



Planning Division
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AuroraGov.org

January 22, 2025

Subject: City Council Notice of Administrative Decision

This is to give notice to City Council that on January 22, 2025, the following application was approved with one condition:

Applicant:	Chris Strawn, Ware Malcomb
Application Name:	Majestic Commercenter Building No. 29 Parking Lot – Site Plan Amendment
Application Number:	DA-1127-35
General Location:	Southwest Corner of E 38th Avenue and Himalaya Road
Call-Up Deadline:	February 10, 2025

Project Summary

The applicant, Ware Malcomb, is proposing a major site plan amendment to add 266 parking spaces for the existing warehouse building located at 19799 E 36th Drive within the Majestic Commercenter Framework Development Plan. The site is located at the southwest corner of E 38th Avenue and the future Himalaya Road. This site is bordered by the City of Denver to the north, an undeveloped lot to the east, and existing warehouse uses to the south and west. The project area is located entirely within the Business/Tech (I-1) zone district, subarea C. The site is also located within the Industrial Hub placetype of the Aurora Places Comprehensive Plan. A subdivision plat has also been submitted and reviewed as part of this application for the additional parking area included in this site plan amendment.

The amendment proposes 266 new parking spaces for the existing Building #29 (CN: 2015-6012-00), which is now the Amazon DEN5 building, within the Majestic Commercenter development. These spaces include 45 semi-truck parking spaces and 221 standard parking spaces. All accessible parking space requirements were met in the approval of the initial Building No. 29 site plan. The amendment encompasses 5.44 acres with 1.29 acres of new landscaping area and 4.15 acres of additional hardscape coverage from sidewalks and pavement. The parking lot expansion also includes pedestrian walkways ultimately leading to the entrances of Building No. 29 and a fire access drive lane meeting City of Aurora standards.

The Majestic Commercenter Building No. 29 Parking Lot site plan amendment is subject to the Majestic Commercenter Framework Development Plan (FDP). The site plan has been reviewed and found to be in compliance with the FDP and all applicable Unified Development Ordinance (UDO) standards. No adjustments are requested.

Neighborhood Comments

Three (3) neighborhood organizations and thirty-nine (39) adjacent property owners were notified of this application. No public comments were received during the review of this project, so no neighborhood meeting was held.

Approval Criteria

The project complies with the applicable approval criteria in Section 146-5.4.3.B.3 of the Unified Development Ordinance for the following reasons:

- The Site Plan major amendment is compliant with the standards of the UDO and compatible with the Industry Hub placetype found in the Aurora Places Comprehensive Plan; and,
- The Site Plan is compatible with the standards of the Majestic Commercenter Framework Development 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

January 22, 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
Majestic Commercenter
Building No. 29 Parking Lot
Site Plan Amendment**



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Case Number: 2015-6012-04
Development Application: #1127-35