



Planning Division
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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:	Silverbluff Companies (Jeff Blankenship)
Application Name:	Gun Club Business Park – Infrastructure Site Plan
Application Number:	DA-1435-03
General Location:	S. Gun Club Road generally between E. Jewell Avenue and E. Yale Avenue
Call-Up Deadline:	April 21, 2025

Project Summary: The applicant, Silverbluff Companies, is requesting approval of an Infrastructure Site Plan (ISP) for approximately 4,000 linear feet of road improvements to support future development primarily in the recently approved Gun Club Business Park (Crippen) development. The subject property generally spans the west side of S. Gun Club Road south of E. Jewell Avenue to the E. Yale Avenue alignment. The property is zoned Airport District (AD) and Mixed-Use Corridor (MU-C) in Subarea C, with placetype designations of Commercial Hub and Innovation Campus in the Aurora Places Comprehensive Plan. The existing S. Gun Club Road (Colorado Department of Transportation – CDOT owned) in this area is a paved two-lane thoroughfare and is generally bounded by the planned Jewell Marketplace to the north, E-470 Highway to the west, Murphy Creek to the east, and Unincorporated Arapahoe County to the south.

The proposed right-of-way will be constructed to an interim condition of 72-feet for the west half of S. Gun Club Road only. The interim conditions will include two travel lanes, and a center turn lane. The ultimate build-out is for a six-lane, 144-foot, Major Arterial Road with a raised median in the center. Additional improvements include utilities, a curb and gutter, a detached sidewalk with a curbside landscape, and streetlights. The curbside landscape for the ISP will be deferred until such time that adjacent development occurs. At that time, Gun Club Business Park District 1 will install and maintain the curbside landscape. Timing and full build-out of the arterial road will be determined based on future adjacent development and coordination has occurred with CDOT regarding drainage, traffic, and right-of-way design requirements.

Neighborhood Comments: Fourteen (14) registered neighborhood organizations and eight (8) adjacent property owners were notified of the application. No neighborhood comments were received during the review cycle; therefore, a neighborhood meeting was not held. Signs were posted on the site as required.

Adjustments: The Infrastructure 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 Gun Club Business Park Infrastructure Site Plan complies with the standards of the NEATS Refresh; meets the intent of the Aurora Places Comprehensive Plan to provide infrastructure that will support development in the surrounding area; and complies with the Unified Development Ordinance.



Condition of Approval

1. Resolution of outstanding technical issues including CDOT comments prior to the recordation of the Site Plan.

Jeannine Rustad, JD
Director of Planning & Business Development

March 26, 2025

Date

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

Attachments

Vicinity Map



Planning and
Business Development

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City of Aurora, Colorado

Gun Club Business Park Infrastructure Site Plan

Case Number: 2024-6018-00
Development Application: #1435-03