



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

AuroraGov.org

### Administrative Decision

Project Name: The Aurora Highlands North – Area C Site Plan

Location: Between The Aurora Highlands Parkway and E 42<sup>nd</sup> Avenue, ¼ mile west of Aerotropolis Parkway

Development Application: DA-2062-44

Case Number: 2023-4023-00

March 12, 2025

Dear Patrick Chelin:

Pursuant to the Medium-Density Residential (R-2) District regulations and Section 146-5.4.3.B.3.c of the Unified Development Ordinance, City of Aurora, Colorado, the administrative application for The Aurora Highlands North – Area C Site Plan is:

☐ Approved

☒ Approved with one condition. Note the end of the decision for the condition.

☐ Denied

This decision shall become effective after the second City Council meeting following notice of this decision to City Council. Prior to the effective date of this decision, City Council may move to consider the application and affirm, overrule or modify this decision. You may also appeal this decision to the City Council. An appeal must be filed with the City Manager's office within ten calendar days from the date of this decision. Abutting property owners may also file an appeal within ten calendar days from the date of this decision.

Based on the information contained in the application, the following are findings of fact as applied to the criteria for approval in Section 146-5.4.3.B.3.c of the Unified Development Ordinance:

#### *Minor Site Plan Criteria for Approval*

- 1. The Minor Site Plan shall be approved only if the application complies with the applicable standards in this UDO, other adopted City regulations, any approved Master Plan that includes the property, and any conditions specifically applied to the development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property. If the application does not comply with those standards, the Planning Director will notify the applicant of what other permits, approvals, or changes to the application are required for compliance.*

The Site Plan is consistent with the Aurora Places Comprehensive Plan, which identifies this area as an Emerging Neighborhood. It also complies with the Unified Development Ordinance regulations and standards for the R-2 District, as well as the applicable requirements in The Aurora Highlands Master Plan.

#### Condition of Approval:

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



Please address all remaining comments outlined in the last review letter and resubmit the requested documents for a technical corrections review at your convenience. Please contact your Case Manager at 303-739-7261 or [dbickmir@auroragov.org](mailto:dbickmir@auroragov.org) for any questions you may have about the next steps in the process.

In our Aurora Advantage 4 Business initiative, we are endeavoring to improve our customer service. Below is a link to a survey that will help us measure how we are doing in our efforts. We would greatly appreciate your participation. Please visit the link and take the survey at your earliest convenience. Thank you!  
[https://www.surveymonkey.com/s/CityofAurora\\_DevelopmentReviewSurvey](https://www.surveymonkey.com/s/CityofAurora_DevelopmentReviewSurvey).

---

Jeannine Rustad, JD  
Director of Planning & Business Development

March 12, 2025  
Date