



Planning Division  
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 Aurora, Colorado 80012  
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AuroraGov.org

**Administrative Decision**

Project Name: Windler Midtown  
 Location: East of E-470; between E 48<sup>th</sup> Avenue and E 56<sup>th</sup> Avenue  
 Development Application: DA-1707-38  
 Case Number: 2024-4021-00

November 6, 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 Midtown Site Plan (Pilot Neighborhood Plan) is:

Approved

Approved with three 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 as applicable to the R-2 zone district, the Windler Master Plan, and the Aurora Places Comprehensive Plan, Emerging Neighborhood Placetype. There are no additional conditions placed on the development of this property prior to this application submission.

As a pilot project of the developing Neighborhood Plan development application process, the approval of this project allows the development of the Windler Midtown neighborhood to proceed with civil construction drawings and will not require subsequent technical reviews. The comments and redlines received through the second review letter dated October 21, 2024, are conditions of approval that shall be met through the next series of application reviews. Additionally, with the limited scope of the neighborhood plan, please be aware that the approval of this plan does not



obligate the city to approve any variance or adjustment at a later stage of the process. The approval of this plan does not imply approval of more detailed design aspects of the site design that will be finalized at a later stage.

Lastly, the proposed midtown neighborhood, Planning Area 15, is designated as a Flexible Residential Lot Option (FRLO) which is to offer additional flexibility for the creation of diverse residential housing types beyond those outlined in the UDO. Along with the approval of this Midtown Neighborhood Plan, a FRLO Pattern Book is also approved which outlines specific alternative development patterns/standards for certain lots within the neighborhood.

Conditions of Approval:

1. 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 neighborhood plan property to R-2 and locating it within Planning Area 15.
2. The comments and redlines received in the second review letter dated October 21, 2024 shall be addressed through the future civil plan submission, landscaping and lighting plan, and final plat submissions.
3. Approval of the Midtown Site Plan does not obligate the city to approve any variance or adjustment if the applicable code standards cannot be met at a later stage in the development review process or as a result of receiving additional information with a more detailed design.

Please contact your Case Manager at 303.739.7227 or [atibbs@auroragov.org](mailto: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](https://www.surveymonkey.com/s/CityofAurora_DevelopmentReviewSurvey).

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For Jeannine Rustad, JD  
Director of Planning & Business Development

November 6, 2024  
Date