chair Lyon asked to understand if this development would be part of the Murphy Creek HOA and have access to the pool. The applicant responded it would have a separate HOA with no pool access.

**Planning Commission Results**

**Agenda Item 5e – Site Plan**

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

Move to approve, with a 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 proposal is identified as a primary land use in the Emerging Neighborhoods Placetype in the Aurora Places Plan and furthers the “Housing for All” principle.
2. There is capacity with the existing City infrastructure to accommodate the development and improvements, such as sidewalk and trail connections as well as other public improvements, will improve City infrastructure and public improvements.
3. The proposal is compatible with the surrounding uses and complies with the Murphy Creek General Development Plan standards.
4. Adverse impacts have been mitigated.

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 Hogan disclosed that an individual from Henry Design Group has contributed to her campaign, but it will not affect her decision.

**Action Taken:** Approved with a Condition

Votes for the Site Plan: 7
Votes against the Site Plan: 0
Absent: None
Abstaining: None

Filed: K:\$DA\1250-49sps.rtf
SUMMARY OF PLANNING COMMISSION ACTIONS

Project Name: MCDONALD’S RESTAURANT AT BLACKHAWK POINTE
Planning Commission Hearing Date: October 13, 2021
Deadline for City Council Call Up: November 8, 2021
Ward: IV

Project Type: Conditional Use and Site Plan
DA Number: DA-2261-00
Case Number(s): 1983-6075-14; 1983-6075-15
Location: QS:14G – Southeast Corner of S Blackhawk Street and E Iliff Avenue
Case Manager: Ariana Muca

Description:
The applicant, McDonald’s Corporation, proposes the McDonald’s Restaurant at Blackhawk Pointe Conditional Use and Site Plan. The site is a .677-acre parcel, zoned Mixed Use – Office/Institutional District (MU-OI) and is part of the Blackhawk Pointe Plaza, on the southeast corner of East Iliff Avenue and South Blackhawk Street. The quick-serve restaurant will have a drive-through in an existing parking and drainage area. The site will be accessed from internal drives off both East Iliff Avenue and South Blackhawk Street. The subject property currently is a parking lot for the overall surrounding retail and commercial. One Conditional Use for a drive-thru in MU-OI is being requested.

The single-story restaurant will be a 21-foot 9.5-inch tall, 4,185 square feet and will have a single lane drive-through service available. Parking is located to the southside of the building, and the drive-through starts on the eastside of the site and travels around the southside of the building and down parallel from Blackhawk Street. The drive-thru will not be visible from E Iliff Avenue. The existing shopping center was constructed in the early 1980s through the late 1990s and has a variety of full service restaurants within the commercial area. The building design will include a mix of brick masonry, stucco, and a variety of metal, aluminum, and steel accents to break up the appearance of mass and provide for visual interest.

One comment was received by Sharon Ward from Woodrim Crossings Neighborhood Association “There is not nearly enough room for a McDonald’s. I love McDonald’s but the daily minute by minute traffic is extremely heavy. A true and honest traffic study would confirm. Please think about pedestrian and drivers safety first”. The concerns were mitigated by the developer through phone calls. No neighborhood meeting was requested for this application; therefore, a neighborhood meeting was not held.

Testimony Given at the Hearing:
Ariana Muca, Case Manager, gave a presentation of the items, including the staff recommendations.

Commissioner Hogan spoke of the site plan with concerns of parking and overall congestion. As a nearby resident she has used the plaza and already feels it is under parked. Ms. Muca responded with the site does follow UDO parking standards as well as having an approved parking study.

Robert Palmer, Strategic Land Solutions Inc, 2595 Ponderosa Road, Franktown, CO, representing the applicant, gave a presentation of the item. He explained how the parking needs were assessed and how the needs of all of the businesses are met.

Commission Gaiser echoed Commissioner Hogan’s concern over parking. Ms. Muca confirmed the approval process and the UDO requirements for parking in zone MU-OI.
Planning Commission Results

Agenda Item 5f – Conditional Use

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

Move to approve the Conditional Use because the proposal complies with the requirements of Code Section 146-5.4.3.A.3 of Unified Development Ordinance, for the following reasons:
1. The application complies with applicable standards in the Unified Development Ordinance and the Iliff Station Area Plan.
2. The application is consistent with the Comprehensive Plan “Strong Economy” principle in that the proposed business will provide job opportunities and services to the community.
3. The size, scale, height, density, multi-modal traffic impacts and hours of operation are compatible with existing uses in the area and will not change the predominant character of the area.
4. There is adequate capacity with City infrastructure to serve the proposed development.
5. Adverse impacts to the surrounding area have been mitigated.

