



Planning Division
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AuroraGov.org

October 17, 2024

Chris Fellows
GVP Windler
9155 E Nichols Ave, Ste 360
Centennial, CO 80112

Re: Initial Submission Review: Windler Zoning Map Amendments and Master Plan Amendment No. 3
Application Number: DA-1707-36
Case Numbers: 2005-2017-03; 2005-2017-04; 2005-2017-05; 2021-4006-01

Dear Chris Fellows:

Thank you for your initial submission, which we started to process on September 23, 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 several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Friday, November 1, 2024. Please note that the outstanding review fee balance of \$27,157.24 must be paid prior to the second submission.

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 for the master plan amendment is scheduled for Wednesday, January 29, 2025, and the estimated Planning and Zoning Commission hearing date for the rezoning requests are scheduled for January and February. However, it is likely these dates will get pushed up upon review of the second submission. In preparation for the upcoming decisions, 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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7227 or atibbs@auroragov.org.

Sincerely,

Aja Tibbs, Planning Supervisor
City of Aurora Planning Department

cc: Jeff Norberg, PCS Group, 200 Kalamath St., Denver, CO 80223
Cesarina Dancy, ODA
Filed: K:\\$DA\1700-1799\1707-36rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- See traffic comments on the MTIS, and Aurora Water comments on the master utility study
- Make minor corrections and clarifications on the amended tabs as redlined.
- Update the legal description for Exhibit D to include only the land that is being rezoned from MU-R to MU-A.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No external referral comments or public comments were received with the initial referral. A neighborhood meeting will not be required for these applications at this time.

2. Completeness and Clarity of the Application

- 2A. The outstanding development review fee balance of \$27,157.24 is due prior to the second submission.
- 2B. Please keep the PA numbers for approved site plans unchanged. This would include the residential PA's for FRLO Area 4 (PA 23-25). Rather than renumbering most of the PA's, add a note to the applicable sheets to indicate that the missing planning areas have been struck with this amendment to prevent confusion.
- 2C. Update the zoning justification letter to remove the reference to adjustments. Update the description of the rezonings.
- 2D. Exhibit D legal description includes area that is already zoned MU-A. The legal description should be drafted to only include land that will be rezoned from MU-R to MU-A.

3. Zoning and Subdivision Use Comments

- 3A. Remove data center from the land use category on line 18 of Form D, Tab 8. The note related to increased SF for data center uses will suffice. Data centers are considered an industrial use and do not need to be specifically listed as a permitted use. Form D should remain high level with general use categories and not specific ones.
- 3B. Revise the added note in Tab 9 that states PROS dedication shall be determined by lots platted at the time of site plan. Some of these areas will not be going through a site plan application, so the final determination shall be made at the time of final plat.

4. Streets and Pedestrian Comments

- 4A. A note on the I.2. street section in tab 14 has been modified since the previous approved document. Please call out the change and clarify if there is an intent to have the median within this section to be COA maintained.
- 4B. Clean up the minor corrections to the street hierarchy map on page 3 of Tab 14 (Streetscape package).
- 4C. Duquesne will extend to 55th per the Village North Site Plan. Please show this consistently on Tab 14.

5. Architectural and Urban Design Comments

- 5A. Tab 10 revisions include a 2-family front loaded dwelling that do not appear to have front yard/street fronting building entries. This is not permitted by code. Regardless of garage orientation, two-family dwellings must always have individual lots and street fronting building entrances for each unit.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Traffic Engineering (Josh Hoffmann / 303-739-1770 / jhoffman@aurorago.org / Comments in orange)

- 6A. Trip generation shows PA-1 through PA-23. However, the table is missing PA-24 through PA-29. Either add those to the table or provide a discussion as to why they are not in the updated table. In addition, highlight in the trip gen table in regards to what is changing from the MTIS.
- 6B. The NB Denali vehicle queues/storage lengths at 56th Ave would extend back/through the 55th Ave intersection. There needs to be a discussion on how to mitigate this queue.
- 6C. Provide signal timing sheets from Synchro.
- 6D. Previously approved Windler ISPs and CPs shall be reviewed to determine if they reflect necessary intersection laneage, auxiliary lane lengths, etc identified in this Amendment.
- 6E. Please see comments throughout report.

7. Aurora Water (Samantha Bayliff / 303-739-7292 / sbayliff@auroragov.org / Comments in red)

- 7A. Need to provide updated sanitary demands from zoning change. See redlined Master Utility Study.

8. PROS (Scott Hammons / 303-739-7147 / shammons@auroragov.org / Comments in mauve)

- 8A. Tab 8: The neighborhood park figured for PK-1 does not match the site plan.
- 8B. Tab 9: Remove references to COA ownership fo PK-2 and PK-4 as amended in the previous (second) amendment.