



Planning Division
 15151 E. Alameda Parkway, Ste. 2300
 Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

February 12, 2025

Subject: City Council Notice of Administrative Decision

This is to give notice to City Council that on February 12, 2025, the following application was approved with no conditions:

Applicant: Amy Cruse, Dreams Properties LLC
Application Name: 2020 Tower Road – Redevelopment Plan (Site Plan)
Application Number: DA-2389-00
General Location: Northeast Corner of N Tower Road and E Montview Boulevard
Call-Up Deadline: March 10, 2025

Project Summary

The applicant, Amy Kruse of Dreams Properties LLC, is requesting approval of a Redevelopment Plan (Site Plan) for an existing 1.86-acre lot that includes an existing 1,200-square-foot residence converted to a commercial business building and a 1,500-square-foot metal garage. The subject property is located at the northeast corner of N Tower Road and E Montview Boulevard and will be utilized for a local landscaping business. It is within the Business/Tech (I-1) zone district in Subarea B and has the Established Neighborhood placetype designation in the Aurora Places Comprehensive Plan. The subject site is surrounded by I-1 zoning to the east and west with the land being primarily vacant. To the north and south is R-1 zoning with large lots containing single-family detached residences.

The existing building and garage are located on the west side of the property along N Tower Road. While the building will be used as a commercial business and office space, storage of equipment will be in the existing garage and on the existing adjacent concrete pad. Proposed hours of operation are 7:00 am to 6:00 pm, and four to five employees will work in the office space from 8:00 am to 5:00 pm. Two to three drivers will come on-site to pick up materials stored in the metal garage to deliver them to off-site landscaping projects. Eleven parking spaces will be provided, with two being accessible. This parking complies with the code by exceeding the required spaces for the use, which is one space per peak-time employee. Two bike racks will also be provided. Development includes interior and exterior remodeling of the existing structures, a new concrete drive aisle with vehicular access off E Montview Boulevard, sidewalk connections throughout the site and onto E Montview Boulevard, and utilities for water, sewer, and storm. Drainage is provided on-site. A Deferral of Public Improvements has also been requested and approved, with off-site improvements to N Tower Road to include a 25-foot Right-of-Way dedication, a 19.06-foot Sidewalk Easement, and a half street improvement of N Tower Road.

Neighborhood Comments

Eight registered neighborhood organizations and five adjacent property owners were notified of the application. A neighborhood meeting was not held. One comment was received regarding the concern about increased traffic at the intersection of N Tower Road and E Montview Boulevard. The Traffic Engineering division has been notified about the concern and responded that while traffic will increase, it is not expected to impact typical peak hour periods. The applicant provided a Traffic Letter with this application, and it has been approved by the Traffic Engineering division.

Adjustments

Redevelopment Plans allow for flexibility and adjustments are addressed administratively. The first adjustment is requested for Section 146-4.7.5.D Street Frontage Landscape Buffer. Within this section, it is stated that no buildings or portions of buildings may intrude into the minimum required buffer. A 25-foot-wide landscape buffer is required from the back of the walk. The existing structures, which are being kept in their current locations, will sit partially in this required buffer. The commercial building sits 10.4 feet behind the proposed walk, while the metal garage sits 6.7 feet behind the walk, resulting in the buildings sitting within 20% of the required landscape buffer. For mitigation



efforts, a solid, opaque Allen Block wall is proposed, providing a visual barrier between N Tower Road and the existing structures, along with the landscaping requirements for trees and shrubbery. Staff support the adjustment request based on existing conditions and mitigation provided.

A second adjustment has been requested regarding the location of the perimeter fence along the north and east boundaries of the property. Section 146-4.7.9.J.2 of the UDO states that fences along the interior property boundaries shall be located on the inner edge or interior buffer line with landscaping located along the exterior of the fence, however, the applicant raised valid concerns regarding security. Also stated in this section is that shared fences shall be placed on lot lines. Staff then requested the applicant provide proof of shared fence agreements between the owner and the abutting properties. Documents of shared agreements have been provided, and staff support the adjustment request based on the applicant's concerns.

Approval Criteria

The project complies with the applicable approval criteria in Section 146-5.4.3.B.3.c of the Unified Development Ordinance for the following reasons:

The Redevelopment Plan (Site Plan) is consistent with the Aurora Places Comprehensive Plan, which identifies this area as an Emerging Neighborhood. While this use does not fall under the primary land uses for this placetype, it does act as a supporting land use. It also complies with the Unified Development Ordinance regulations and standards for the Business/Tech (I-1) District.

Jeannine Rustad, JD
Director of Planning & Business Development

February 12, 2025
Date

- cc: Mayor Mike Coffman
- Members of City Council
- Jason Batchelor, City Manager
- Laura Perry, Deputy City Manager
- Lena McClelland, Assistant City Attorney
- Planning and Zoning Commission

Attachments

- Vicinity Map
- Citizen Comment



Subject Site

Planning and Business Development

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City of Aurora, Colorado

2020 Tower Road - Site Plan, Plat, and Deferral of Public Improvements

Miles 0 0.0425 0.085



Case Numbers: 2024-6032-00,
2024-3045-00, 2024-9002-00
Development Application: #2389-00

Morgan-

Thank you for taking the time to talk to me today. My concern with this property is that the traffic will increase on Montview Blvd. The opening for this landscaping business is on Montview Blvd facing south not onto Tower Road. Montview sees high traffic at all hours of the day, speeding to and from Tower Rd. There are times in the day you can wait on Montview facing west trying to turn left onto Tower Road and it can take up to 10 minutes to cross.

I feel once this business is open we are going to see an increase in traffic and a stop sign is not enough to help in this matter. Currently there is a food truck business on the west side of Montview and Tower with no stop sign there, and then the neighborhood and this new business has a stop sign. What about a four way stop? Or a traffic light?

I understand we get a 'new' stop sign, not much of a difference on our street. Will there be an ordinance of no truck traffic on Montview? Will we maybe get a sign that flashes your speed limit when you approach the park going east and west? Will this 'new' stop sign actually have lights around it to try and draw attention to it?

I know you said there was a study about our traffic and there wasn't anything wrong with this amount of congestion we now have. This really is upsetting to myself and my neighbors. We feel we have no say in this respect. We try to avoid driving on tower because of all the congestion and that's not fair to us. When we leave our neighborhood we go east then south then either continue to Colfax or go to 19th avenue where there are traffic lights.

I hope something positive happens from sending you this email. I would be willing to talk to anyone in regard to these concerns. I am fearful there will be an accident at this corner if this isn't addressed.

Thank you much for your time.

Barb Danko

18691 Montview Blvd

303-961-6203