Further Discussion:
No further discussion occurred.

Action Taken: Approved
Votes for the Site Plan: 7
Votes against the Site Plan: 0
Absent: None
Abstaining: None

Agenda Item 5g – Site Plan

A motion was made by Commissioner Jetchick 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.3 of the Unified Development Ordinance for the following reasons:
1. The application complies with applicable standards in the Unified Development Ordinance and the Iliff Station Area Plan.
2. Adequate infrastructure has provided to accommodate the proposed use.
3. The proposed project is compatible with the surrounding development and mitigates any potential adverse impacts through effective site design and planning.

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: 7
Votes against the Site Plan: 0
Absent: None
Abstaining: None

Filed: K:\$DA\2261-00sps.rtf
SUMMARY OF PLANNING COMMISSION ACTIONS

Project Name: BIG KAHUNA CAR WASH AT COUNTRY SQUARE PLAZA
Planning Commission Hearing Date: October 13, 2021
Deadline for City Council Call Up: November 8, 2021
Ward: V

Project Type: Conditional Use and Site Plan Amendment
DA Number: DA-1377-08
Case Number(s): 1978-6038-30; 1978-6038-31
Location: QS:14J – Southeast Corner of E Iliff Avenue and S Chambers Road
Case Manager: Ariana Muca

Description:
The applicant, Tuck Betten of Cobblestone, is requesting approval of a Site Plan Amendment for an existing 1,975 square-foot automatic car wash facility on 1.846 acres. The proposed site is located at the southeast corner of East Iliff Avenue and South Chambers Road. The proposal is to renovate and expand a carwash that was constructed in 2009 and operated through 2015. A conditional use is being requested for the carwash.

The proposal will face South Chambers Road to the east and Wheel Park Circle to the south. Access to the site is via an existing private drive from South Chambers Road. Internal circulation is provided between this site and the existing Les Schwab Tire Center to the north through the existing access drive from Chamber Road. Approximately thirty-five vacuum stalls are proposed. The contemporary building design of the car wash building exhibits a four-sided design that conforms to UDO requirements.

This site is in the Mixed-Use Corridor (MU-C) zone district requiring a Conditional Use review for a car wash facility. The proposal addresses requirements in the zoning code (UDO), and this site is not immediately adjacent to any residential uses, which reduces potential impacts to surrounding neighborhoods. The development’s size and scale and the proposed hours of operation are comparable to the existing commercial development in this center. The site enhancements improve site circulation and queuing. The planning staff supports the conditional use request with the previously mentioned site design elements.

Fourteen (14) adjacent property owners and twelve (12) registered neighborhood organization were notified of the site plan application. No community comments were received. No neighborhood meeting was held.

Testimony Given at the Hearing:
Ariana Muca, Case Manager gave a presentation of the item, including the staff recommendations.

Phil Walz, Hover Architecture, 6170 S Newbern Way, Aurora CO, representing the applicant, gave a presentation of the item.

Commissioner Banka if the car wash will expand into the vacant area. Mr. Walz responded that the expansion is for additional parking, not to the building there will 25 vacuum stations which is being increased from 12.

Commissioner Hogan noted that there is work being done to signalize the entrance into the proposed site so the access will be much better.

Mr. Walz responded that the applicant had to help pay for that signalization and the applicant was happy to do so. He agreed that traffic would be much better in the area with the addition of a signal.
Planning Commission Results

Agenda Item 5h – Conditional Use

A motion was made by Commissioner Hogan and seconded by Commission Banka.

Approve the Conditional Use request 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 application complies with all applicable standards in the Unified Development Ordinance and other adopted City regulations.
- The application is consistent with the Comprehensive Plan “Commercial Hub” Placetype and will help further city goals of developing new commercial uses within this placetype that will serve nearby neighborhoods.
- The size, scale, height, density, traffic impacts and hours of operation are compatible with existing uses in the area and will not change the predominant character of the area.
- There is adequate capacity with City infrastructure to serve the proposed development.
- Adverse impacts to the surrounding area have been mitigated.

