

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



January 29, 2024

Dane Olmstead
Jackson Dearborn Partners
404 S. Wells Street, Ste. 400
Chicago, IL 60607

Re: Third Submission Review – Revolve Denali at Windler – Site Plan
Application Number: **DA-1707-25**
Case Number: **2023-4003-00**

Dear Dane Olmstead:

Thank you for your third submission, which we started to process on January 8, 2024. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make a technical submission following your Administrative Decision. Please revise your previous work and send us a new submission after February 14, 2024. As always, if clarification or additional information is needed, please do not hesitate to reach out and schedule a comment review meeting.

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 list them specifically in your letter.

The estimated Administrative Decision date is tentatively set for February 14, 2024. 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 303-739-7259 or amuca@auroragov.org.

Sincerely,

Ariana Muca, Planner II
City of Aurora Planning Department

cc: Eric Gunderson, Kimley-Horn, 4582 S. Ulster St., Ste. 1500, Denver, CO 80209
Cesarina Dancy, ODA Rep
Filed: K:\SDA\1707-25rev3



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please send an amenity space diagram and updated parking diagram by 2/2/24 to keep Administrative Decision (Planning).
- The sign locations in this plan do not seem to match those shown on the Sign Package. Please ensure that the information is consistent (Landscape).
- A variance letter is required for walls over 4' (Public Works).
- Pools typically do not have their own service line. If you would like to have a separate service line just for the pool it still requires a meter and Domestic Service Allocation Agreement to determine the connection fee (Aurora Water).
- Some of the names don't seem to match the underlying Plat. Please confirm the names of the Tracts and Lots and Blocks and Subdivision. The Lot lines and Right of Way lines need to be made solid lines. Confirm with Fire/Life Safety Dept. the need for a License Agreement for the gate crossing the easement (Land Development Services).

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No public comments were received with this submittal. A neighborhood meeting will not be required at this time.

2. Completeness and Clarity of the Application

- 2A. If the portal allows it, please combine the site plan into one file set (to include landscaping and building elevations) upon resubmission or, at minimum, only have two files in the next upload.
- 2B. The Windler Perimeter Park (DA-1707-31) application is under review. Continue to coordinate with the Master Developer to ensure both site plans have the necessary details and coordination.
- 2C. The Data Block needs to be placed on the cover sheet per the site plan manual. Please include signage and bike parking. Please submit this update by 2/2 to your case manager to meet your expected administrative decision date of 2/14/24.
- 2D. Please replace the adjustment block on the cover sheet with an amendment block.
- 2E. As a reminder, this site plan will not be approved until the site is platted into a lot. The Windler Filing No. 2 is not yet ready for recording.
- 2F. Since the last review of this site plan, a sign site plan has been recorded with the City of Aurora (DA-1707-27). Please work with your case manager or master development team to ensure the monument signs are correctly placed and referenced as part of the site plan. It appears slightly off to staff.
- 2G. Please include the monument signage sign face on the cover sheet data block. The monument sign's footprint must be scaled and placed on the site plan and landscape sheets. The monument signage may be limited as the Windler Sign Plan (DA-1707-27) already has designated signage along the 56th Street frontage.
- 2H. On page 2 the setback table is very helpful, and staff appreciates the addition. A minor comment: May you please delete the words R-2 and subarea C? This application is not following UDO standards rather, it is creating its own, and staff wants to eliminate any confusion.
- 2I. On page 3, there is a gate detail - please move this detail to one of the detail pages. Staff would like to keep this overall site plan clean and easy to read.

3. Architectural and Urban Design Comments

- 3A. It has come to the staff's attention that the architecture sheets do not match the overall site plan package. All sheets need to be 24x36 or Arch D in size.
- 3B. The architecture cover sheet has two maps that need scales and north arrows.
- 3C. Page 6 of 20 of the architecture package shows that the typical parking stalls do not meet code standards. Per table 4.6-4 stalls must be 9' wide and 19' in depth. Any parking stalls exceeding code requirements



- can be compact in size, but the non-compact stalls must be brought into compliance. Please update the architectural sheet and send to your case manager by 2/2/2024 to keep your administrative decision date.
- 3D. Per section <https://aurora.municipal.codes/UDO/146-4.7.9.T.2>, retaining walls for residential developments cannot exceed 48" in height. Please clarify if the details shown on sheet 3 demonstrate retaining walls over 4' in height or if these are building wall heights proposed. As you move through civils please keep an eye on any changes to the wall height, as they may trigger future adjustments.
- 3E. Add an overall landscape plan sheet/diagram that demonstrates the areas that contribute towards the minimum common area requirements as required by Section 146-3.3.2.H.7. Provide area calculations to demonstrate a minimum of 20% of the site area. Also, note that the Windler Master plan requires a minimum of 30% of units to have an outdoor patio or balcony at least 6x8 in size. Please identify compliance with this requirement when accounting for outdoor spaces. This was requested with the first review, but staff did not see this included in the second submittal. 20% outdoor amenity space is required, or a major adjustment will need to be requested. *Staff does see this noted on the landscape plan that there is 21% amenity space but there is no plan or delineation in the documentation provided. This is a concern and will need to be provided ahead of decision.*
- 3F. Review and approval of the Windler Design Review Board is required for all proposed developments within the Windler Master Plan. Please contact Kevin Yoshida at 303-807-0737 or kevin@ideate.design to initiate the submittal and review process.

4. Landscaping Issues (Tammy Cook / 954-266-6488 / tdcook@auroragov.org / Comments in bright teal)

General Site Plan Comments

- 4A. The sign locations in this plan do not seem to match those shown on the Sign Package. Please ensure that the information is consistent.

5. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 5A. No further comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

Site Plan

Page 3

- 6A. The 56th Ave ISP no longer includes the crusher fines trail in the scope. Please provide the crusher fines path along the frontage of this property or provide the case number for the plan providing it.
- 6B. Revise to 143' of ROW, typical all sheets.

Details

Page 11

- 6C. If this wall is part of the building structure/foundation, please indicate as such. It would be reviewed as part of the building plans instead of the civil plans and would not require a variance request. See section 4.02.7.03.3.5 of the Roadway Manual for specific details.
- 6D. Please provide a variance request letter to my email: jbingham@auroragov.org for the wall over 4'. The letter should identify the criteria from the roadway manual and the justification for the request. Variance acceptance requires City Engineer approval.

Page 12

- 6E. Stairs and walls are not permitted within easements. (typical)

Page 13

- 6F. Max cross slope in a fire lane easement is 4%, typical. The comment response indicated that this was revised but it is still over the maximum 4%.

7. Traffic Engineering (Steven Gomez / 303-739-7336 / sgomez@auroragov.org / Comments in amber)

Site Plan

Page 4



7A. Add ped ramp and crosswalk bars.

Site Plan

Page 5

7B. Previous comment not addressed: make internal intersection perpendicular +/- 5 degrees, consistent with previous submittal.

7C. Previous comment not addressed: Remove jog in E-W drive, consistent with previous submittal.

Landscape Plan

Page 3

7D. 50' min spacing between STOP sign and tree. Remove tree or provide note: All trees planted adjacent to public and/or pedestrian walkways shall be pruned clear of all branches between ground and a height of eight (8) feet for that portion of the plant located over the sidewalk and/or road or within sight triangles.

8. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

Sheet 2

8A. See comments for implementation plan.

Sheet 3

8B. See note to start license agreements for the gate and grass pavers.

Sheet 4

8C. Show and label knox box locations.

8D. See comments to update the fire truck turning template.

Sheet 5

8E. See comments to update the fire truck turning template.

8F. See note to start license agreements for the gate and grass pavers.

Sheet 6

8G. See updated signage details.

Sheet 7

8H. See note to provide wheel stops.

8I. See comment to label the fire lane easement.

Sheet 10

8J. See note to label the fire service line.

Sheet 23

8K. See comment to show fire hydrant locations.

Sheet 27

8L. See updated EV sign details.

Sheet 38 and 41

8M. Show and label Knox boxes, FDC and fire riser room doors.

Sheet 39 & 41

8N. Please show and label the main entrance knox box.

9. Aurora Water (Casey Ballard / 303-739-7382/ cballard@auroragov.org / Comments in red)

Site Plan

Page 9

9A. Service lines are to only serve a single meter.

Page 10

9B. Pools typically do not have their own service line. If you would like to have a separate service line just for the pool it still requires a meter and Domestic Service Allocation Agreement to determine connection fee.

9C. You cannot tap a fire hydrant lateral for domestic service. Are you proposing to remove the hydrant?

9D. This appears to be the sanitary sewer service for the Leasing building, not an 8-inch sanitary main.



10. PROS (Curt Bish / 303-739-7147 / cbish@auroragov.org / Comments in purple)

Sheet 9

10A. Please ensure that there is ADA accessibility to the exterior of the site.

11. Land Development Services (Roger Nelson / 303-587-2657 / rmelson@auroragov.org / Comments in magenta)

11A. Some of the names don't seem to match the underlying Plat. Please confirm the names of the Tracts and Lots and Blocks and Subdivision. The Lot lines and Right of Way lines need to be made solid lines. Confirm with Fire/Life Safety Dept. the need for a License Agreement for the gate crossing the easement.

11B. Please check the legal description location.

Site Plan

Page 3 & 4

11C. Make the R.O.W. lines and Lot lines solid lines.

11D. make the property Lot lines and R.O.W. lines solid – typical of all sheets.

11E. Confirm the need for the License Agreement for the gate with Fire/Life Safety Dept. for crossing the easement.

Site Plan

Page 5

11F. Confirm with Fire/Life Safety if this gate will need a License Agreement for crossing the easement.

Site Plan

Page 9

11G. Be Advised that this portion of the sidewalk is inside the Property line - confirm with Eng. Dept. that this needs an easement to cover.

12. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

12A. Comment response is acknowledged; no resubmittals are necessary.

13. Denver International Airport (DEN) – Planning (303-342-4105 / denplanningreferrals@flydenver.com)

Denver International Airport (DEN) received your referral letter, and we appreciate the opportunity to comment on the proposal. DEN provides the following comments:

13A. Please see the attached documents

14. Aurora Public Schools (Joshua Hensley / 303-365-7812 / jdhensley@aurorak12.org)

14A. Based on the land use plan in the Windler Zoning Map Amendment and Master Plan application, the total school land dedication requirement for Windler is approximately 42 acres. The land use plan in the Master Plan application includes a 15.5-acre school site adjacent to a 2.5-acre shared park and school playfield. The 18-acre school and school/ park playfield site will meet the district's need for a P-8 school to serve the future Windler community. Aurora Public Schools will require cash-in-lieu for the school land obligation that exceeds the acreage that will be dedicated to the school site. Cash-in-lieu is required in order to serve high school-age students at other district locations. The school district will apply the school land dedication requirement for the purposes of calculating cash-in-lieu as site plans are approved. The district will request cash-in-lieu of land when the balance of the obligation from approved site plans exceeds the acreage of the school site. Cash-in-lieu may be required for this phase of Windler if the total school land obligation of approved site plans exceeds 18 acres. In accordance with Section 4.3.18 of the Unified Development Ordinance, land value for cash-in-lieu will be based on the fair market value of zoned land with infrastructure in place. Cash-in-lieu is due prior to plat recording.