



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

AuroraGov.org

February 28, 2025

Don Provost
GVP Windler LLC
5750 DTC Parkway Ste 210
Greenwood Village, CO 80111

Re: First Submission Review: Windler Connector Road 3 – Biloxi Street North
Application Number: DA-1707-41
Case Numbers: 2025-6004-00; 2025-3005-00

Dear Don Provost:

Thank you for your first submission, which we started to process on February 6, 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.

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.

Please note that the application fee of \$23,458.18 has already been paid.

The estimated Administrative Decisions date is still set for April 30, 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 Northman - 10333 E Dry Creek Road, Ste 400, Englewood, CO 80112
Jazmine Marte, ODA
Filed: K:\\$DA\1700-1799\1707-40rev1



First Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- If 54th place will be returned to north park, now is an opportune time to consider the median and pedestrian crossings of Biloxi. (Planning)
- Utility easements need to be shown with the planting areas on the Landscape Plans. (Landscape)
- The latest TIS should be uploaded with this application. (Traffic)
- Ensure the resistivity is shown on the civil plans and that all easements fully cover proposed storm infrastructure. (Aurora Water).
- Plat and Site Plan should be revised to ensure consistency between both plans. (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 to R-2.
- 1B. Site Plan Data on the Cover Sheet: All the proposed sidewalk, roadway, and landscape areas add up to 6.40 acres. The overall disturbance area is labeled as 6.41 acres.
- 1C. Cover Sheet: The title should be renamed as Windler Connector Road 3 – Biloxi Street North – ISP and Plat.
- 1D. Cover Sheet: Vicinity Map should be revised to have it has Connector Road 3 North.
- 1E. Sheet 2: Further discussions are necessary around the street for 54th Place.
- 1F. Sheet 2: Please revise the Key Map to remove the southern highlight. All applicable key maps should be revised accordingly.
- 1G. Sheet 2: Green line needs to be removed or grey-scaled.
- 1H. Sheet 2: Discussions should be had between Planning, Traffic, and the Applicant regarding a possible pedestrian connection between 54th Place and the western properties. If 54th Place will be added back into the development, now would be an opportune time to consider addressing the median in Biloxi to allow for more than a right-in-right-out movement.
- 1I. Sheet 2: Sidewalks greatly reduced in width as they approach E 56th Avenue. Cross sections show a width of 10 feet for the sidewalks. Please revise so that the sidewalks are consistently 10 feet in width.

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

Sheet 1:

- 2A. Under Site Plan Notes #4. add: but should occur upon construction of the road.
- 2B. On the N. Biloxi Street Connector Boulevard Section, please show the 7.5' curbside landscape area.

Sheet 6:

- 2C. In the Plant Schedule: Check the numbers as the total tree numbers in this list is 161 but on the plans there are 130.
- 2D. Check the numbers as the total shrub numbers in this list is 1,725 but on the plans there are 1,242.
- 2E. For the PIN HIL, include 5 gallon here. (typical)
- 2F. Provide a table documenting the high, medium and low water use areas as square footages and percentages of the overall landscape area.
- 2G. In the Plant Calculations: Note "tree" under Urban Street Requirements. Revise the numbers in the table per the markups.

Sheet 7:

- 2H. Show utility easements on all planting areas. (typical).
- 2I. These 42 shrubs are not called out.

Sheet 8:

- 2J. Under View 'A' - This appears to be double labeled. These 36 shrubs are not called out.
- 2K. These 32 shrubs are not called out.
- 2L. Under View 'B': These 36 shrubs are not called out.



