



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

Administrative Decision

Project Name: E-470 Self Storage at Pioneer Business Park
Location: Southeast of E Jewell Avenue and S Rome Way
Development Application: DA-1810-05
Case Number: 2024-6051-00

April 16, 2025

Dear Solomon Alter:

Pursuant to the AD (Airport District) zone district regulations and Section 146-5.4.3.B.3. of the Unified Development Ordinance (UDO), City of Aurora, Colorado, the administrative application for E-470 Self Storage at Pioneer Business Park is:

☐ Approved

☒ Approved with one condition. Note the end of the decision for the condition.

☐ Denied

This decision shall become effective after the second City Council meeting following notice of this decision to City Council. Prior to the effective date of this decision, City Council may move to consider the application and affirm, overrule, or modify this decision. You may also appeal this decision to the City Council. An appeal must be filed with the City Manager's office within ten calendar days from the date of this decision. Abutting property owners may also file an appeal within ten calendar days from the date of this decision.

Based upon the information contained in the application, the following are findings of fact as applied to the criteria for approval in Section 146-5.4.3.2.c. of the Unified Development Ordinance:

Site Plan Criteria for Approval

The Minor Site Plan shall be approved only if the application complies with the applicable standards in this UDO, other adopted City regulations, any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property. If the application does not comply with those standards, the Planning Director will notify the applicant of what other permits, approvals, or changes to the application are required for compliance.

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 degree practicable.

Condition of Approval:

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

Please address all remaining comments outlined in the last review letter and resubmit the requested documents for a technical corrections review at your convenience. Please contact Ben Bravenec at 303.739.7220 or



bbravene@auroragov.org for any questions you may have about the next steps in the process.

In our Aurora Advantage 4 Business initiative, we are endeavoring to improve our customer service. Below is a link to a survey that will help us measure how we are doing in our efforts. We would greatly appreciate your participation. Please visit the link and take the survey at your earliest convenience. Thank you!

https://www.surveymonkey.com/s/CityofAurora_DevelopmentReviewSurvey.

Jeannine Rustad, JD
Director of Planning & Business Development

April 16, 2025

Date