



Planning Division
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Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

January 2, 2025

Chris Fellows
GVP Windler
9155 E Nichols Ave, Ste 360
Centennial, CO 80112

Re: Technical Submission Review: Windler Zoning Map Amendments and Master Plan Amendment No. 3
Application Number: DA-1707-36
Case Numbers: 2005-2017-03; 2005-2017-04; 2005-2017-05; 2005-2017-06; 2021-4006-01

Dear Chris Fellows:

Thank you for your technical submission, which we started to process on December 12, 2024. We have reviewed your plans and attached our comments along with this cover letter. Please revise your previous work and send us a technical submission on or before January 21, 2025.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

The zoning map amendments are scheduled for a Planning and Zoning Commission hearing date on January 8, 2025, and tentatively scheduled for City Council review on January 27, 2025. In preparation for the upcoming decisions, please remember that all abutter notices must be sent and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7227 or atibbs@auroragov.org.

Sincerely,

Aja Tibbs, Planning Supervisor
City of Aurora Planning Department

cc: Jeff Norberg, PCS Group, 200 Kalamath St., Denver, CO 80223
Cesarina Dancy, ODA
Filed: K:\SDA\1700-1799\1707-36tech1



Technical Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Please ensure that each revcloud is labeled with a delta-2 symbol on all amended tabs. Tab 8 has been redlined for reference, but this is a correction for all amended sheets/tabs of the master plan.
- 1B. For the last submission, please prepare a final redlined set for review. This should include the full amended tabs as individual files, and an amended full set (to include all previous revisions and the changes within this amendment within one file). Please contact staff if you have any questions when preparing the final documents.

2. Streets and Pedestrian Comments

- 2A. Revclouds on Tab 14 are not consistently marked. Only denote the proposed changes from the originally approved document – not since the last submission. Be sure to cloud specific changes and not the entire map, and denote each cloud with a delta-2 symbol.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Traffic Engineering (Jason Igo / 303.739.1792 / jigo@aurorago.org / Comments in orange)

- 3A. Figure 2 in the report doesn't align with the Site Trip Generation Comparison. Intersection 1 in Figure 2 shows a decrease in trips in the PM. The Site Trip Generation comparison show an increase in generated trips that this intersection would serve. The response in comments said that it was okay but this should be looked at further. Traffic shown in Figure 2 for intersections 12, 13, and 25 seem high. Adding the total up it has increase of 1,360 trips. This is more than the full growth sited in the Site Trip Generation Comparison. It would be good to evaluate the trip assignment and make sure that we are assigning vehicles correctly.
- 3B. Intersection 25 has over 600 seconds of delay in the PM peak hour. This is 10 minutes of waiting which is not acceptable. This needs to be mitigated if needed after the reassignment of vehicles.
- 3C. To review all comments please see redlined TIS.