



Planning Division
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AuroraGov.org

December 11, 2024

Subject: City Council Notice of Administrative Decision

This is to give notice to City Council that on December 11, 2024, the following application was approved with 2 conditions:

Applicant:	GVP Windler LLC
Application Name:	Chris Fellows
Application Number:	DA-1707-36
General Location:	Southeast of E 56 th Avenue and E-470
Call-Up Deadline:	January 13, 2024

Project Summary

The applicant, GVP Windler LLC, is requesting approval of an amendment to the Windler Master Plan. The primary purpose of this amendment is to adjust the neighborhood layout, use mix and boundaries of neighborhoods planned within an area bounded by E 56th Avenue to the north, N Denali Boulevard to the east, E 48th Avenue to the south, and E-470 to the west. The areas of amendment are currently located within the Mixed Use Regional (MU-R), Mixed Use - Airport (MU-A), and Medium Density Residential (R-2) zone districts within Subarea C. The property is also within the City Corridor and Emerging Neighborhood Placetypes of the Aurora Places Comprehensive Plan, and within the 55 LDN noise contour of the Airport Influence Overlay. There are three zone map amendment requests being processed concurrently with the master plan amendment, and if approved, they would rezone this area by removing the MU-R zoning and expanding the MU-A and R-2 zone district boundaries.

The Windler Master Plan was originally approved for approximately 5,731 dwelling units of mixed residential types and densities, 601,000 square feet of mixed commercial, 168,350 square feet of commercial, and 2,200,000 square feet of industrial and 132 acres of parks and open space. The proposed amendment has shifted planning area boundaries, land uses, and the planned street network to accommodate the expanded design for two neighborhoods known as Village North and Midtown. Both neighborhoods will be comprised of a mixture of small lot housing types following the Flexible Residential Lot Option (FRLO) allowed in the R-2 zoned district. The remaining areas to the north, south and west of the neighborhoods will be reserved for commercial and mixed commercial uses to be developed under the MU-A zone district. Overall, the proposal results in the reduction of residential units (5,196 units / -9.36%), mixed commercial area (702,000 sf / -14.39%) and commercial area (160,000 sf / -5.2%) and an increase in parks and open space (135 acres / +2.22%).

The amendment complies with zone district requirements of the MU-A and R-2 zone districts, and with the City Corridor and Emerging Neighborhood Placetypes. Staff is supportive of the amendment request as long as the zone district amendments are approved by the City Council, so a condition of approval has been included accordingly.

Neighborhood Comments

Sixteen abutting property owners and five neighborhood groups were notified of the application, and no public comments were received. A neighborhood meeting was not held for this request, and no additional comments were received following notice for the administrative decision.

Adjustments

The applicant meets UDO requirements, and no adjustments are requested.



Approval Criteria

The project complies with the applicable approval criteria in Section 146-5.4.1.E.3. of the Unified Development Ordinance for the following reasons:

Applications for three rezoning requests are being considered by the city to rezone some areas within the master plan amendment request. Upon approval of the rezonings, the master plan amendment will be in compliance with the applicable standards of the UDO. Additionally, this master plan amendment does not impact compatibility with the Aurora Places Comprehensive Plan, and remains a plan to provide diverse housing options, mixed-use neighborhoods, neighborhood scale commercial, employment/industrial areas, and well-connected parks and open spaces. There are no conditions placed upon the development of this property prior to the application, but the following conditions will apply to this approval.

Conditions of Approval

1. The rezoning applications included as part of this development application must be approved by the City Council prior to the recordation of any site plans within Planning Areas 1, 2, 3, 15, or 16 (as numbered and determined by this amendment).
2. The resolution of technical comments prior to acceptance of the final master plan amendment document.

