



Planning Division  
 15151 E. Alameda Parkway, Ste. 2300  
 Aurora, Colorado 80012  
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*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 condition:

<b>Applicant:</b>	Ware Malcomb (Jesse Carano)
<b>Application Name:</b>	Project Waterfall - Site Plan
<b>Application Number:</b>	DA-2284-02
<b>General Location:</b>	South of 52nd Avenue and East of Harvest Road
<b>Call-Up Deadline:</b>	December 2, 2024

**Project Summary**

The applicant, Ware Malcomb, requests approval of a Site Plan for a light manufacturing facility on 148.57 acres. The site is currently vacant and generally located on the northeast corner of Harvest Road and E. 48<sup>th</sup> Avenue, east of E-470 Highway. The site is zoned Airport District (AD) and is in Subarea C. The property is designated Industry Hub “Placetype” in the Aurora Places Comprehensive Plan and is identified as Planning Areas 5,6,7,8 and 9 in the Sun Empire Master Plan.

The proposed Site Plan includes a 755,000 SF light manufacturing facility, a gatehouse, and a 50,000 SF two-story office building with ancillary support buildings. A total of 720 parking spaces are located on the south side of the office building, and 26 truck/trailer parking spaces are located to the north of the light manufacturing facility. Truck traffic will access the site from 52<sup>nd</sup> Avenue, north of the site. All other vehicular traffic will access the site from the south via 48<sup>th</sup> Avenue. Additionally, there is a gated exit on the east side of the site using Little River Road, which is a north-south collector road along the east side of the site that connects 48<sup>th</sup> to 56<sup>th</sup>.

The two-story office building sits internal to the site and is the primary building for employees. The office building will have a meeting space, offices, a kitchen, and a large outdoor patio on the ground floor to activate the main entrance. The light manufacturing facility will be constructed with tilt-up concrete panels that are painted in light and dark gray, with accents in warm orange. The buildings include color blocking, reveals, varied roof lines, glazed windows, and metal accents. The adjacent streets on all four sides of the property will have sidewalks, landscape, and utilities being constructed by the master developer per the Sun Empire Public Improvement Plan.

The proposal is consistent with the Sun Empire Master Plan, which outlines future industrial uses for the subject property. The proposed uses also align with the AD District, which encourages development that maximizes the proximity to regional transportation in close proximity to Denver International Airport.

**Neighborhood Comments**

Seven adjacent property owners and two registered neighborhood organizations within one mile of the site were notified of the application. No formal 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 Industry Hub. It also complies with the Unified Development Ordinance regulations and standards for the AD District and the applicable requirements in the Sun Empire Master Plan.

**Condition of Approval**

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

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For Jeannine Rustad, JD  
Director of Planning & Business Development

November 6, 2024

Date

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

**Attachments**

Vicinity Map



Subject Site

**Planning and Business Development**

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City of Aurora, Colorado  
**Project Waterfall Site Plan**

Case Number: 2024-6024-00  
Development Application: #2284-02