



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250

*AuroraGov.org*

July 10, 2024

Chris Fellows  
Windler Public Improvement Authority  
9155 E. Nichols Ave. #360  
Centennial, CO 80112

**Re: Second Submission Review – DA-1707-34 –Windler Neighborhood PA-25 Site Plan and Plat**  
Application Number: **DA-1707-34**  
Case Numbers: **2024-4013-00 and 2024-3018-00**

Dear Mr. Fellows:

Thank you for your second submission, which we started to process on June 17, 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 before being scheduled for a decision. Please revise your previous work and send us a new submission on or before July 31, 2024.

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.

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](mailto:atibbs@auroragov.org).

Sincerely,

A handwritten signature in blue ink, appearing to read "Aja Tibbs".

Aja Tibbs, Planning Supervisor  
City of Aurora Planning Department

cc: Todd Odle, Westwood Professional Services, 10333 E. Dry Creek STE 400, Englewood, CO 80112  
Cesarina Dancy, ODA  
Filed: K:\SDA\1707-34rev2



## *Initial Submission Review*

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

- Green court design fronting Tract N does not provide usable open space. (Planning)
- A sight triangle easement will be needed at E 45<sup>th</sup> Place and N Ukraine Street where lot buildable area overlaps with the sight triangle. (Traffic)
- Minimum longitudinal slope in the street should be 0.8% per section 4.05.1 (TYP.) A variance can be requested now (at the site plan process) (Civil)
- Tract N: All area with a grade greater than 4:1 is not eligible for OS credit. (PROS) Perimeter parks should include activated spaces above the 100-yr floodplain such as seat walls, benches, picnic tables, shade structures and play areas. (Planning)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

1A. No public comments have been received.

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

2A. Revise the title on the cover sheet and side bar of all sheets to be consistent with other approved site plans. See redlined document for specific text to be provided.

2B. Please make the small spelling correction on the site data table.

#### **3. Zoning and Subdivision Use Comments**

3A. Repeat Comment: Incorporate a play area, seating area, or other usable amenity in front of the single-family attached green court product within Tract N. Green courts are required to front a usable open space and are not permitted fronting only detention pond landscaping.

3B. Tract N is labeled as a perimeter park, however there are no usable amenities or play spaces provided within this tract that qualify as meeting the intent of a perimeter park. Revise the plan to limit park boundary to activated spaces, and add more amenities described for perimeter parks such as seat walls, benches, gaming areas, picnic tables, and shade structures.

#### **4. Signage & Lighting Comments**

4A. For all photometric sheets - provide a label or legend for the proposed light fixtures to match with the light typical proposed.

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

Sheet 38:

5A. Repeat comment: Show the tree symbols darker as they do not read well over the hatch patterns. This is typical on all sheets.

5B. A tree and the curbside landscape tree are overlapping, adjust landscaping as redlined.

Sheet 41&48:

5C. Repeat comment: Label North Wenatchee Street CN#2022-6026-00.

Sheet 50:

5D. Provide labels for the shrubs in the redlined area.

5E. Adjust the trees conflicting with fire hydrant placement.

Sheet 51:

5F. Repeat comment: Omit duplicate label.

5G. Shift the keys as the sight triangle text is covering the varieties.

Sheet 52:

5H. Omit duplicate label.

Sheet 58:

5I. Repeat comment: Not a construction drawing. This should not be included in the City documents.



## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### **6. Civil Engineering** (Moustafa Agrignan / 303-739-7306 / [magrignan@auroragov.org](mailto:magrignan@auroragov.org) / Comments in green)

- 7A. Public streets shall have public streetlights in conformance with COA standards.
- 7B. For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:
- Roadway Classification (typical section name)
  - Adjacent Land Use Category (i.e., TOD), as applicable
  - Number of lanes
  - Back-to-back curb width
  - Pedestrian Activity Level
  - Pavement Type: R3, for all lighting calculations
- This information (if it's not already shown) can be added to the street sections provided if desired.
- 7B. Remove cross pan from the site plan sheet 17. Cross pan will be reviewed/approved on the civil plan, TYP.
- 7C. Repeat Comment from 1st Referral: Minimum longitudinal slope in the street should be 0.8% per section 4.05.1 (TYP.) A variance can be requested now (at the site plan process) Note: This is not a guarantee that the City Engineer will approve the variance.
- 7D. Public street light features will be approved with the civil plan.
- 7E. Please remove the depth.

### **7. Traffic Engineering** (Jason Igo / 303-739-3117 / [jigo@auroragov.org](mailto:jigo@auroragov.org) / (Comments in amber)

- See redlines on the site plan and plat. No comments on the traffic letter.
- 7A. Sight triangle should be 335'. A sight triangle easement will be needed.
- 7B. Verify if the fence along Versailles St. is in the sight triangle.
- 7C. Remove stop sign in Alley 5 at E 44<sup>th</sup> Drive.

### **8. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

Sheet 1 of 68 / Cover

- 8A. See comments to update the site data block and provide townhouse information. Repeat

Sheet 2 of 68 / Notes

- 8B. Provide a completed implementation plan. Follow the example implementation table.

Sheet 17 of 68 / Site

- 8C. See notes for labeling the Fire Lane easement. Typical Site, Grading, Utility, Landscaping & Photometric.  
(*Planning note: should the "alley easement" be labeled as an "access easement"?*)

- 8D. See comments to remove fire lane signs from areas that are not fire lane easements.

- 8E. See comment for the portion of alley 16 that is not a fire lane easement.

Sheet 18 of 68 / Site

- 8F. See comments to remove fire lane signs from areas that are not fire lane easements.

Sheet 19 of 68 / Site

- 8G. See notes for labeling the Fire Lane easement. Typical Site, Grading, Utility, Landscaping & Photometric.

Plat Sheets 7, 8, 11, 12, 13 & 14 / Plat

- 8H. See comments for fire lane easements. Repeat

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

- 10A. Maintain a minimum of 2 feet from meter pit lid to edge of hard surfaces such as foundations, sidewalk, curb/gutter, or driveway.
- 10B. Advisory: Valve locations will be reviewed during civil plans. Please keep in mind that valves are to be a minimum of 2 feet from edge of gutter, cross-pans, sidewalks.
- 10C. The redlined manhole needs to be moved in Alley 1. The water service cannot bend around it.
- 10D. Remove the previous manhole shown in Tract N



- 10E. The waterline connection that was previously shown is missing. This loop is needed to support the number of water connections being proposed.
- 10F. Windler Master memo included additional easement on the lots to provide a total minimum easement width of 26 feet, additional added for meters.
- 10G. Show electrical conduit locations and meters to ensure that the conduit does not intersect any meters or hydrants.

**10. PROS (Scott Hammons / 303-739-7131 / [shammons@auroragov.org](mailto:shammons@auroragov.org) / Comments in mauve)**

- 10A. Remove square footage from tract A. this section is too narrow to receive credit
- 10B. All area with a grade greater than 4:1 is not eligible for OS credit.
- 10C. Call out ADA-compliant play surface

**11. Land Development Services (Roger Nelson / 720-587-2657 / [rnelson@auroragov.org](mailto:rnelson@auroragov.org) / Comments in magenta)**

Plat

- 13A. See the Advisory Comments on the first page of the plat.
- 13B. Check the names on note #5.
- 13C. Update Note #9.
- 13D. On page 4, the pocket easement needs to add "Water" as the type of easement. (Typical)
- 13E. Fill in the blank lines as indicated.

Site Plan

- 13F. The street names need to match the platted street names.

**12. Aurora Public Schools/ Josh Hensley / [jdhensley@aurorak12.org](mailto:jdhensley@aurorak12.org)**

- 14A. No comments received.