



Planning and Development Services

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

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 cbailley1@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:\\$DA\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.

Response: Tables have been updated per comments

- 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?

Response: Tables have been updated per comments

- 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.

Response: Tract AA and GG labels have been removed from site plan to match plat

- 1D. Sheet 13: Overall Site Plan. Lot numbers south of the Track KK Park are illegible. Please revise.

Response: Text has been modified

- 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.

Response: Site furniture added back to sheets.

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.

Response: Midblock ramps have been added

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.

Response: Acknowledged

- 3B. Please make minor corrections to the housing type map as redlined on Sheet 2 of the Site Plan.

Response: Revised as requested.

- 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.

Response: Photometrics have been updated.

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.

Response: Repeat response, an asterisk was added on sheet 46. Please see email below for reference.

RE: Windler - Village North



Tammy

To +3 others

Cc Rebecca Asser

11/26/2024

You forwarded this message on 12/2/2024 9:17 AM.
Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Dear Stuti,

I apologize as I did not see the asterisk on sheet 46.

I will let Aja Tibbs know that this is acceptable.

Thank you,

Tammy

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.

Response: CAD file to be submitted.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering (Sergio Um / 303.739.7563 / sum@aurorago.org / Comments in green) Sheet

6A. Add a note that a variance will be requested for the CL not meeting the 425' radius requirement. Sheet 21:

Response: Note added

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.

Response: Walls and labels have been removed

6C. Move Track KK label to be more visible.

Response: Label revised

6D. Label Tract II

Response: Label revised



6E. Label Tract Y

Response: Label revised

6F. Label lot 25

Response: Label revised

6G. Label lot 13

Response: Label revised

6H. There is a 15' Utility easement shown in the plat at this location.

Response: Label added

Sheet 22:

6I. Fix text overlap

Response: Label revised

6J. There is a 15' Utility easement shown in the plat at this location Sheet

Response: Label added

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.

Response: Walls and notes have been removed

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.

Response: Stop signs added

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.

Response: Sight triangles updated

7C. There needs to be a pedestrian crossing at 54th Place and Buchanan Street.

Response: Pedestrian crossing added

7D. Mailbox on sheet 17 didn't move but the call out moved. The symbol will need to move.

Response: Location to remain per coordination with Jason Igo

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.

Response: Table updated

8B. Provide site data block information. Sheet 14, 15, 16, 18, 19 of 88

Response: Site block information updated



8C. See comments to show the 52' outside turning radius. Sheet 84 of 88

Response: Turning radius added

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

Response: Double hydrants removed

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.

Response: Acknowledge, note added to plan sheets, and will be included in CDs. Easement with metro district to be processed.

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.

Response: Acknowledged

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:

Response: Updated

10B. Note #9 – update the Title info.

Response: Updated

10C. Delete Note #12. Page

Response: Updated

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.

Response: Updated

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

Response: Updated

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.).

Response: Updated