



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

AuroraGov.org

November 26, 2024

Chris Fellows
Windler Public Improvement Authority
9155 E Nichols Ave, Suite 360
Centennial, CO 80112

Re: Technical Submission Review: Windler Village North - Site Plan and Plat
Application Number: DA-1707-35
Case Numbers: 2024-4016-00, 2024-3035-00

Dear Chris Fellows:

Thank you for your first technical submission, which we started to process on November 12, 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 comments remain, another technical submission is required. Please revise your previous work and send us a new submission on or before December 13, 2024.

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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7121 or cbailey1@auroragov.org.

Sincerely,

Connor Bailey, AICP, Senior Planner
City of Aurora Planning Department

cc: Jim Jannicke/ Tom Odle, Westwood, 10333 E Dry Creek Rd, Ste 400, Centennial, CO 80112
Cesarina Dancy, ODA
Filed: K:\SDA\1700-1799\1707-35tech1



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Site data block information on the Site Plan must be revised or additional information is required (Planning and Life Safety)
- Alleys with more than 25 dwelling units must meet the requirements for stop signs and sight triangles. Pedestrian crossings should be added at 54th Place and Buchanan Street. (Traffic Engineering).
- Labels for tracts and lots should be added, legible, and checked for consistency between all sheets (All departments).

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Site data block has been provided on the cover sheet. Redlines regarding the site data block should be addressed.
- 1B. Site Data block shows the parking calculations as two parking spaces per dwelling unit x 30 units. Please clarify what the 30 units are related to. Are these in reference to guest parking for Single Family Attached?
- 1C. The tracts, streets, easements and lots are correctly labeled between the site plan and plat except for Tracts AA and GG. Please correct for consistency.
- 1D. Sheet 13: Overall Site Plan. Lot numbers south of the Track KK Park are illegible. Please revise.
- 1E. Sheet 16 of the Site Plan shows site furniture removed. Please add back and make sure all sheets show proposed site furniture for consistency.

2. Streets and Pedestrian Comments

- 2A. Applicant's comment response states that mid-block ramps were added at locations where parks are present. Sheet 16 of the Site Plan shows no mid-block ramps between the Track KK Park and the pedestrian connections to the west with Buchanan Street. Please revise to show the mid-block ramps on the Site Plan.

3. Architectural and Urban Design Comments

- 3A. The Applicant has provided a back-to-back orientation diagram for the back-to-back lot typical on Sheet 11 of the Site Plan. The diagram has clarified the front, rear, and side setbacks for the typical.
- 3B. Please make minor corrections to the housing type map as redlined on Sheet 2 of the Site Plan.
- 3C. Show photometric measurements to 10' beyond the property line for all sides of the common areas with private lighting. Code requires that light levels cannot exceed more than 0.1 footcandles 10' beyond the property line.

4. Landscaping Issues (Tammy Cook / 954.266.6488 / tcook@auroragov.org / Comments in bright teal)

Sheet 44:

Repeat Comment: On the Plant Schedule: The grasses in the curbside landscape must be 5 gallon. List the grasses that are duplicative, that is you may have Blonde Ambition grass being provided as 1 and 5 gallon because some are extra and others are required say in the curbside landscape. When listing them twice in the Plant Schedule, you can either show two different plant symbols one for 1 gallon and a different one for 5 gallon and then update the plan or you can list them twice in the Plant Schedule and then just code them differently in the schedule and then of course on the plan. For example:

BOU BLO Bouteloua gracilis "Blonde Ambition" 1 gal.

BBA Bouteloua gracilis "Blonde Ambition" 5 gal.

The CAL STC is also located in the curbside landscape and must be specified as 5 gal.

**5. Addressing** (Phil Turner / 303.739.7357 / pturner@auroragov.org)

- 5A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital files provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**6. Civil Engineering** (Sergio Um / 303.739.7563 / sum@aurorago.org / Comments in green)

Sheet 13:

- 6A. Add a note that a variance will be requested for the CL not meeting the 425' radius requirement.

Sheet 21:

- 6B. REPEATED COMMENT FROM 2ND REVIEW. Advisory Note: Handrails need to be provided for walls over 30" Label wall material, maximum height, and label as private. Per comment response, "walls have been revised to be 30" max. Walls are still 3' high with no handrails.
- 6C. Move Track KK label to be more visible.
- 6D. Label Tract II
- 6E. Label Tract Y
- 6F. Label lot 25
- 6G. Label lot 13
- 6H. There is a 15' Utility easement shown in the plat at this location.

Sheet 22:

- 6I. Fix text overlap
- 6J. There is a 15' Utility easement shown in the plat at this location

Sheet 26:

- 6K. Repeated comment from 2nd review. Advisory Note: Handrails need to be provided for walls over 30". Per comment response, "walls have been revised to be 30" max". Plan view shows 3' maximum.

7. Traffic Engineering (Steve Gomez / 303.739.7336 / segomez@auroragov.org / Comments in orange)

Site Plan & Landscape Plan

- 7A. Stop signs need to be added at alleys with more than 25 units.
- 7B. Alleys with over 25 dwelling units need to have sight triangles per COA TE-13. Verify landscaping within sight triangles meets 4.04.2.10 requirements.
- 7C. There needs to be a pedestrian crossing at 54th Place and Buchanan Street.
- 7D. Mailbox on sheet 17 didn't move but the call out moved. The symbol will need to move.

8. Fire / Life Safety (Mark Apodaca / 303.739.7656 / mapodaca@auroragov.org / Comments in blue)

Sheet 1 of 88 / Cover

- 8A. Provide a complete implementation table. Third request.
- 8B. Provide site data block information.

Sheet 14, 15, 16, 18, 19 of 88

- 8C. See comments to show the 52' outside turning radius.

Sheet 84 of 88

- 8D. See comments to remove double fire hydrant symbols.

9. Aurora Water (Casey Ballard / 303.739.7382 / cballard@auroragov.org / Comments in red)

Site Plan

Sheet 25:

- 9A. Per discussion with Daniel Osmulski a note or easement will be provided to ensure that owners of the private service lines are able to access the Metro District property to repair their service lines. The preference is a private easement to ensure the Metro District cannot impede a homeowner from maintaining their service line.



Utility Conformance Letter

9B. Based on the Utility Conformance Letter the site plan cannot be approved until the Master Plan Amendment is approved. Also include the number of residential units being proposed in this site plan and the number of units being proposed as part of the amendment. This is to ensure that the overall unit count and flows do not exceed what is being proposed as part of the amendment.

10. Land Development Services (Maurice Brooks / mbrooks@auroragov.org / Comments in magenta)

See the Advisory Comments on the first page of the plat.

10A. The mortgage Holder name should match the Title name.

Page 2:

10B. Note #9 – update the Title info.

10C. Delete Note #12.

Page 15:

10D. The Pin shown on the boundary of the Subdivision. This point should be tied to the other pins on line. Add the bearings and distances between the pins.

Page 17 & 18:

10E. Remove the sidewalk easement from the Legend on both pages.

Site Plan:

Page 12, 13, 14, 16, 18, 21, 22, 24, 25, 27

10F. Add the direction of the Catawba Street to match the other street names on the pages (Typ.).