



Planning Division
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AuroraGov.org

May 14, 2025

Subject: City Council Notice of Administrative Decision

This is to give notice to City Council that on May 14, 2025, the following application was approved with two conditions:

Applicant:	Westside Investment Partners
Application Name:	Skydance Neighborhood 2 Site Plan
Application Number:	DA-2283-04
General Location:	Northeast Corner of 57 th Avenue and Picadilly Road
Call-Up Deadline:	June 9, 2025

Project Summary

The applicant, Westside Investment Partners, is requesting approval of a Site Plan for Skydance Neighborhood 2. The 28-acre site is located at the northeast corner of 57th Avenue and Picadilly Road and will include 146 two-family homes (duplexes), associated open spaces, and a lot for future development. The site is in the Mixed-Use Airport (MU-A) District and has the Emerging Neighborhood placetype designation in the Comprehensive Plan. This will be the second neighborhood approved within the Skydance Master Plan.

Lot sizes for the units range from 31-41' wide and 85'-95' long. All of the duplexes are alley-loaded and front onto adjacent streets. The duplexes within this neighborhood are considered Small Residential Lots per the Unified Development Ordinance because they are less than 50' wide. 7-acres of open space are also proposed within the Site Plan, including a linear open space with a meandering walk along Picadilly Road and a central open space that will provide an important connection from 57th Avenue up to the future 6.5-acre neighborhood park that is being designed and constructed by the Parks, Recreation, and Open Space Department.

The overall Master Plan for Skydance, a 150-acre development with a mix of uses, was approved in 2022. A major amendment to the Master Plan is currently under review to add more residential planning areas and remove mixed-use commercial planning areas. At full build-out, the Skydance Master Plan proposes approximately 92 acres of residential (including single-family detached, single-family attached, and multi-family), 25 acres of commercial, and 30 acres of parks and open space. There will be up to 891 dwelling units with an estimated 2,301 residents. Two Infrastructure Site Plans are nearing final approval for streets, utilities, and detention within Skydance. It is consistent with the design standards in the Skydance Master Plan and an approval letter was received from the Skydance Design Review Committee.

Neighborhood Comments

Three registered neighborhood organizations and sixteen adjacent property owners were notified of the application. No 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 Emerging Neighborhood. It also complies with the Unified Development Ordinance regulations and standards for the MU-A District, as well as the applicable requirements in the Skydance Master Plan.

Conditions of Approval

1. Approval and recordation of the Skydance Master Plan Amendment (DA-2283-05), Skydance Phase 1 Improvements Infrastructure Site Plan (DA-2283-01), and Skydance Phase 2 Improvements Infrastructure Site Plan (DA-2283-02) is required prior to recordation of the subject Site Plan.
2. Resolution of other outstanding technical issues prior to recordation of the Site Plan and issuance of building permits.

Jeannine Rustad, JD
Director of Planning & Business Development

May 14, 2025
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

