



Planning Division
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AuroraGov.org

January 15, 2025

Subject: City Council Notice of Administrative Decision

This is to give notice to the City Council that on January 15, 2025, the following application was approved with one condition:

Applicant: Aerotropolis Regional Transportation District
Application Name: Picadilly Road – Infrastructure Site Plan
Application Number: DA-2342-05
General Location: Picadilly Road between E. 38th Avenue and E. 56th Avenue
Call-Up Deadline: February 10, 2025

Project Summary: The applicant, Aerotropolis Regional Transportation Authority, requests an Infrastructure Site Plan approval for approximately two (2) miles of Picadilly Road. The proposed roadway is zoned Medium Density Residential (R-2) and Mixed Use-Airport (MU-A) District in Subarea C and is designated Industrial Hub Placetype in the Aurora Places Comprehensive Plan.

The proposed improvements include widening the existing two-lane road to a six-lane major arterial between E. 38th Avenue and E. 56th Avenue. The existing roadway lies within a 60’ right-of-way located within the City and County of Denver. The proposed improvements include the construction of three northbound travel lanes, a raised median, and a 10’ detached sidewalk within an additional 72’ of right-of-way, creating a 132’ total right-of-way. The existing southbound lanes will be restriped to accommodate three southbound lanes. Storm drainage, lighting, landscape and traffic signals will also be provided. The project will be constructed in one phase.

Neighborhood Comments: Four (4) registered neighborhood organizations and two-hundred thirty (230) adjacent property owners were notified of the application. Written comments were received from five (5) adjacent property owners during the review process with comments regarding the noise associated with the existing conditions, a question about the construction timeline and a request for coordination and communication from Denver Public Schools. The applicant’s response stated construction will commence in early 2026, the roadway noise will be reduced with the pavement improvements, and the affirming roadway impacts and operations will be communicated to all stakeholders.

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 Picadilly Road Infrastructure Site Plan complies with the standards of the NEATS Refresh; meets the intent of the Aurora Places Comprehensive Plan to provide the infrastructure that will support development in the surrounding area; and complies with the Unified Development Ordinance (UDO).



Condition of Approval

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

Jeannine Rustad, JD
Director of Planning & Business Development

January 15, 2025
Date

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

Attachment
Vicinity Map



Planning and Business Development

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City of Aurora, Colorado

Picadilly Road Infrastructure Site Plan Administrative Decision



Case Number: 2024-6040-00
Development Application: #2342-05