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

- 3A. Ready for technical review. Minor comments regarding the centerline radius and street lighting information.
- 3B. The sidewalks should maintain a consistent 10' width along the full length of the street.
- 3C. Public streets shall have public streetlights in conformance with COA standards. For each street, identify the following information as part of the site plan submittal in conformance with Section 3.L.1 of the 2025 Roadway Manual:
 - Roadway Classification (typical section name)
 - Adjacent Land Use Category (ie., TOD), as applicable
 - Number of Lanes
 - Back-to-back curb width
 - Pedestrian Activity Level
 - Pavement Type: R3, for all lighting calculations.This information (if its no already shown) can be added to the street sections provided if desired.

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

Site Plan & Landscape Plan

- 4A. Add design speed, ADT, and clear zone to typical section.
- 4B. Minor comments on pavement markings and signing. See redlines for comments.
- 4C. The TIS is not the latest TIS from the amendment. Suggest uploading the latest TIS just in case there is a change in reviewer.

5. Fire / Life Safety (Richard Tenorio / 303.906.2310 / rtenorio@auroragov.org / Comments in blue)

Sheet 3

- 5A. Place a fire hydrant at 54th Ave. to maintain consistency for hydrant spacing on Biloxi St. between 53rd Ave. and 56th Ave.

6. Aurora Water (Casey Ballard / 303.739.7382 / cballard@auroragov.org / Comments in red)

Site Plan

- 6A. Sheet 4: Advisory: Waterline material will be determined during civil plan review.
- 6B. Sheet 4: Easement must fully cover proposed storm infrastructure.
- 6C. Sheet 4: Ensure the resistivity is shown on the civil plans.
- 6D. Sheet 4: Has the neighborhood to the west been conceptually laid out? This comment is aiming to prevent this water stub from needing to be abandoned or relocated in future developments.
- 6E. Sheet 8: Maintain 8-feet from trees and edge of storm lines and inlets.

7. Land Development Services (Maurice Brooks / (303) 739-7294 / mbrooks@auroragov.org / Comments in magenta)

Plat:

- 7A. See the Advisory Comments on the first page of the plat.
- 7B. Check the suggested changes in the description.
- 7C. The Statement of Authority provided was a different ownership. Send in the one for this Plat.
- 7D. In the Vicinity Map label the site area.
- 7E. The Mortgage Holder's information should match the Title Commitment Deed of Trust Holder. Fill in these blanks on the plat. (The Notary Block is not needed for the Mortgage Holder.)
- 7F. Change the dedicatory statement (no Lots or Blocks).
- 7G. Add the surveyor's email address.

Page 2:

- 7H. Send in the monument Records accepted by the State Board (see Note 2)
- 7I. Note #9 will need to be updated prior to recording the plat.
- 7J. Delete Note #12 – not a Plat note.
- 7K. See the changes to the Covenants – delete the one's not used on the Plat.



Page 3:

7L. Send in the monument Records accepted by the State Board (Three of the submitted ones were not accepted by the State Board)

7M. Fill in the blank

Page 4 & 5:

7N. Show and label the off-site easements adjacent to the plat boundary

7O. Change the Legend – some easements are not shown on the plat. (Typ.)

Page 6:

7P. Add the 10' Utility easement along the R.O.W. inside this Tract.

7Q. Fill in the Blank

7R. Show the other side of the existing R.O.W.

7S. Change the Legend – some easements are not shown on the plat. (Typ.)

Site Plan:

7T. Match the plat description - some small changes were made.

7U. Site Plan is showing the wrong information for some of the Tracts (Name and Reception Number)

Page 2:

7V. Add the 10' Utility easement along the R.O.W. inside this Tract.

7W. Show and label these easements on the plat. (Typ.)

7X. Add the Bearings, Distances and Curve data for the boundary of the plat (per Site Plan Checklist)

Page 4:

7Y. Add the 10' Utility easement along the R.O.W. inside this Tract.

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

8A. All departments requiring a license, easement dedications or releases need to be started. Easement dedications to be submitted to dedicationproperty@auroragov.org. Releases to be submitted to releaseeasements@auroragov.org.

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

9A. No comments.

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

9A. 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>. Further comments from USDA are found in the attachment.