

ORDINANCE NO. 2025- ____

A BILL

FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, AMENDING THE 2018 COMPREHENSIVE PLAN TO ADOPT BY REFERENCE THE “COLFAX AND 13TH AVENUE STATION AREA PLAN” (“13TH AVENUE STATION PLAN”)

WHEREAS, Section 146-5.4.1.A of the Uniform Development Ordinance provides for the adoption of a Comprehensive Plan for the orderly development and redevelopment of the City of Aurora, Colorado (the “City”), and that this plan shall serve to guide the City Council and the Planning and Zoning Commission in their decisions and recommendations in all land use decisions within the City; and

WHEREAS, on October 8th, 2018, the City Council passed Ordinance 2018-37 adopting the 2018 Aurora Comprehensive Plan (the “Comprehensive Plan”); and

WHEREAS, the Comprehensive Plan establishes a land use map providing varying placetypes for City design; and

WHEREAS, the purpose of the 13th Avenue Station Plan by is to update the original 2009 plan that was adopted in anticipation of the arrival of light rail service to the City of Aurora; and

WHEREAS, the purpose of this amendment to the Comprehensive Plan is to build on past investments, continue planning for development and growth within the corridor, and to identify new opportunities to improve transit service and multimodal access through the corridor; and

WHEREAS, on _____, following a public hearing, the Planning and Zoning Commission voted to recommend approval of an amendment to the Comprehensive Plan to adopt by reference the 13th Avenue Station Plan; and

WHEREAS, Section 146-5.4.1.A of the Uniform Development Ordinance provides that City Council may amend the Comprehensive Plan by an ordinance approved by a vote of not less than two-thirds of the entire membership of the City Council, if they find that the amendment promotes the long term economic, social, and environmental health of the City, and that it protects the public health, safety and welfare of the citizens of Aurora.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. The Aurora Comprehensive Plan is hereby amended to adopt by reference the Colfax and 13th Avenue Station Plan.

Section 2. The amendment to the Comprehensive Plan shall be in the form as filed with the Office of the City Clerk and presented to the City Council at tonight's meeting.

Section 3. All ordinances or parts of ordinances of the City Code of the City of Aurora, Colorado, in conflict herewith are expressly repealed.

Section 4. Pursuant to Section 5-5 of the Charter of the City of Aurora, Colorado, the second publication of this Ordinance shall be by reference, utilizing the ordinance title. Copies of this Ordinance are available at the Office of the City Clerk.

INTRODUCED, READ AND ORDERED PUBLISHED this _____ day of _____, 2025.

PASSED AND ORDERED PUBLISHED this _____ day of _____, 2025.

MIKE COFFMAN, Mayor

ATTEST:

KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM BY CITY ATTORNEY PETE SCULTE:

RLA

LENA MCCLELLAND, Assistant City Attorney