



Planning Division
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September 26, 2022

Development Application: DA-2331-00 6th Avenue and Airport Boulevard – Zoning Map Amendment
Case Number(s): 2007-2023-01

Applicant's name: City of Aurora

Site location: Northeast Corner of 6th Avenue and Airport Boulevard

Project Summary:

The Zoning Map Amendment is to change a portion of the property located at the northeast corner of 6th Avenue and Airport Boulevard from MU-C Mixed Use Corridor District to I-1 Business/Tech District consistent with Aurora Places, the city's comprehensive plan.

The property is currently vacant and encumbered with a deed restriction from 1965 that was recorded when the property was sold by the U.S. Department of Defense to a private owner. The General Services Administration has recommended that the deed restrictions be revised as described in a petition by the property owner. The property has been difficult to develop because of the restrictions that prohibit commercial and industrial uses. No residential uses are permitted on this property per the deed restrictions, current and pending. The property is located to the west of the Laredo Highline neighborhood. The property is surrounded by existing infrastructure including State Highway 30 (6th Avenue) to the south and an arterial street, Airport Boulevard to the west.

The area in red, outlined in green (approx. 22 acres), is proposed to be rezoned from MU-C Mixed Use Corridor to I-1. For Additional information please contact Brandon Cammarata, with the City of Aurora Planning Office at 303.739.7251 or bcammara@auroragov.org.

