



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

*AuroraGov.org*

February 3, 2025

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

**Re: Submission Review:** Windler Connector Roads 1 Infrastructure Site Plan Amendment  
**Application Number:** DA-1707-40  
**Case Numbers:** 2022-6025-01; 2024-8006-00; 2024-8007-00; 2024-8008-00

Dear Chris Fellows:

Thank you for your second submission, which we started to process on January 9, 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 issues remain, you will need to proceed with a technical submission following the administrative decision (details below). Please revise our previous work and send us a new submission once a decision has been made. 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 Decisions date for the site plan amendment is still set for February 26, 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.

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](mailto:cbailey1@auroragov.org).

Sincerely,

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

cc: Alina Randall, Westwood, 10333 E Dry Creek Rd, Ste 400, Centennial, CO 80112  
Jazmine Marte, ODA  
Filed: K:\\$DA\1700-1799\1707-40rev2



## *Second Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- The modified sheets provide adequate short descriptions with the delta triangles. Any sheets that have been modified should provide a delta triangle with a short description at the bottom left hand corner or bottom of the sheet for consistency. (Planning)
- Please clarify if the Plant Schedule has been revised. The necessary rev clouds will be required. (Landscaping).
- Please note that any proposed meters, hydrants, or inlets along Buchanan Street that front the Single-Family Back-to-Back lots will need to ensure no conflicts with proposed driveways (Aurora Water).
- Closure sheets and street vacations need to be revised for consistency with the Plat and to ensure legal descriptions are correct. Also, additional easement vacations are required. All easement documentation should also be provided. (Land Development and Easements)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Completeness and Clarity of the Application**

- 1A. Advisory – Staff awaits confirmation of the 54<sup>th</sup> Place proposal. Currently, the ROW dedication and civil plan designs are not in alignment.
- 1B. As discussed via email, the short descriptions work for the delta triangles. To ensure consistency, please place the short description with a delta triangle in the left-hand corner or the bottom of each modified sheet as possible. If any modifications have the same description on the same sheet, please consolidate them.
- 1C. Please include sheet 57A in the Index of Sheets.
- 1D. Make corrections requested by land development to the ROW vacation descriptions. Once these documents are corrected, they will be routed for signature and recordation.

#### **2. Landscaping Issues** (Tammy Cook / 954-266-6488 / [tcook@auroragov.org](mailto:tcook@auroragov.org) / Comments in bright teal)

Sheet 74:

- 2A. Note that if only certain changes were made in quantities or species then those need to be bubbled in the plant schedule. Has the entire Plant Schedule been revised as it appears that the underlined quantities changed from the previous submittal.

#### **3. Civil Engineering** (Jonathan Phan / 303-326-8273 / [jphan@auroragov.org](mailto:jphan@auroragov.org) / Comments in green)

- 3A. No comments.

#### **4. Traffic Engineering** (Jason Igo / [jigo@auroragov.org](mailto:jigo@auroragov.org) / Comments in orange)

- 4A. No comments.

#### **5. Fire / Life Safety** (Richard Tenorio / 303-906-2310 / [rtenorio@auroragov.org](mailto:rtenorio@auroragov.org) / Comments in blue)

- 5A. No comments.

#### **6. Aurora Water** (Casey Ballard / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

##### **Site Plan**

- 6A. Advisory: These meters are new. If drive access is proposed to Buchanan it may be difficult with the services and hydrant location.

#### **7. Land Development Services** (Maurice Brooks / (303) 739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org)) Comments in magenta)

- 7A. 7A. The only changes are to the closure sheet and the street vacation. The boundary of the vacated street should match the boundary of the plat – street right of way. I've pointed out the discrepancies that I noticed. And even though the closure sheet matches the description and illustration, there are created gaps/overlaps from the original plat numbers. I have not seen the easement vacation documents, but the Utility easement



shown on the east side of the Exhibit C will also need to be vacated by separate document. (There was no notation to that effect on the Site Plan Amendment.)

**8. Easements** (Grace Gray / 303-990-3413/ [ggray@auroragov.org](mailto:ggray@auroragov.org) )

8A. All easements have not been submitted yet per Adams County on 1/13/25.

**9. Denver Airport** (303)-342-4105 / [denplanningreferrals@flydenver.com](mailto:denplanningreferrals@flydenver.com))

9A. The proposed development is in the “5-Mile ‘Known - Wildlife Attractant Separation Area” for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologists assigned to DEN ([#dia-operations-usdawildlife@flydenver.com](mailto:#dia-operations-usdawildlife@flydenver.com)) assist in implementing DEN's Wildlife Hazard Management Plan and have requested coordination as this project progresses. USDA and DEN will provide assistance with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 48-hour drain time following a 100-year event.

[https://www.faa.gov/airports/resources/advisory\\_circulars/index.cfm/go/document.current/documentnumber/150\\_5200-33](https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33)

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>.

**10. XCEL Energy** (Donna L. George / (303) 571-3306 / [Donna.L.George@xcelenergy.com](mailto:Donna.L.George@xcelenergy.com))

10A. Public Service Company of Colorado’s (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for Windler Connector Roads 1 Infrastructure Site Plan Amendment No. 1 and currently has no apparent conflict with the right-of-way vacation or the reconfiguration of the intersections as described. Please be aware PSCo’ GIS mapping system shows planned natural gas distribution facilities stubbed out at the southwest corner of Denali Street and East 53rd Avenue. As a safety precaution, PSCo would like to remind the developer to dial 811 for utility locates prior to construction.