



Planning Division
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Aurora, Colorado 80012
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AuroraGov.org

Administrative Decision

Project Name: Windler Connector Roads 1 Infrastructure Amendment – ISP Amendment and Street Vacations

Location: West of Denali Boulevard Between 53rd Avenue and 55th Avenue

Development Application: DA-1707-40

Case Numbers: 2022-6025-01 (ISP Amendment)

2024-8006-00; 2024-8007-00; 2024-8008-00 (Street Vacations)

February 26, 2025

Dear Chris Fellows:

Pursuant to the R-2 (Medium Density) Zoning District regulations and Sections 146-5.4.3.B.3.c. and 146-5.4.2.B.2.c. of the Unified Development Ordinance (UDO), City of Aurora, Colorado, the administrative application for Windler Connector Roads Infrastructure Amendment – ISP Amendment and Street Vacations is:

☐ Approved

☒ Approved with one (1) condition. Note the end of the decision for condition.

☐ Denied

This decision shall become effective after the second City Council meeting following notice of this decision to City Council. Prior to the effective date of this decision, City Council may move to consider the application and affirm, overrule, or modify this decision. You may also appeal this decision to the City Council. An appeal must be filed with the City Manager's office within ten (10) calendar days from the date of this decision. Abutting property owners may also file an appeal within ten (10) calendar days from the date of this decision.

Based upon the information contained in the application, the following are findings of fact as applied to the criteria for approval in Section 146-5.4.3.B.3.c. and Section 146-5.4.2.B.2.c. of the UDO respectively:

The Windler Connector Roads 1 Infrastructure Site Plan Amendment complies with the Criteria for Approval, for the following reasons:

1. It is consistent with the applicable UDO standards; and
2. It complies with the approved Windler Master Plan.

The three (3) Windler Street Vacations (without established streets) comply with the Criteria for Approval for the following reasons:

1. The Street Vacations will not create any landlocked parcel;
2. It will not restrict access for property owners within or abutting the subdivision;
3. It will not reduce the quality of public service to any property;
4. It is consistent with City of Aurora adopted transportation plan; and
5. It will have no effect on the ownership of land within the subdivision.

Condition of Approval:

1. Resolution of outstanding technical issues prior to the recordation of the Infrastructure Site Plan amendment and the issuance of any building permits.



Please address all remaining comments outlined in the last review letter and resubmit the requested documents for a technical corrections review at your convenience. Please contact your Case Manager at (303) 739-7121 or cbailey1@auroragov.org for any questions you may have about the next steps in the process.

In our Aurora Advantage 4 Business initiative, we are endeavoring to improve our customer service. Below is a link to a survey that will help us measure how we are doing in our efforts. We would greatly appreciate your participation. Please visit the link and take the survey at your earliest convenience. Thank you!

https://www.surveymonkey.com/s/CityofAurora_DevelopmentReviewSurvey.

Jeannine Rustad, JD
Director of Planning & Business Development

February 26, 2025

Date