



Planning Division  
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[AuroraGov.org](http://AuroraGov.org)

July 17, 2024

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

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

Dear Mr. Olmstead:

Thank you for your technical submission, which we started to process on Wednesday, July 3, 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 important issues remain, you will need to make another technical submission on or before August 19, 2024. The application will continue to go through technical submittal till there are no further outstanding comments. Please email your case manager as soon as possible following the upload. 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 303-739-7259 or [amuca@auroragov.org](mailto: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\1707-25tech1



## *Technical Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- A variance is required for the wall over 4'. Initiate the license agreement for walls or stairs within easements. (Civil Engineering)
- Update the parking stalls to show minimum car length (Planning).
- The easements will need to be dedicated by separate documents and labeled as such throughout the pages (Submit easement documents to: [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org)) (Land Development Services).
- Please note that the school fees must be paid before the plat recordation.

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

1A. No public comments were received with this submittal.

#### **2. Completeness and Clarity of the Application**

2A. Thank you for adding the amendment block. Please remove the text “no amendments requested”.

#### **3. Architectural and Urban Design Comments**

3A. Page 6 of 20 of the architecture package shows that the typical parking stalls do not show a minimum car stall length. Per table 4.6-4 stalls must be 9' wide and 19' in depth. Please add minimum car stall length.

3B. 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](mailto:kevin@ideate.design) to obtain an approval letter to include with the next submission.

#### **4. Landscaping Issues** (Tammy Cook / 954-266-6488 / [tdcook@auroragov.org](mailto:tdcook@auroragov.org) / Comments in bright teal)

4A. No further comments.

#### **5. Addressing** (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@auroragov.org))

5A. No further comments.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **6. Civil Engineering** (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

*Site Plan*

*Page 12*

- 6A. Stairs and walls are not permitted within easements. (typical) If the structures remain, the license agreement process should be initiated. 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.

*Page 28*

- 6B. A variance is required at this time for the wall over 4'. The site plan can not be approved without initial approval of a variance from the City Engineer. Please provide a variance request letter to my email: [jbingham@auroragov.org](mailto:jbingham@auroragov.org) for the wall over 4'. The letter should identify the criteria from the roadway manual and the justification for the request.

#### **7. Traffic Engineering** (Steven Gomez / 303-739-7336 / [sgomez@auroragov.org](mailto:sgomez@auroragov.org) / Comments in amber)

7A. No further comments.



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

*Sheet 5&6*

8A. Provide Knox box at fire riser room door.

*Sheet 11*

8B. A license agreement is needed for the gating, alternate fire lane surfacing and anything that encroaches into the fire lane easement. Start the license agreement process with Land Development Review Services.

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

*Site Plan*

*Page 10*

9A. Advisory: 3-inch meters require 18-inch easement. The size of these meters will be evaluated during civil plan review. An additional easement may be required if a 3-inch meter does end up being proposed.

*Page 11*

9B. Make this new portion of the sanitary main private. A public main will require easement dedication and this line only serves a single user.

**10. PROS (Scott Hammons / 303-739-4147 / [shammons@auroragov.org](mailto:shammons@auroragov.org) / Comments in purple)**

*Sheet 2*

10A. Please update ADA pathways to conform with what was discussed with PROS on the 2/21/24 meeting

**11. Land Development Services (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)**

11A. This Site Plan seems to incorporate Tract N also - add it hereon and elsewhere in the pages. License Agreement documents need to be submitted to [licenseagreement@auroragov.org](mailto:licenseagreement@auroragov.org). Make the Tract N line a solid/continuous line. Label Tract N and add the area (Typ)

**12. Land Development Services (Grace Gray / [ggray@auroragov.org](mailto:ggray@auroragov.org) / 3037397277 / Comments in magenta)**

12A. The easements will need to be dedicated by separate documents and labeled as such throughout the pages (Submit easement documents to: [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org)).

**13. Xcel Energy (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))**

13A. Comment response is acknowledged; no resubmittals are necessary.

**14. Denver International Airport (DEN) – Planning (303-342-4105 / [denplanningreferrals@flydenver.com](mailto:denplanningreferrals@flydenver.com))**

14A. No new comments.

**15. Aurora Public Schools (Joshua Hensley / 303-365-7812 / [jd hensley@aurorak12.org](mailto:jd hensley@aurorak12.org))**

15A. 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.