Further Discussion:
No further discussion occurred.

Action Taken: Approved
Votes for the Conditional Use: 7
Votes against the Conditional Use: 0
Absent: None
Abstaining: None

Agenda Item 5i – Site Plan Amendment

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

Approve, with one condition, the Site Plan because the proposal complies with the requirements of Code Section 146-5.4.3.B.2 of the Unified Development Ordinance for the following reasons:

- The proposal complies with the standards of the UDO, and other adopted City regulations
- The City's existing infrastructure and public improvements, including but not limited to its water, wastewater, street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable.
- The proposed development is compatible with the surrounding development.
- The application mitigates any adverse impacts on the surrounding area to the degree practicable.

Approval to be subject to the following condition:

- Resolution of all 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 Conditions
Votes for the Conditional Use: 7
Votes against the Conditional Use: 0
Absent: None
Abstaining: None

Filed: K:\$DA\1377-08sps.rtf
Planning Department
City of Aurora, Colorado

SUMMARY OF PLANNING COMMISSION ACTIONS

Project Name: BUCKLEY YARD RESIDENTIAL
Planning Commission Hearing Date: October 13, 2021
Deadline for City Council Call Up: November 8, 2021
Ward: II

Project Type: Site Plan with Adjustments
DA Number: DA-2252-02
Case Number(s): 2021-4011-00
Location: QS:09L – Northeast Corner of S Airport Boulevard and E Alameda Parkway
Case Manager: Todd Hager

Description:
The applicant, Raintree Investment Corporation, is requesting approval of a site plan with five adjustments. The site is a 36.71-acre parcel zoned R-2 (Medium-Density Residential) and is part of the Buckley Yard Master Plan.

Buckley Yard is located at the northeast corner of S. Airport Boulevard and E. Alameda Parkway, bounded by Alameda Drive to the north and Quintero Way to the east. The Master Plan also includes proposed commercial uses to the west along Airport Boulevard. The commercial uses are currently under review as part of a separate site plan application.

The proposed Buckley Yard Residential is an infill project that will include 304 single-family attached and detached homes. Amenity spaces include pocket parks, a clubhouse, pool, and courts for recreation. The applicant has requested adjustments for lot size, lot frontage, front and rear setbacks and to increase the number of units facing the green courts. The justification provided by the applicant is that the development is envisioned as an urban-scale development with a mix of housing product types. Staff supports the adjustments and mitigation proposed.

The site has no significant topography and will benefit from proximity to the planned Signature Park to the north and East Toll Gate Creek, which connects trail users to the Highline Canal Trail nearby.

This large infill site is surrounded by existing infrastructure, including fully constructed roads on all external boundaries, nearby services, retail uses, and employers. Within the neighborhood, residents will benefit from proximity to future commercial uses along Airport Boulevard and a park within the proposed neighborhood. The Regional Transportation District (RTD) stops at Airport Blvd and Alameda Pkwy, offering transit connections to the Aurora Metro Center Station, 40th Ave & Airport Blvd, and Nine Mile Station light rail and commuter rail stations. These amenities will allow residents and visitors convenience and access to goods, services, and public spaces.

Buckley Air Force Base was sent a referral of this application and there was no comment or objection to the application.
No community comments were received with this application; therefore, a neighborhood meeting was not held.

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

Samantha Pollmiller, Norris Design, 1101 Bannock Street, Denver, CO, representing the applicant, gave a presentation of the item.

Commissioner Banka asked about guest parking and where it would be located.
Ms. Pollmiller responded that each home has a two-car garage and that there is ample on-street parking throughout the development.

Commissioner Banka asked about price points for the new residential dwellings.

Ms. Pollmiller responded that it will depend on the market rates at the time of development.

**Planning Commission Results**

Agenda Item 5j – Site Plan with Adjustments

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

Move to approve, with one condition, the Site Plan with adjustments identified in the staff report relating to minimum lot size, width of frontage, and front and rear setbacks, and to increase the number of units facing the green courts because the proposal complies with Section 146-5.4.3.B.2.c. of the Unified Development Ordinance for the following reasons:

1. The proposal complies with the standards of the UDO and other adopted regulations.
2. Adequate infrastructure has been provided and impacts are mitigated.
3. The proposed building is compatible with the surrounding development and meets all Master Plan standards.

