



Planning Division
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 Aurora, Colorado 80012
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AuroraGov.org

March 26, 2025

Subject: City Council Notice of Administrative Decision

This is to give notice to City Council that on March 26, 2025, the following application was approved with one (1) condition:

Applicant: Lennar
Application Name: The Aurora Highlands Lennar Phase I - Site Plan
Application Number: DA-2062-61
General Location: Northeast Quadrant of Warm Springs Avenue and E. 26th Avenue
Call-Up Deadline: April 21, 2025

Project Summary

The applicant, Lennar, is requesting approval of a Site Plan for The Aurora Highlands Lennar Phase I. The 57.4-acre property is located north of E. 26th Avenue and east of Warm Springs Avenue. The Site Plan includes 245 single-family dwelling units and has a proposed density of approximately 4.3 dwelling units per acre. It is included in Planning Area 65 in The Aurora Highlands Master Plan. The site is zoned Medium-Density Residential (R-2) District and has the Emerging Neighborhood placetype designation in the Comprehensive Plan.

The proposed Site Plan includes 193 traditional lots with front-facing garages and 52 alley-loaded paired homes. Site access will be from E. 26th Avenue to the south, Warm Springs Avenue to the west, and Highlands Creek Parkway, to the north. A pocket park with play equipment, a small play field, benches, shelters and bike racks will be centrally located within the development. Additional amenities will include a connection to a regional trail to the west, as well as a future trail corridor to the east of the site.

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 sixteen (16) 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

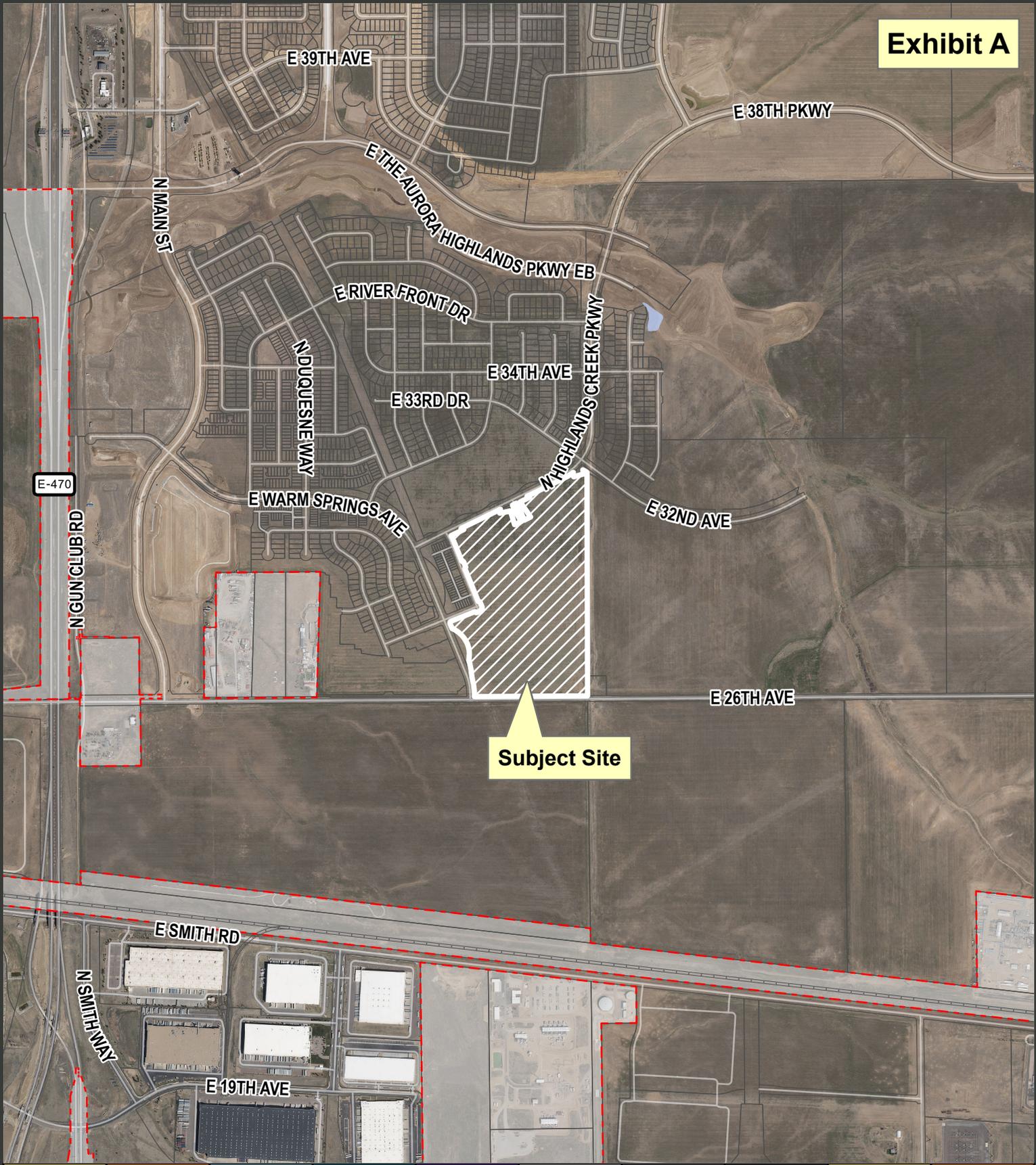
1. Resolution of outstanding technical issues prior to the recordation of the Site Plan and issuance of any building permits.

Jeannine Rustad, JD
Director of Planning & Business Development

March 26, 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 Lennar Phase 1 Site Plan - Administrative Decision

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Case Number: 2024-4018-00
Development Application: #2062-61