



EASTGATE (the “Property”)  
27500 E. Colfax Ave.  
Unincorporated Arapahoe County, CO  
**GENERAL DEVELOPMENT PLAN – LETTER OF INTENT**

May 22, 2023

**INTENT:**

The intent is to rezone the two properties located at 27500 and 27450 E Colfax Ave. to a PUD containing multiple planning areas for a mix of uses, including commercial, retail, light industrial and residential. The rezone will follow the three-step process to include a General Development Plan, Specific Development Plan, and Administrative Site Plan.

*Eastgate* serves the region as a mixed-use ‘gateway’ into the Denver Metro region from both I-70 from the east and from Denver International Airport once the Monaghan Rd. extension is completed.

**PROJECT OVERVIEW:**

Location: 27500 E Colfax Ave. & 27450 E Colfax Ave., Aurora CO 80018

Gross Area: +/- 144 acres

Existing Zoning: Mixed Use (MU) +/- 68 Acres  
Agricultural (A1) +/- 75 Acres

Proposed Zoning: PUD

**PROPERTY OVERVIEW:**

The property is located on the west side of Monaghan Road, south of E. Colfax Avenue, within the southwest corner of I-70 and Monaghan Rd. (formerly Airpark Rd.) The two parcels zoned A1 and MU are currently being utilized as single family detached residences and farming. The site is designated as an Employment District in the Comprehensive Master Plan’s Urban Area District, which is intended for land uses associated with a denser population, including industrial, commercial/retail, or residential uses.

CDOT and the County plan to relocate the I-70/Airpark interchange to align with Monaghan Road, and widen Monaghan Road to a 4-lane, divided arterial to accommodate current and future growth. The frontage road, E. Colfax Avenue is located along the north property line. Initial studies show E. Colfax being related through the site and connecting to a widened Monaghan Rd. The alignment proposed with this General Development Plan aligns E. Colfax Ave. at roughly the same location, through the eastern parcel, intersecting with E. 12<sup>th</sup> Avenue. The proposed alignment is intended to maximize potential commercial development, maintain flexible development alternatives and to create a retail corridor along Monaghan Rd.

The proposed General Development Plan extends E. 12<sup>th</sup> Avenue from the JAMASO property to the west into a signalized intersection along Monaghan Rd. E. Colfax Ave. would ‘T’ into E. 12<sup>th</sup> Ave., ensuring connectivity through the site.

A meeting was held on December 20, 2022 with Jim Katzer to discuss the County’s intent for improvements at the I-70/Airpark interchange and the potential realignment of E. Colfax Ave.

A meeting with the property owner to the west has also been conducted to discuss connectivity to E. 12<sup>th</sup> Ave. between Monaghan Rd. and the western property boundary. The JAMASO property in Aurora is in the review process, and currently proposed to extend E. 12<sup>th</sup> Avenue straight across from Powhatan to the property boundary.

**PROPOSED LAND USE:**

**Planning Area 1:**

+/- 20 Acres – Light Industrial  
Currently the residences of the property owners, to remain in the interim

**Planning Area 2:**

+/- 42 Acres – Mixed Residential

**Planning Area 3:**

+/- 15 Acres – Retail

**Planning Area 4:**

+/- 14 Acres - Retail

**Planning Area 5:**

+/- 40 Acres – Mixed-Use

**PHASING**

Due to the County’s intent to realign the I-70/Airpark interchange at Monaghan and E. Colfax Ave. (Frontage Rd.) in this area, it is anticipated that both an interim and final alignment will be required to ensure access to surrounding neighborhoods and businesses is uninterrupted. The property owner will work closely with the County and adjacent property owners to work towards mutually beneficial solutions.

**INFRASTRUCTURE**

Internal roads will be designed in accordance with Arapahoe County Street standards and dedicated to the County.

Water and sewer services are currently being negotiated with the City of Aurora and/or Pure Cycle. Further details will be provided as determined.

**SUMMARY**

The proposed development of the Eastgate General Development Plan meets the goals and expectations of the Arapahoe County Comprehensive Plan and the 2040 Traffic Master Plan, with land uses that support the employment district. Further details regarding the GDP’s conformance with the County’s Comprehensive Plan are included in the Approval Criteria letter, included with this first submittal.

**Owner**

**Property 292, LLC**  
4545 Yulle Rd.  
Bennett, CO 80102

**Owner’s Representative**

**Planner / Landscape Architect**  
**PLAN WEST, INC.**  
767 Santa Fe Drive  
Denver, CO 80204  
303-741,1411

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**End of Narrative**