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:**

Commissioner Hogan disclosed that a member of Norris Design and a member of Evergreen have contributed to her campaign but that it will not affect her decision.

Chair Lyon stated that infill is very important and the variety in design is very interesting for the site.

**Action Taken:** Approved with a Condition

Votes for the Site Plan: 7
Votes against the Site Plan: 0
Absent: None
Abstaining: None

Filed: K:\$DA\2252-02sps.rtf
SUMMARY OF PLANNING COMMISSION ACTIONS

Project Name: RAISING CANE'S CHICKEN FINGER RESTAURANT AT HAMPDEN CROSSING
Planning Commission Hearing Date: October 13, 2021
Deadline for City Council Call Up: November 8, 2021
Ward: V
Project Type: Conditional Use and Site Plan with Adjustment
DA Number: DA-1094-12
Case Number(s): 1997-6052-27; 1997-6052-28
Location: QS:16M – Northwest Corner of E Hampden Avenue and S Tower Road
Case Manager: Todd Hager

Description:
The applicant, Raising Cane’s, proposes the Raising Cane’s Chicken Finger Restaurant at Hampden Crossing. The applicant is requesting a Conditional Use approval for the drive-through and Site Plan approval for the overall site, including an adjustment request. The site is a 1.35-acre parcel, zoned Mixed Use – Corridor (MU-C) near the northwest corner of E Hampden Avenue and S Tower Road, west of Walgreens. Vehicular access to the site is proposed from the existing shared access from E Hampden Avenue. The subject property currently is a part of the parking lot for the overall surrounding retail. An adjustment is requested relating to parking along the street frontage, which staff supports as a prevailing condition in the existing shopping center.

The proposal is for a 4,390 square foot drive-through restaurant facing Hamden Avenue. The primary parking area is to the east, with 38 spaces proposed, exceeding the minimum requirement. The drive-through lane wraps around the back of the building with the pick-up window on the west side. The building design will include a mix of brick masonry, multiple stucco types, and steel accents, meeting building design requirements. The existing shopping center was constructed in the mid-1990s and has a variety of retail buildings.

No community comments were received with this application; therefore, a neighborhood meeting was not held.

Testimony Given at the Hearing:
Todd Hager, Case Manager, gave a presentation of the item, including the staff recommendations.

Chair Lyon asked how many Raising Cane’s will be in Aurora if this proposal is approved.

Todd Woody, PM Design Group, 7200 S Alton Way, B-270, Centennial, CO, responded this will be the second one in Aurora.

There were no additional questions from the Planning Commission.

Planning Commission Results

Agenda Item 5k – Conditional Use

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

Move to approve the Conditional Use because the proposal complies with the requirements of Code Section 146-5.4.3.A.3 of Unified Development Ordinance, for the following reasons:
1. The application complies with applicable standards in the UDO and the Hutchinson Heights PCZD.
2. The application is consistent with the Comprehensive Plan “Strong Economy” principle in that the proposed business will provide job opportunities and services to the community.
3. The size, scale, height, density, multi-modal traffic impacts and hours of operation are compatible with existing uses in the area and will not change the predominant character of the area.
4. There is adequate capacity with City infrastructure to serve the proposed development.
5. Adverse impacts to the surrounding area have been mitigated.
Further Discussion:
No further discussion occurred.

Action Taken: Approved
Votes for the Conditional Use:  7
Votes against the Conditional Use:  0
Absent: None
Abstaining: None

Agenda Item 5l – Site Plan with Adjustment

A motion was made by Commissioner Turcios and seconded by Commissioner Banka.

Approve, with one condition, the Site Plan, with an adjustment relating to parking along the street frontage, 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 complies with the standards of the UDO and other adopted regulations.
2. Adequate infrastructure has been provided and impacts are mitigated.
3. The proposed building is compatible with the surrounding development and meets all Master Plan standards.

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 Condition
Votes for the Site Plan:  7
Votes against the Site Plan:  0
Absent: None
Abstaining: None

Filed: K:\$DA\1094-12sps.rtf