



Planning Division
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AuroraGov.org

March 12, 2025

Subject: City Council Notice of Administrative Decision

This is to give notice to City Council that on March 12, 2025, the following application was approved with one (1) condition:

Applicant: Aerotropolis Coordinating Metro District
Application Name: The Aurora Highlands North – Area C Site Plan
Application Number: DA-2062-44
General Location: Between The Aurora Highlands Parkway and E 42nd Avenue, ¼ mile west of Aerotropolis Parkway
Call-Up Deadline: April 7, 2025

Project Summary

The applicant, Aerotropolis Coordinating Metro District, is requesting approval of a Site Plan for The Aurora Highlands North – Area C. The 210.7-acre property is located south of E. 48th Avenue, east of Reserve Boulevard, approximately ¼ mile west of Aerotropolis Parkway, within The Aurora Highlands. The site plan includes 819 single-family dwelling units and associated open spaces. The proposed density is approximately 3.9 dwelling units per acre, within the range allowed by 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.

The proposed Site Plan includes residential lots in Planning Areas (PA) 40 and 46. Necessary drainage improvements and landscape are included in Planning Areas 39 and 44. The proposed Site Plan includes 632 traditional lots with front-facing garages, 96 lots on motor courts, and 91 alley-loaded small lots. Site access will be from the existing E. 38th Parkway, future Newbern Street, and The Aurora Highlands Parkway.

Planning Area 40 is bounded to the north and west by open space with a regional trail corridor. Additional open space will be provided in two pocket parks, ranging in size from ½ to ¾ acres, providing amenities such as play fields, playgrounds, shelter, benches, and bike racks.

The Aurora Highlands Master Plan was originally approved in 2019 for approximately 12,487 dwelling units of mixed residential types and densities of parks and open space on nearly 2,500 acres. A 2024 amendment modified planning area boundaries and land uses along the E-470 corridor to mixed-use to promote higher-density development in a more urban setting, increased the number of residential units to 12,553 units, and updated the Land Use Map and Matrix to reflect approved site plans for residential development, open space, and parks, infrastructure, and roadways.

Neighborhood Comments

Three (3) registered neighborhood organizations and eight (8) 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 Aurora Highlands Master Plan.

Condition of Approval

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

Jeannine Rustad, JD
Director of Planning & Business Development

March 12, 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
**The Aurora Highlands
North - Area C Site Plan
Administrative Decision**



Case Number: 2023-4023-00
Development Application: #2062-44