



Planning Division
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 Aurora, Colorado 80012
phone 303.739.7217

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 condition:

Applicant: HM Metropolitan District No. 1
Application Name: E. 60th Avenue at Box Elder – Infrastructure Site Plan
Application Number: DA-1478-14
General Location: East of N. Tibet Road Between E. 56th Avenue and E. 60th Avenue
Call-Up Deadline: April 21, 2025

Project Summary: The Applicant, HM Metropolitan District No. 1, proposes an Infrastructure Site Plan (ISP) application involving approximately 53.97 acres for required infrastructure components of the Fulenwider Master Plan. The ISP is for roadway design and landscaping associated with the development of E. 60th Avenue between N. Tibet Road and the Xcel High Point Substation located approximately 1,400 feet east of the E. 60th Avenue and N. Tibet Road intersection. Along with the right-of-way improvements, this ISP will also include drainage improvements associated with the Weasel Drainage and Possum Gulley Drainageways and the development of the detention pond known as PG1 in the Fulenwider Master Plan. The property is zoned Mixed-Use Airport (MU-A) and is designated as “City Corridor” placetype in the Aurora Places Comprehensive Plan.

The infrastructure improvements proposed in the ISP are intended to support the future development of Planning Areas 1, 2, 12, 13, and 15 of the Fulenwider Master Plan. The land use designations of these planning areas include two (2) neighborhood parks, mixed-use residential, mixed-use commercial, and detention and open space. The ISP includes approximately 1,340 feet of E. 60th Avenue, which is a two-lane collector street, and approximately 810 feet of Road A, a Local Street Type 1. Both street sections terminate in cul-de-sacs as an interim condition until extensions are necessitated with future development. E. 60th Avenue will continue east, making a connection over E-470. The street sections for E. 60th Avenue and Road A include curbside landscaping and a detached five-and-a-half-foot sidewalk on both sides of the streets. In addition to the right-of-way and drainage improvements, the ISP includes segments of a 12-foot-wide trail and pedestrian amenities such as benches, picnic tables, pet waste stations, interpretive signage, and landscaping. Finally, the ISP includes landscaping associated with the E-470 trail (currently under construction by E-470) along the eastern boundary of the site within the Multi-Use Easement (MUE).

Neighborhood Comments: Two (2) registered neighborhood organizations and fifteen (15) adjacent property owners were notified of the application. No public comments were received, and a neighborhood meeting was not required for this application.

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 Infrastructure Site Plan is consistent with the Aurora Places Comprehensive Plan, which identifies this area as City Corridor. It also complies with the Unified Development Ordinance regulations and standards for the MU-A District, as well as the applicable requirements in the Fulewider Master Plan and Public Improvement Plan.

Condition of Approval

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

Please contact the Planning Director if you have additional questions.

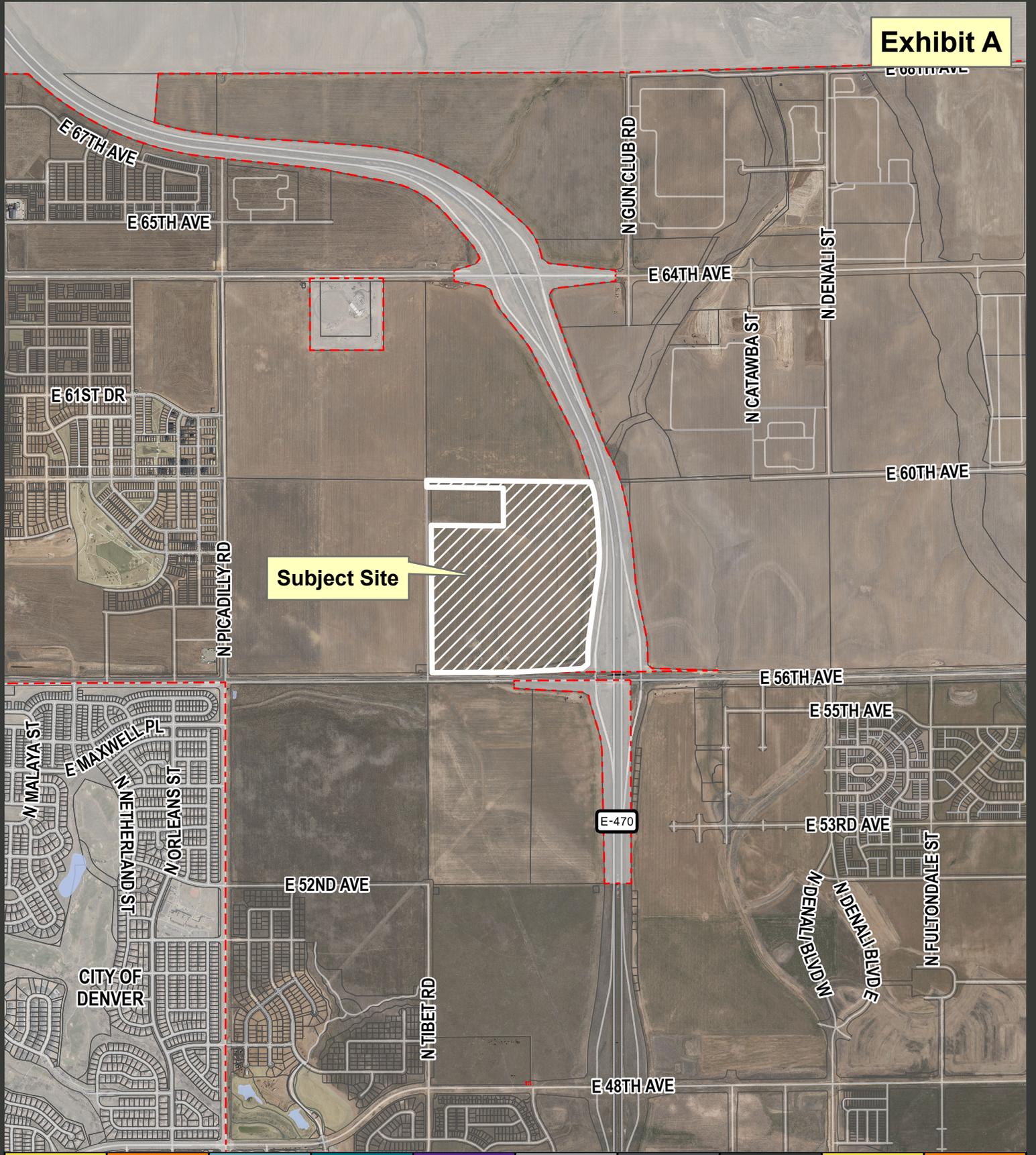
Jeannine Rustad, JD
Director of Planning & Business Development

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
Members of Planning and Zoning Commission

Attachments

Vicinity Map



Planning and Business Development

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City of Aurora, Colorado

E 60th Avenue at Box Elder Infrastructure Site Plan

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Case Number: 2024-6039-00
Development Application: #1478-14