



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

*AuroraGov.org*

April 16, 2025

**Subject: City Council Notice of Administrative Decision**

This is to give notice to City Council that on April 16, 2025 the following application was approved with one (1) condition:

<b>Applicant:</b>	Ambrose Property Group
<b>Application Name:</b>	Fine Parking Building 6 - Site Plan
<b>Application Number:</b>	DA-1964-05
<b>General Location:</b>	Northwest corner of E 56 <sup>th</sup> Avenue and N Powhaton Road
<b>Call-Up Deadline:</b>	May 05, 2025

**Project Summary**

The applicant, Ambrose Property Group, is seeking approval of a Site Plan for constructing a warehouse and distribution building on approximately 14 acres within Planning Area PA-4 of the Fine Point Business Park master-planned development. The subject property is located at the northwest corner of E 56th Avenue and N Powhaton Road and is located within Airport District (AD) zoning in Subarea C, with a placetype designation of Industrial Hub per the Aurora Places Comprehensive Plan. The undeveloped site is within the DIA Airport Influence Area, DEN-60 LDN, and is surrounded primarily by vacant land in the Fine Point Business Park, except for the Fine Parking facility. The proposal adheres to the standards and guidelines established by the Fine Point Business Park Master Plan.

Access to the site is provided from N Powhaton Road and E 58th Avenue, and both accesses are full movement. The proposal includes an approximately 191,000-square-foot building 45 feet in height, has a north-south orientation, and is architecturally compliant with the Unified Development Ordinance regulations and standards for the AD District. The building includes concrete tilt-up, an aluminum storefront system with insulated glass, and varied horizontal and vertical building articulation. The required parking lot landscaping and required perimeter landscape buffers are also provided. Streetscape improvements along N Powhaton Road, and E 58th Avenue will be installed and include a detached sidewalk, and curbside landscaping. A deferral request is being processed for E 56th Avenue improvements, which will include design and construction at a later date.

Building 6 will include dock doors and loading areas on the west elevation that are internally oriented and not directly visible from a public street. Employee parking will be located on the east, north, and south sides of the site and exceeds code requirements for warehouse/distribution. Additionally, trailer parking spaces are designated along the west side of Building 6. Overall, site circulation is designed to minimize potential conflicts between truck traffic and employee vehicles. A direct accessible pedestrian route to the main building entry is provided from N Powhaton Road, and internal pedestrian sidewalks are included throughout the site.

**Neighborhood Comments**

Two (2) registered neighborhood associations and thirty-one (31) abutting property owners were notified of the application. No comments were received, and a neighborhood meeting was not held.

**Adjustments**

The project meets the 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 Industry Hub placetype. It also complies with the Unified Development Ordinance regulations and standards for the Airport District (AD), as well as the applicable requirements in the Fine Point Business Park Master Plan.

### **Condition of Approval**

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

---

Jeannine Rustad, JD  
Director of Planning & Business Development

April 16, 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

15151 E. Alameda Parkway  
Aurora CO 80012 USA  
AuroraGov.org  
303.739.7250  
GIS@auroragov.org

Miles  
0 0.125 0.25



City of Aurora, Colorado  
**Fine Point Building 6  
Site Plan**

Case Number: 2024-6043-00  
Development Application: #1964-05