



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

AuroraGov.org

November 6, 2024

Subject: City Council Notice of Administrative Decision

This is to give notice to the City Council that on November 6, 2024, the following application was approved with one (1) condition:

Applicant:	QuikTrip Corporation
Application Name:	QuikTrip 4283 at High Point – Site Plan
Application Number:	DA-1746-42
General Location:	Southwest corner of E 64th Avenue and Gun Club Road
Call-Up Deadline:	December 2, 2024

Project Summary

The applicant, QuikTrip Corporation, is requesting approval of a Site Plan for a fueling station with eight auto pumps, four truck pumps, and a 5,342 sf convenience store. The 7.26-acre property is located on the southwest corner of E. 64th Avenue and Gun Club Road. The site is currently undeveloped and adjacent parcels are vacant. Recent nearby development includes a Dollar General Warehouse north of E. 64th Ave. and a multi-tenant warehousing and distribution facility east of the site. This is the first auto-oriented use at this intersection. It is within the Airport District (AD) zone district in Subarea C and has the Industrial Hub placetype designation in the Comprehensive Plan.

The convenience store fronts E. 64th Avenue, with the auto fuel canopy to the southeast of the building and the truck fuel canopy to the west of the building. A parking area with 51 parking spaces is located to the south of the building and two access points onto Gun Club Road are provided. Pedestrian connections to surrounding public sidewalks are provided, as is a plaza area in front of the convenience store. Adjacent streets, sidewalks, and utilities are being planned and constructed by the master developer per the E. 64th Avenue and Gun Club Infrastructure Site Plans. The Site Plan complies with all requirements in the High Point at DIA Master Plan, including use, architecture, setbacks, and signage. It also complies with the standards for the AD zone district.

The north frontage of the site along E. 64th Avenue includes a Multi-Use Easement for E-470; development of this area is being coordinated with the master developer and E-470.

The overall Master Plan for High Point at DIA, an approximately 460-acre development with a mix of residential, commercial, industrial, and open space uses, was originally approved in 2005 and was amended most recently in 2020. This site is located in the Ascent District of the master plan, in Planning Area 28 intended for commercial uses. The application is consistent with the Ascent District Design Standards, including building materials.

Neighborhood Comments

Two registered neighborhood organizations and one adjacent property owner 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 Industrial Hub. It also complies with the Unified Development Ordinance and standards for the AD zone, as well as the use-specific standards for a fueling station. The project is in compliance with the High Point at DIA Master Plan.

Condition of Approval

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

For Jeannine Rustad, JD
Director of Planning & Business Development

November 6, 2024

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

15151 E. Alameda Parkway
Aurora CO 80012 USA
AuroraGov.org
303.739.7250
GIS@auroragov.org

City of Aurora, Colorado

Quiktrip 4283 at High Point Site Plan and Administrative Decision

Miles 0 0.045 0.09



Case Number: 2024-6012-00
Development Application: #1746-42