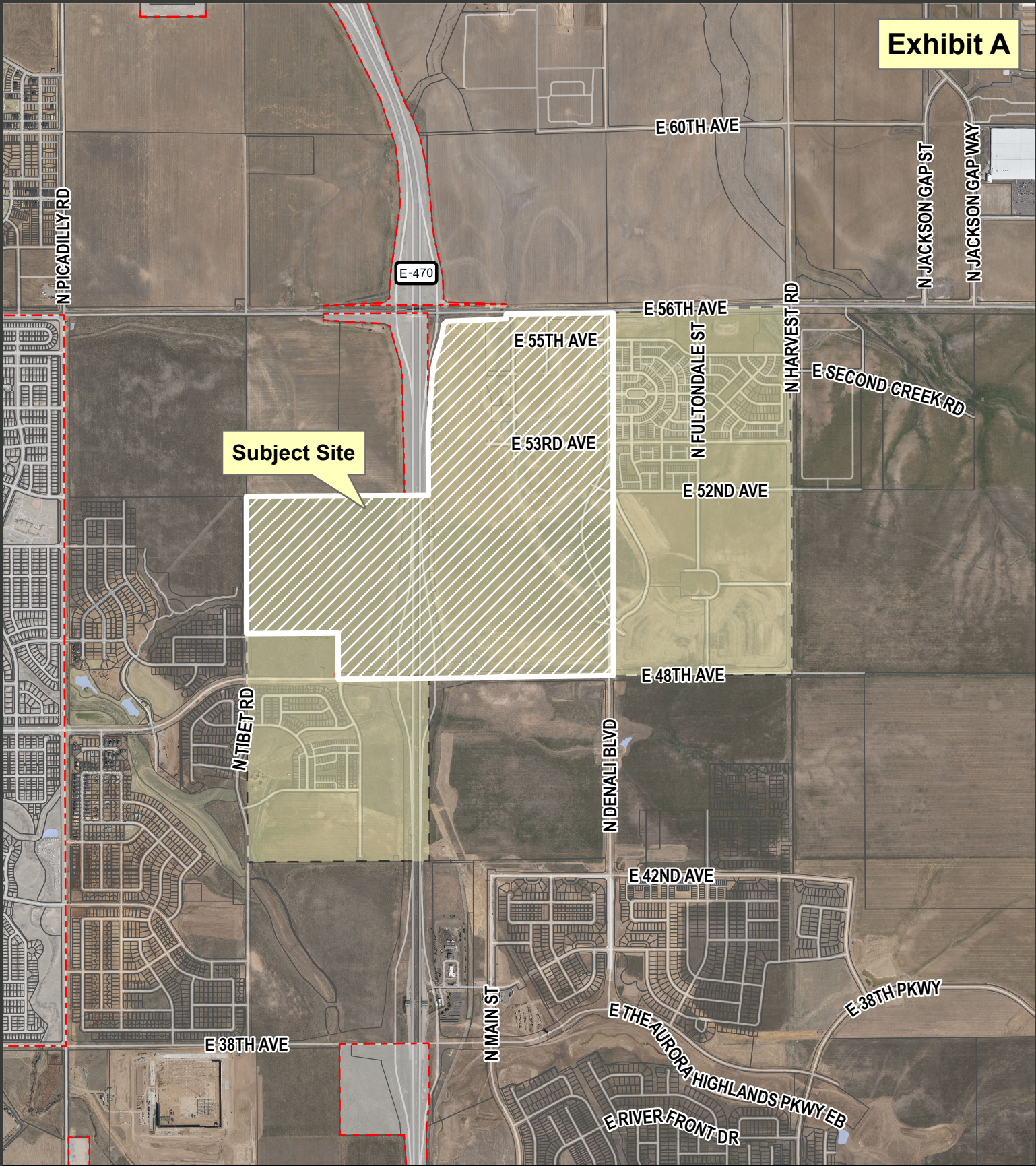
Jeannine Rustad, JD
Director of Planning & Business Development

December 11, 2024
Date

cc: Mayor Mike Coffman
Members of City Council
Jason Batchelor, City Manager
Laura Perry, Deputy City Manager
Lena McClelland, Assistant City Attorney
Planning and Zoning Commission

Attachments

Vicinity Map



Planning and
Business Development



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City of Aurora, Colorado

Windler

Master Plan Amendment No. 3



-  Subject Site
-  Windler Master Plan

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