



Planning Division
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November 6, 2024

Subject: City Council Notice of Administrative Decision

This is to give notice to City Council that on November 6, 2024, the following application was approved with three conditions:

Applicant:	Windler Public Improvement Authority
Application Name:	Windler Midtown
Application Number:	DA-1707-38
General Location:	East of E-470, between E 48 th Avenue and E 56 th Avenue
Call-Up Deadline:	December 2, 2024

Project Summary

The applicant, Windler Public Improvement Authority, is requesting approval of the Windler Midtown Site Plan for a 110.29-acre development, to include 660 mixed-residential lots. The proposed development is currently located within Planning Areas 14, 15, 18, and 19 and FRLO Area 3 as identified in the Windler Master Plan. The site plan is bound by E 53rd Avenue to the north, N. Denali Street to the east, E 49th Avenue to the south, and N Addison Street, to the west. It is within the Medium Density Residential (R-2), the Mixed-Use Regional (MU-R), and the Mixed-Use Airport (MU-A) zone districts of Subarea C, and the City Corridor and Emerging Neighborhood Placetypes of the Aurora Places Comprehensive Plan. This application was also processed as a pilot project in coordination with staff to develop a new Neighborhood Plan process.

The proposal includes a variety of small housing types consistent with the FRLO standards and requirements in the Windler Master Plan. Of the 660 proposed units, 436 lots are single-family detached dwellings, 142 lots are two-family dwellings, and 82 lots are for single-family attached dwellings. The proposed units are a mixture of lot types and configurations to include front-loaded, alley-loaded and green court products. Additionally, this application includes the development of a Flexible Residential Lot Option (FRLO) Pattern Book, which was developed to allow flexible development patterns for certain lots within the neighborhood. The aim of these development patterns is to provide opportunities for reduced construction requirements and availability of more “attainable” housing options without sacrificing high-quality design. Lastly, the Windler Midtown neighborhood has an integrated and diverse system of parks and open spaces comprised of over 13 acres of linear parks, pocket parks, local parks, parklets, green courts, and paseos. All together providing amenities to the proposed residential units and connecting the neighborhood to North Park on the north and Discovery Park to the east.

As mentioned above, the site plan application covers multiple planning areas and three different zone districts. Master Plan and Zoning Map Amendment applications are in process to reclassify the entire neighborhood into Planning Area 3 and place the boundary entirely within the R-2 zone district. These amendment applications are necessary for the Midtown Site Plan to be in compliance with use and design standards outlined in both the UDO and the Windler Master Plan. Therefore, a condition of approval has been included to require the completion of these applications.

Neighborhood Comments

All abutting property is owned by the applicant and no comments were received in response to the referral notices sent to two neighborhood groups during the review process. The neighborhood meeting requirement for this application was therefore waived, and a meeting was not held.



Adjustments

Once the rezoning and master plan applications are approved, this proposal will meet all UDO requirements. No adjustment requests are needed.

Approval Criteria

The project complies with the applicable approval criteria in Section 146-5.4.3.B.3.c of the Unified Development Ordinance for the following reasons:

- Upon rezoning, the application will comply with all applicable standards within the UDO,
- The application proposes a mixed-use development envisioned and consistent with the Windler Master Plan, and the Aurora Places Comprehensive Plan, and
- There are no specific conditions placed on the development of this property by the Planning and Zoning Commission of the City Council.

Conditions of Approval

1. The approval of the Windler Master Plan and Zoning Map Amendment requests to rezone this property to R-2 and locate it entirely within Planning Area 3.
2. The comments and redlines received in the second review letter dated October 21, 2024, shall be addressed through the future civil plan submission, landscaping and lighting plan, and final plat submissions.
3. Approval of the Midtown Site Plan does not obligate the city to approve any variance or adjustment if the applicable code standards cannot be met at a later stage in the development review process or as a result of receiving additional information with a more detailed design.

For Jeannine Rustad, JD
Director of Planning & Business Development

November 6, 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 Midtown
Site Plan