



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

AuroraGov.org

Administrative Decision

Project Name: Windler Village North
Location: Southeast of E 56th Avenue and E-470
Development Application: DA-1707-35
Case Number: 2024-4016-00

October 30, 2024

Dear Chris Fellows:

Pursuant to the Medium Density Residential District (R-2) regulations and Section 146-5.4.3.B.3.c. of the Unified Development Ordinance, City of Aurora, Colorado, the administrative application for Windler Village North is:

☐ Approved

☒ Approved with 2 conditions. Note the end of the decision for conditions.

☐ 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 upon 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:

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,*
- 2. other adopted City regulations, any approved Master Plan that includes the property,*
- 3. 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*

Upon approval of the zoning map and master plan amendments, the application is in compliance with all applicable standards of the UDO, the Windler Master Plan, and the Aurora Places Comprehensive Plan. There are no additional conditions placed on the development of this property prior to this application submission.

Conditions of Approval:

- The zoning map and master plan amendments in process must be approved prior to the recordation of the final site plan, which will result in zoning the entire site plan property to R-2, and locating it within Planning Area 3.
- The resolution of technical comments prior to site plan recordation.



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 303.739.7227 or atibbs@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.

Jeannine Rustad, JD
Director of Planning & Business Development

October 30, 2024
Date