



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
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*AuroraGov.org*

October 30, 2024

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

This is to give notice to City Council that on October 30, 2024, the following application was approved with one condition:

<b>Applicant:</b>	Hope Lee (New Gate Church)
<b>Application Name:</b>	New Gate Church – Redevelopment Plan
<b>Application Number:</b>	DA-2004-01
<b>General Location:</b>	Southeast Corner of E Greenwood Drive and S Winston Street
<b>Call-Up Deadline:</b>	November 18, 2024

**Project Summary**

The applicant, New Gate Church, is proposing a 5,468-square-foot addition to the existing 6,864-square-foot church located on a 3.04-acre lot. The site is zoned Low-Density Single-Family Residential (R-1) in Subarea B and is within the Established Neighborhood Placetype, as defined in the Aurora Places Comprehensive Plan. The church land use is identified as a primary land use within the Established Neighborhood Placetype. The proposal is located at 3350 S Winston Street.

This project is classified as a place of worship, which is permitted within the R-1 zone district. Directly to the north, south, east and west is the Meadowood Subdivision, which consists entirely of single-family detached homes. To the southwest is a commercial corner with a variety of inline and pad site commercial uses.

The site has a significant grade change from a high point in the middle/south side of the site and it slopes downward to the parking lot and street on the north. This grade change impacts the design of the building in such a way that the front (street-facing) portion of the north side of the building is a two-story 23'10" building, which is reduced to a 13' single-story building on the south side. The street fronting (north and west) elevations include façade enhancements and a large building entry that provides more engagement and visual interest with the street. The proposal also includes the construction of new detached sidewalks on the north side of the site adjacent to the building, a pedestrian connection from S Winston Street to the building, and a patio space at the main entry.

**Neighborhood Comments**

Twenty-one (21) neighborhood organizations and nineteen (19) adjacent property owners were notified of this application. No public comments have been received by staff, so a neighborhood meeting has not been held.

**Adjustments**

The Redevelopment 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



Established Neighborhood. It also complies with the Unified Development Ordinance regulations and standards for the R-1 District.

**Condition of Approval**

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

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Jeannine Rustad, JD  
Director of Planning & Business Development

October 30, 2024

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  
**New Gate Church  
Redevelopment Plan and Plat**

Case Number: 2016-6039-01  
Development Application: #2004-01