



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

AuroraGov.org

June 2, 2025

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

Re: Second Submission Review: Windler Midtown Phase Two – Landscape Plan and Plat
Application Number: DA-1707-42
Case Numbers: 2025-6005-00; 2025-3007-00

Dear Chris Fellows:

Thank you for your second submission, which we started to process on April 30, 2025. The review timeline for this application has been modified to allow for concurrent review between this application and the civil review plans processed as RSN 1870201. When ready, please resubmit these plans for review concurrent with the civil review plans.

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.

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.

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 at cbailey1@auroragov.org.

Sincerely,

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

cc: Rachell Schall, Martin Martin, 12499 W Colfax Ave, Lakewood, CO 80215
Jazmine Marte, ODA
Filed: K:\\$DA\1700-1799\1707-39rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please address all applicable Landscape comments, including the notes, lot typicals, Open Space Tract Planning Plan and tables, etc. (Landscape)
- Linear parks must measure 40 ft outside of ROW for OS credit please remove sections under 40 ft. (PROS)
- Send the Statement of Authority and please address all note revisions on the Plat (Land Development).

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Staff has acquired the separate tracking table for this plat and will accept it as complete for this submission.
- 1B. Please add DA-1707-42 to the title block on the Landscape Plan cover sheet.
- 1C. Please ensure that the address plat book is coordinated with Philip Turner to make sure all addresses are correct. All street names on the plat must be corrected and coordinated with addressing before the plat can be recorded.
- 1D. Please coordinate with Aurora Public Schools to ensure if any cash-in-lieu payments are required and if so paid. Contact Joshua Hensley at jd hensley@aurorak12.org , and include proof of payment with/prior to the plat submission.

2. Landscaping Issues (Kelly Bish / 303.739.7189 / kbish@auroragov.org / Comments in bright teal)

Landscape Plan

General Comment

Sheet 2

- 2A. Enlarge the Open Space Tract Planting Requirements table.
- 2B. Please ensure that the tract areas on the Key Map match the tract area designations as shown on the Open Space Tracking Plan. This is a similar comment to what was previously made on the initial submission.

Sheet 3

- 2C. Adjust the colors in the table and on the lot type plan. Some of the colors are too similar. Also, there appears to be a lilac color that may need to be darkened to match the legend.

Sheet 4

- 2D. Enlarge the font under each lot typical.
- 2E. Provide the required feature i.e. boulder, berm, wall, fence etc. for each typical.
- 2F. For clarity for the Public Improvement Inspectors, please label the sod.
- 2G. Add the requirement for shrub diversity under each of the lot typical and do not use it as a single note under the notes section on the plan sheets. This needs to be clear under each lot typical where applicable.
- 2H. There appears to be too much sod in the single family detached 65'x100' lot.
- 2I. Is there not a specific line type being provided to designate the lot line in each lot typical? Update the Legend accordingly.
- 2J. Under the notes listed, If the water and sewer service lines are available on the Civil drawings and this plan is being submitted during the civil process, then the service lines should be shown on these plans where they are designed per the civil drawing. Note five should be removed.

Sheet 5

- 2K. There appears to be too much sod being provided in the identified lots.
- 2L. The color for the 35'x90' and the 43'x85' lots are too similar.

Sheet 6

- 2M. Please list the plant quantities being provided under each townhome product type.
- 2N. Move notes three and four under the actual townhome landscape requirements table.



Sheet 7

- 2O. Update the R.O.W. Street Tree Planting Requirements table per the comments provided.

Sheet 16

- 2P. The Tract Plant Schedule is cut off in several locations and the size column has been removed from evergreen shrubs, perennials and groundcovers section. See comment on this sheet.

Sheet 17

- 2Q. Update the key map and tract area landscape plan enlargements. Refer to additional comments provided on sheet 2.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Julie Bingham / 303.739.77403 / jbingham@auroragov.org / Comments in green)

- 3A. No further comments.

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

- 4A. No further comments.

5. PROS (Scott Hammons / 303.739.7147 / shammons@auroragov.org / Comments in purple)

- 5A. Linear parks must measure 40 ft outside of ROW for OS credit please remove sections under 40 ft.
5B. Include ADA accessible picnic tables.

6. Land Development Services (Maurice Brooks / ronelson@auroragov.org / Comments in magenta)

- 6A. See the Advisory comments on the first page of the plat.
6B. Send the Statement of Authority.
6C. Send the Monument record that is accepted by the State Board (see the insert).
6D. Add the physical address and the email address of Surveyor.
6E. Change the language in Note No.5.
6F. Update this Title Commitment to be within 30 days of the plat recording date.
6G. The PSCO Note is not a Plat Note. Delete here.
6H. Fill in the blank in the description.
6I. Fill in the reception numbers and the monument records need to be accepted.
6J. Fix the obscured text in Lott 44, Block 5.

7. Easements (Grace Gray / ggray@aurorago.org / (303) 990-3413)

- 7A. All new easements to be dedicated by plat. Easement releases to be submitted to releaseeasements@auroragov.org. License agreement is approved.

8. Xcel Energy (Donna George / 303.571.3306 / donna.l.george@xcelenergy.com)

- 8A. No resubmittals are necessary.