



Planning Division
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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 condition:

Applicant:	Solomon Alter (Terra Partners LLC)
Application Name:	E-470 Self Storage at Pioneer Business Park
Application Number:	DA-1810-05
General Location:	Southeast of E Jewell Avenue and S Rome Way
Call-Up Deadline:	May 5, 2025

Project Summary

The applicant, Solomon Alter, proposes a site plan titled “E-470 Self Storage at Pioneer Business Park” for nine single-story self-storage buildings on a 5-acre site. The nine buildings include 536 storage units and include an office and eleven parking spaces. The parcel is located within the AD zone district (Airport District) and Innovation District Placetype. This project is part of the Pioneer Business Park Master Plan within land use area PA-4(b), which allows for commercial and industrial uses.

The design of the site includes a stucco façade with stone column accents and awnings on the elevations facing the street to the west and E-470 to the east. The buildings internal to the site, not visible from the street, are made up of metal wall panels with roll-up doors. The site is fenced in with a 6’ high wooden fence on the north, east, and south, and by a 6’ ornamental metal fence on the west to follow the standards of the Pioneer Business Park Master Plan. The site has two gated accesses from S Sicily Circle; the main entrance is located on the south side of the site, and the secondary access is located to the south. The main entrance includes an office, patio space, customer parking, and a sidewalk connection to S Sicily Circle. Pedestrians can access the E-470 trail from S Sicily Circle through nearby trail connections located to the north and south of the site.

Staff finds that the application meets all applicable requirements of the Unified Development Ordinance (UDO), is consistent with the Innovation District Placetype, and meets the requirements of the Pioneer Business Park Master Plan.

Neighborhood Comments

Nine (9) registered neighborhood organizations and three (3) abutting property owners were notified of this application. No comments were received, and a neighborhood meeting was not held.

Adjustments

No adjustments are proposed, and the proposal meets all applicable UDO requirements.

Approval Criteria

The project complies with the applicable approval criteria in Section 146-5.4.3.B.2. of the Unified Development Ordinance for the following reasons:



The application complies with the standards found in the UDO and Pioneer Business Park Master Plan. The application is compatible with the surrounding uses; and the application mitigates any adverse impact on the surrounding areas to the best degree practicable.

Condition of Approval

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

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

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Case Number: 2024-6051-00
Development Application: #1810-05