



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

AuroraGov.org

January 7, 2025

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

Re: 2nd Technical Submission Review: Windler Village North - Site Plan and Plat
Application Number: DA-1707-35
Case Numbers: 2024-4016-00, 2024-3035-00

Dear Chris Fellows:

Thank you for your second technical submission, which we started to process on December 20, 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 technical resubmission.

Since comments remain, another technical submission is required. Please revise your previous work and send us a new submission on or before January 24, 2025.

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 303.739.7121 or cbailey1@auroragov.org.

Sincerely,

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

cc: Jim Jannicke/ Tom Odle, Westwood, 10333 E Dry Creek Rd, Ste 400, Centennial, CO 80112
Jazmine Marte, ODA
Filed: K:\SDA\1700-1799\1707-35tech2



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- A variance is requested for the couplet between North Denali Boulevard and North Duquesne Street since it does not meet the 425' radius requirement. The variance will need to be approved prior to full approval of the Site Plan. (Civil Engineering)
- Mid-block crossings between Track KK and the western park along Buchanan Street are still being decided. Traffic has safety concerns with the two mid-block crossings being so close together. (Planning and Traffic Engineering)

PLANNING DEPARTMENT COMMENTS

1. Streets and Pedestrian Comments

- 1A. As noted by Civil Engineering below, additional information is required for the couplet located between North Denali Boulevard and North Duquesne Street. A variance is requested for the couplet not meeting the 425' radius requirement. To prevent the need for a future amendment, please ensure that the lot layout and right-of-way proposal would not be impacted prior to finalization of the plat.
- 1B. The Applicant has provided mid-block ramps between Track KK and the western park along Buchanan Street. Per discussions between Staff and the Applicant at the last coordination meeting, the specific design of the pedestrian connection will need to be determined. In addition, a determination is needed between Staff and the Applicant in regard to if a street or a park will be provided west of the t-intersection between East 54th Place and N. Buchanan Street.
- 1C. As previously noted, the rezoning requests for this area must be approved by the City Council prior to recordation of this site plan or plat. These are scheduled to occur in this month.

2. Addressing (Phil Turner / 303.739.7357 / pturner@auroragov.org)

- 2A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital files provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Sergio Um / 303.739.7563 / sum@aurorago.org / Comments in green)

Sheet 1:

- 3A. Requested information regarding the couplet variance will be needed prior to full approval of Site Plan. See email from Sergio Um from 12/31/24.

4. Traffic Engineering (Steve Gomez / 303.739.7336 / segomez@auroragov.org / Comments in orange)

Site Plan & Landscape Plan

- 4A. Sheet 16: Mid-block crossings are still being decided. Traffic has safety concerns with the two mid-block crossings being so close together. A specific meeting to discuss these crossings in depth was talked about on our last coordination meeting. Traffic still has concerns with this concept. One crossing in the middle would be better. The pedestrian crossing at Buchanan Street will need to be solved before Traffic can accept it.