



Planning Division
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 Aurora, Colorado 80012
 phone 303.739.7217

AuroraGov.org

October 16, 2024

Subject: City Council Notice of Administrative Decision

This is to give notice to City Council that on October 16, 2024, the following application was approved with one condition:

Applicant: Ryman Hospitality Partners, Inc.
Application Name: Gaylord Rockies Guest Room and Indoor Water Park Expansion
Application Number: DA-1895-09
General Location: Northwest Corner of 64th Avenue and Gaylord Rockies Boulevard
Call-Up Deadline: November 4, 2024

Project Summary: The applicant, Ryman Hospitality Properties, is requesting approval of an amendment to the Gaylord Rockies Site Plan to add 450 guest rooms and a new 74,000-square-foot indoor water park facility. The 85-acre property is located at the northwest corner of 64th Avenue and Gaylord Rockies Boulevard (6700 N. Gaylord Rockies Boulevard). It is within the Mixed-Use Airport (MU-A) District in Subarea C and has the Urban District placetype designation in the Aurora Places Comprehensive Plan.

The guest room expansion and indoor water park facility will be located on the south side of the existing hotel. The guest room expansion will add a net total of 450 guest rooms to the hotel. 471 new guest rooms will be constructed, but 21 existing guest rooms will be removed where the expansion will connect to the hotel. The total number of guest rooms in the hotel will increase from 1,501 to 1,951 with this expansion. The guest room tower will match the existing building in its architectural aesthetic and materials. 297 parking spaces will be displaced where the new tower will be located, but the parking still exceeds the UDO requirements for hotels and convention centers, and a parking analysis determined that there is adequate parking available for day-to-day operations as well as special events.

The new indoor water park facility, which is referred to as Soundwaves, is located to the west of the new guest room tower and will connect to the hotel’s existing indoor pool building. The addition will include approximately 74,000 square feet of water, decks, and supporting amenity spaces. Soundwaves will feature a wave pool, two water slides, and an adventure river. It will be designed with exposed mass timber columns, concrete and stucco walls, and large expanses of windows. Additional modifications to the building include a new public concourse, a retail space for Soundwaves merchandise, and a coffee shop with a dining terrace. Landscaping featuring primarily native species will be added surrounding the new buildings to complement the enhancements done to the hotel grounds in recent years.

Neighborhood Comments: Three registered neighborhood organizations and two adjacent property owners were notified of the application. No comments were received, so a neighborhood meeting was not held.

Adjustments: The Site Plan Amendment 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 Gaylord Rockies Site Plan Amendment is consistent with the Aurora Places Comprehensive Plan, which identifies this development as an “Urban District.” It complies with the Unified Development Ordinance regulations and standards for the Mixed-Use Airport (MU-A) District. The development is served by existing infrastructure and will offer improvements to the existing facility.

Condition of Approval

1. Resolution of outstanding technical issues prior to finalizing the amended Site Plan and approval of building permits.

Jeannine Rustad, JD
Director of Planning & Business Development

October 16, 2024
Date

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

Attachments
Vicinity Map

CITY OF DENVER

UNINCORPORATED ADAMS COUNTY

E-470

Subject Site



Planning and Business Development

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City of Aurora, Colorado
**Gaylor Rockies Guest Room
and Indoor Water Park Expansion
Site Plan Amendment**



Case Number: 2015-6011-12
Development Application: #1895-09