



Planning and Development Services

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

March 20, 2025

Alina Randall and Clint Bills  
Westwood Partners, Inc.  
10333 E Dry Creek Road, STE 400  
Englewood, Colorado 80112

**Re: First Submission Review:** Windler Neighborhood C Site Plan Amendment #2  
**Case Number:** 2022-4018-02

Dear Alina Randall and Clint Bills,

Thank you for your initial submission, which we started to process on Thursday, March 6, 2025. We have reviewed it and attached our comments along with this cover letter.

Since several important issues remain, you will need to make another submission. To stay within the typical review timeframes, please revise your previous work and send us a new submission on or before Thursday, March 28, 2025 (but you may still submit after this date). If there are concerns or conflicts with making the requested changes, a meeting with Planning Staff Connor Bailey is recommended ahead of the next submission.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item and email your resubmittal to me. 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.

If you have any comments or concerns, please don't hesitate to send an email or give me a call. I may be reached at [cbailey1@auroragov.org](mailto:cbailey1@auroragov.org) or (303)739-7121. Also, please contact each reviewer directly, their contact information is provided adjacent to the department comment.

Sincerely,

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



## First Submission Review

### PLANNING DEPARTMENT COMMENTS

**1. Planning Issues** (Connor Bailey, AICP / 303-739-7121 / [cbailey1@auroragov.org](mailto:cbailey1@auroragov.org) / Comments in teal)

#### **Sheets 18-22:**

- 1A. Multiple areas with sidewalk line work along N Denali Street has been modified. Please cloud these areas.
- 1B. Multiple areas with site furniture have been modified from the approved plans. Please cloud these areas or revert back to the approved plans.
- 1C. New amenity features have been added along E 53<sup>rd</sup> Avenue. Please cloud these amenities.
- 1D. Meandering path along E 53<sup>rd</sup> Avenue has been modified. Please cloud any modifications to this path.
- 1E. The line work for the usable open space at the intersection of Alley 2D and Alley 2C has been modified. Please cloud this modification.
- 1F. Line work associated with Tract HH has been modified. Please cloud this modification and fix any line work.
- 1G. Sidewalk line work along N Fultondale has been modified. Please cloud this modification.
- 1H. Sidewalk line work near Alley 4C and E 45<sup>th</sup> Avenue has been modified. Please cloud this modification.

**The clouding across all noted sheets has been updated.**

**2. Landscape** (Tammy Cook, PLA, LEED AP / +1 (303) 7397189 x37189 / Comments in bright teal)

#### **Sheet 57:**

- 2A. The tree quantities changed in this area from the original planting and should also be clouded.

**Sheet 60:** **Planting changes were tracked on other sheets; clouding was adjusted in response.**

- 2B. Show sight lighting on the planting plans. They seem to be missing. On previous submittal there were light poles here. **Light poles added back. This lighting is part of a different site plan package.**

- 2C. This tree (UP2) is over the canopy of the two MS below.

**Overlapping trees have been removed.**

- 2D. Label this element and include it in the Legend.

**Pedestrian lights were added to the legend although they are called out on layout sheets.**

#### **Sheet 61:**

- 2E. What hatch pattern/material should this be?

**Mulch hatches have been added to planting sheets.**

- 2F. Per the UDO, no plant material is permitted to be planted in crusher fines or crushed rock.

**Crusher fines have been relocated.**

#### **Sheet 63:**

- 2G. Shift these keys as you cannot see the numbers.

**Completed.**



**3. Aurora Water / Utilities** (Casey Ballard / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

3A. No comments.

**4. Civil Engineering** (Julie Bingham / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

4A. No comments.

**5. Land Development** (Maurice Brooks / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / (303) 739-7294)

5A. No comments

**6. Traffic Engineering** (Jason Igo / [jigo@auroragov.org](mailto:jigo@auroragov.org) / Comments in Orange)

6A. One of the sidewalks is coming in on the slope of the ramp. This should connect with the sidewalk at the landing of the ramp. **Sidewalk revised.**

6B. Sidewalks should not connect with alley since there is no path out of the alley. This could cause additional pedestrians to walk through the alley. **Per meeting with City on April 9, 2025, this condition will be addressed with an amendment to the construction documents.**

6C. Sidewalks near the roundabout would work better if they were closer to the pedestrian ramps.

**Sidewalk revised.**