



Planning Division
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AuroraGov.org

May 7, 2025

Subject: City Council Notice of Administrative Decision

This is to give notice to the City Council that on May 7, 2025, the following application was approved with one condition:

Applicant:	ACM ASOF IX Aurora 310 JV LLC
Application Name:	Marketplace at GVRE Offsite Improvement – Infrastructure Site Plan
Application Number:	DA-1662-37
General Location:	Southeast quadrant of Picadilly Road and E. 56 th Avenue
Call-Up Deadline:	June 9, 2025

Project Summary: The applicant, ACM ASOF IX Aurora 310 JV LLC, requests approval of a Site Plan for infrastructure, including two new streets and a stormwater detention pond. The proposal would extend each of the streets approximately a half mile. This proposed infrastructure will support future commercial development in the southeast quadrant of Picadilly Road and E. 56th Avenue. The subject property is zoned Mixed Use-Airport (MU-A) and Medium Density Residential (R-2) District in Subarea C and is designated City Corridor and Emerging Neighborhood Placetypes in the Aurora Places Comprehensive Plan.

The proposed streets will include detached sidewalks along both sides, and associated infrastructure including water and sewer mains, storm drainage, lighting, and landscape. One street will be the extension of E. 54th Avenue, extending east from Picadilly Road and providing access for future commercial development to the north and residential development to the south. The second street will extend south from 56th Avenue along the eastern perimeter of the commercial area.

A stormwater detention pond will also be constructed within an approximately one acre tract adjacent to Picadilly Road. The pond will support the development of the proposed roadways and future commercial development in the area. All of the proposed improvements will be constructed in one phase.

Neighborhood Comments: Three (3) registered neighborhood organizations and thirty-four (34) adjacent property owners were notified of the application. No written comments were received, and therefore no neighborhood meeting was 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 Marketplace at GVRE Offsite Improvement – Site Plan for infrastructure complies with the applicable standards in the Unified Development Ordinance (UDO), meets the intent of the City Corridor and Emerging Neighborhood Placetypes in Aurora Places Comprehensive Plan and follows the standards set forth by the approved Green Valley Ranch East Master Plan.



Condition of Approval

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

Jeannine Rustad, JD
Director of Planning & Business Development

May 7, 2025
Date

cc: Mayor Mike Coffman
Members of City Council
Members of Planning & Zoning Commission
Jason Batchelor, City Manager
Laura Perry, Deputy City Manager
Lena McClelland, Assistant City Attorney

Attachment
Vicinity Map



Planning and
Business Development

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City of Aurora, Colorado
Marketplace at GVRE
Offsite Improvement Site Plan
Administrative Decision



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Case Number: 2024-6052-00
Development Application: #1662-37