

Planning Division
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Administrative Decision
Kingston Place Site Plan Amendment
Location: Southwest Corner of South Kingston Place and Westerly Creek Trail
Development Application – DA-1387-04

July 20, 2022

Dear Mr. Foy:

Pursuant to the Medium Density Residential (R-2) District regulations and Section 146-5.4.3.B.3 of the Unified Development Ordinance, City of Aurora, Colorado, the administrative application for the Kingston Place Duplexes Site Plan Amendment is:

- _____ Approved
- X Approved with one condition. Note the end of the decision for 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 appeal a decision to the City Council. An appeal must be filed with the City Manager's office within ten calendar days of the decision.

Based upon the information contained in the application, the following are findings of fact as applied to the criteria for approval in the City Code.

(1) *Review Criteria and Approval:*

Pursuant to Section 146-5.4.3.B.3, Minor Site Plans 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 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

The proposed Kingston Place Site Plan Amendment complies with the criteria for approval because:

- It is consistent with the Aurora Places Comprehensive Plan;
- It does not violate previous conditions of approval of the Planning and Zoning Commission or City Council; and,
- It complies with the requirements for residential development as established in the UDO for the Medium Density Residential (R-2) District.

Condition of Approval:

1. Resolution of outstanding technical issues prior to finalization of the updated Mylars.

Units 3F and 4E have changed to 3B & 4A types. The distance between SE corner of unit 4A has been adjusted to meet 1.5' min. from the water easement. Refer to the attached SP1 plan, revision #2



July 20, 2022

Jeannine Rustad, JD, Planning Director

Date

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