



Planning Division
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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 2
Application Number:	DA-2289-06
General Location:	East of S. Harvest Road and 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 2. The 25.9-acre property is located east of S. Harvest Road, north of E. Jewell Avenue, and south of proposed collector E. Gunnison Avenue. The site plan includes 174 two-family dwelling units and associated open spaces. The proposed density is approximately 6.72 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 and Commercial Hub placetype designations in the Comprehensive Plan. This will be the second phase of Village 1 within the Parklands Master Plan.

All proposed units are alley-loaded two-family dwellings. Some of the alley-loaded lots front onto green courts, while others face adjacent streets. Lot sizes within the Site Plan range from 25-35 feet wide for the alley-loaded two-family homes on green courts (74 total) and 25 feet wide for the alley-loaded two-family homes not on green courts (100 total). 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 throughout the whole neighborhood. This phase comprises a portion of the Creekside Neighborhood, which will have four residential phases. All 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 Creekside Neighborhood will meet all Master Plan and UDO small lot requirements, including the 65% limitation on Small Residential Lots. Approximately 8.22-acres of landscape and open space is also proposed within the Site Plan, including an approximately 1.5-acre linear open space with a meandering walk, seating and shade structures, and useable play areas connecting this phase and future multi-family development to the south. It also connects this phase and the property to the south to the planned school site northeast of this phase. An approximately half-acre private park/open space with play equipment, useable turf space, picnic tables, and shade structures is also proposed on the south portion of the site to break up the block and make another connection to the future development to the south.

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

Eight registered neighborhood organizations and eleven 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 and Commercial Hub. 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 2 Site Plan

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Case Number: 2024-4015-00
Development Application: #2289-06