



Planning Division
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AuroraGov.org

January 22, 2025

Subject: City Council Notice of Administrative Decision

This is to give notice to City Council that on January 22, 2025, the following application was approved with one (1) condition:

Applicant:	Piney Lake Trails, LLC
Application Name:	Parklands Village 1 Phase 3
Application Number:	DA-2289-07
General Location:	East of S. Harvest Road, west of S. Powhaton Road, north of E. Jewell Avenue
Call-Up Deadline:	February 10, 2025

Project Summary

The applicant, Piney Lake Trails, LLC, is requesting approval of a Site Plan for Parklands Village 1, Phase 3. The 77.83-acre property is located east of S. Harvest Road, north of E. Jewell Avenue, and west of Coal Creek. The site plan includes 242 single-family dwelling units and associated open spaces. The proposed density is approximately 3.11 dwelling units per acre, within the range allowed in the Master Plan. The site is in the Medium-Density Residential (R-2) District and has the Emerging Neighborhood placetype designation in the Comprehensive Plan. This will be the third phase of Village 1 within the Parklands Master Plan.

All proposed units are front-loaded single-family dwellings. Lot sizes within the Site Plan include larger lots 61 feet in width (62 lots), standard lots 51 feet in width (80 lots) and small lots 46 feet in width (100 lots). The Parklands Master Plan includes an adjustment allowing up to 65% Small Residential Lots in each neighborhood of the Master Plan with certain conditions for connectivity, proximity to park space, and unit variety through the whole neighborhood. This phase comprises a portion of the Homestead Neighborhood, which will have three residential phases. 100 of the lots in this phase are considered Small Residential Lots per the Unified Development Ordinance (UDO), as they are less than 50' wide. With all phases, the Homestead Neighborhood as a whole will meet all Master Plan and UDO small lot requirements, including the 65% limitation on Small Residential Lots. Approximately 14.3-acres of landscape and open space is also proposed within the Site Plan, including a linear open space with a meandering walk connecting this phase and future residential development to the north down to E. Jewell Avenue. A second linear open space connects future development to the north to the approximately 3.54-acre neighborhood park in this phase. This neighborhood park includes useable turf area, play equipment, shade structures, and other amenities.

The overall Master Plan for Parklands, a 1,985-acre development with a mix of uses, was approved in 2023. At full build-out, the Parklands Master Plan proposes approximately 1,168 acres of residential (including single-family detached, single-family attached, two-family, and multi-family), 162 acres of mixed-use Administrative Activity Centers per the UDO, 108 acres of school site land (including two K-8 schools and one P-12 school), and 152 acres of detention area and floodway for Coal Creek. More than 300 acres of parks and open space are planned, including three pocket parks, twelve neighborhood parks, and a 40-acre community park. There will be up to 8,565 dwelling units within the Master Plan. The subject Site Plan is consistent with the design standards and requirements in the Parklands Master Plan.

Neighborhood Comments

Four registered neighborhood organizations and twelve adjacent property owners were notified of the application. No



comments were received, so a neighborhood meeting was not held.

Adjustments

The Site Plan complies with all applicable UDO requirements, and no adjustments are requested.

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 Site Plan is consistent with the Aurora Places Comprehensive Plan, which identifies this area as an Emerging Neighborhood. It also complies with the Unified Development Ordinance regulations and standards for the R-2 District, as well as the applicable requirements in the Parklands Master Plan.

Condition of Approval

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

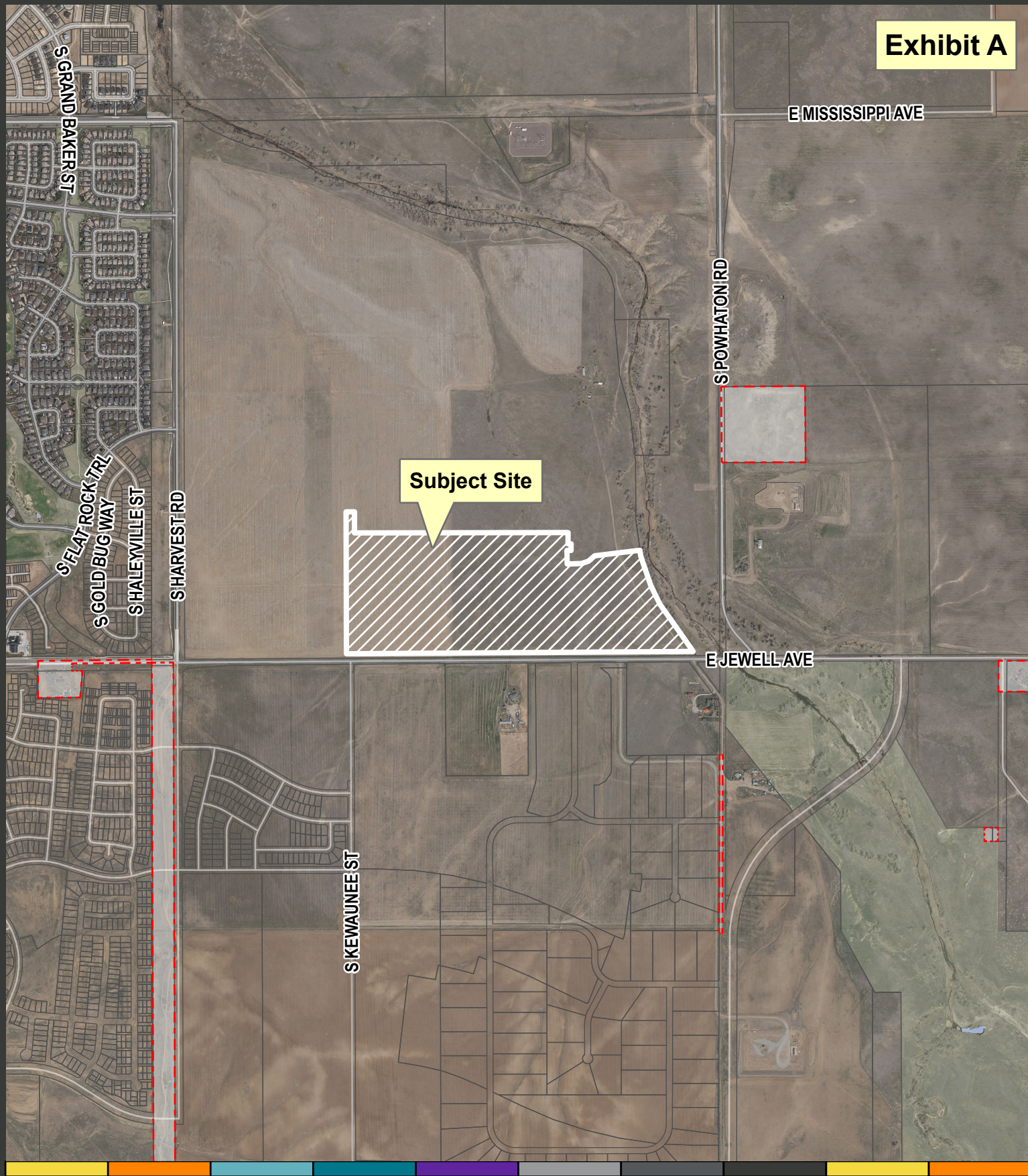
Jeannine Rustad, JD
Director of Planning & Business Development

January 22, 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



Planning and
Business Development

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City of Aurora, Colorado

Parklands Village 1 Phase 3 Site Plan



Case Number: 2024-4017-00
Development Application: #2289-07