



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

AuroraGov.org

May 9, 2025

Chris Fellows
Windler Public Improvement Authority
9155 E Nicholas Ave, Ste 360
Centennial, CO 80112

Re: Second Submission Review: Windler Connector Road 3 – Biloxi Street South
Application Number: DA-1707-43
Case Numbers: 2025-6009-00; 2025-3012-00

Dear Chris Fellows:

Thank you for your first submission, which we started to process on April 21, 2025. 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 issues remain, you will need to proceed with technical resubmission.

Since several issues remain, you will need to proceed with a technical submission following the administrative decision (details below). Please revise our previous work and send us a new submission once a decision has been made. 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.

The estimated Administrative Decision date is tentatively scheduled for May 28, 2025. 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.

Note: Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

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: Craig Northam - 10333 E Dry Creek Road, Ste 400, Englewood, CO 80112
Jazmine Marte, ODA
Filed: K:\SDA\1700-1799\1707-43rev1



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- A Mylar Change will need to be processed for the 48th Avenue ISP (DA-1707-11) to incorporate the site plan for Biloxi Street South. (Planning)
- Minor comments with signing, striping, and clear zone. (Traffic)
- Plans need to ensure that horizontal separation is adequate. (Aurora Water)
- Plat needs reception numbers for the easements. (Land Development)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Site Plan Data on the Cover Sheet: The zoning designation needs to be revised MU-A.
- 1B. Please note a Mylar Change will need to be processed for the 48th Avenue ISP (DA-1707-11) to incorporate the site plan for Biloxi Street South.

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

- 2A. No comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Julie Bingham / jbingham@auroragov.org / comments in green)

- 3A. No comments.

4. Traffic Engineering (Jason Igo / jiigo@auroragov.org / Comments in orange)

Site Plan & Landscape Plan

- 4A. Sheet 1 – ADT 9,900 vehicles based on the MTIS amendment that was approved in January of this year.
- 4B. Sheet 1 – Clear zone is 14’.
- 4C. Sheet 2 – The additional striping that we discussed is not shown on this plan.
- 4D. Sheet 2 – This should be a white line.

5. Fire / Life Safety (Steve Kirchner / (303) 739-7489 / rtenorio@auroragov.org / Comments in blue)

Sheet 4

- 5A. Existing conditions do not show this hydrant. See water map detail provided. Please provide information regarding who will install and when.

6. Aurora Water (Samantha Bayliff / (303) 828-6563 / sbayliff@auroragov.org / Comments in red)

Site Plan

- 6A. Sheet 4: Ensure you are maintaining 10 feet between edge of gutter and the waterlines.
- 6B. Need to ensure that horizontal separation is appropriate on the plans.
- 6C. Please note Aurora Water will be monitoring for any future changes.

7. Land Development Services (Su Wever / Swever@auroragov.org / Comments in magenta)

Subdivision Plat Sheet 1:

- 7A. Advisory: Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)
- 7B. Advisory: Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)

Subdivision Plat Sheet 2:

- 7C. Add the reception numbers to the easements shown.



Site Plan

7D. No comments.

8. Easements (Grace Gray / 303.990.3413/ ggray@auroragov.org)

8A. No comments.

9. Parks, Recreation, and Open Space (Scott Hammons / shammons@auroragov.org)

9A. No comments.

10. Denver International Airport (Denplanningreferrals@flydenver.com)

10A. The proposed development is in the “5-Mile ‘Known - Wildlife Attractant Separation Area’” for the final buildout of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologists assigned to DEN (#dia-operations-usdawildlife@flydenver.com) assist in implementing DEN's Wildlife Hazard Management Plan and have requested coordination as this project progresses. USDA and DEN will provide assistance with the requirements outlined in the current version of [FAA Advisory Circular 150/5200- 33C](#). DEN also requests that the landscape plan include maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 48-hour drain time following a 100-year event.

Northern catalpa trees attract various birds through their flowers and the Catalpa Sphinx Moth caterpillars they host. The flowers are visited by hummingbirds and other nectar-seeking birds. The moth caterpillars are a food source for many birds, particularly those feeding their young. The tree also provides nesting sites for some larger birds, including owls.

https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33

10B. The site is found within/under the navigable airspace associated with DEN, as promulgated and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable Airspace. Based on Part 77 and the development site location, the proponent is required to file notice with the FAA, via the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any structure or temporary construction equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for the 7460 process can be determined (“Notice Criteria Tool”) and/or the filing can be initiated is: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

11.E-470 Public Highway Authority (Brandi Kemper / bkemper@e-470.com)

11A. Occupying space for utility work, access, and any construction within the E-470 ROW and MUE (multi-use easement) is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the “Permit Manual”) and will require an E-470 Construction or Access Permit. The administration fee is \$750.00 and \$75,000 per acre for construction. An E-470 permit shall be issued before any work commences.

11B. A permit issued from the local jurisdiction does not remove the requirement to secure a permit from E-470.

11C. A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction.

11D. Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>

11E. Clearly identify the E-470 ROW and MUE on all applicable drawings.

11F. E-470 discourages residential uses adjacent to the roadway.

11G. E-470 is not responsible for noise mitigation

11H. The E-470 TBMS (fiber) line running along the east side of E-470, this line shall be protected in place.



- 11I. A dig watch shall be required whenever there are construction activities near the TBMS line.
- 11J. A minimum 4' of cover is required over the fiber.
- 11K. E-470 will be widened to 4 lanes in each direction in the future.
- 11L. South Biloxi Street needs to be spaced a minimum of 660' from the E-470 ramp.
- 11M. No structures are allowed in the MUE.
- 11N. Developed flows from the site will need to be treated and discharged at or below historic rates.
- 11O. The contractor will be responsible for stormwater permitting through the City, County, or E-470 for this project.
- 11P. An entity will need to take responsibility for the ongoing maintenance of proposed improvements within the ROW and MUE.
- 11Q. Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system.
- 11R. Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.
- 11S. A comment/response document would be helpful to track the revisions to each submittal.
- 11T. Additional comments will be issued as design progresses.