



July 29 - 2024

City of Aurora

Re: WINDLER - Midtown Land Dedications Conformance Letter

City of Aurora,

Thank you very much for the opportunity to submit the following Land Dedications and Master Plan Standards Conformance letter as part of the required documentation for the WINDLER Midtown Neighborhood Plan Submittal.

The Windler Midtown Neighborhood Plan shall comply with all land dedication requirements related to PROS, School, Fire, and other agencies, if any, as they are found in the approved Windler Master Plan. Since the Midtown Neighborhood Plan differs from the underlying land uses in the approved Master Plan, an Amendment to the Master Plan will be required to address any inconsistencies. This will be submitted in conjunction with the Neighborhood Plan application and has been summarized below.

Land Dedications for the Midtown Neighborhood Plan

Within the approved Master plan, the Neighborhood Plan for Midtown is composed of parts of Planning Areas 14, 15, 16, 18, 19, 20 and 21. Amendment 1 to the Master Plan will consolidate these planning areas into a single PA-15 for the Midtown neighborhood. The Land Use Matrix in Tab 8 accounts for 697 single-family units (a mix of detached and attached), and up to 90 multi-family units. This equates to a density of about 8 du/ac, which is below the permitted density for R-2 with an FRLO Overlay of 12 du/ac. Within the broader FRLO Area, of which Midtown is a part, (Flexible Residential Area 3), the overall density does not exceed 9 du/ac.

The land use formula for parks and open space dedications states that 2.65 persons per dwelling unit (ppdu) should be used for single-family, and 2.5 ppdu for multi-family. Therefore, Master Plan land dedications for Midtown (PA-15) should be broken down as follows:

1. Required Neighborhood Park Land Dedications: 6.22 acres
2. Required Community Park Land Dedications: 2.28 acres
3. Required Open Space Land Dedications: 16.16 acres

The amended Land Use Matrix anticipates the Neighborhood Park land dedication to be met on site with approximately 62 acres of dedicated Neighborhood Park Land. Community Park dedications are anticipated to be met cash-in-lieu. Open Space land dedications are anticipated to be met by 1.) an overage in Neighborhood Park Land dedications, 2.) Open Space land dedications identified in Tab 8 within Midtown (PA-15), and 3.) Open Space land dedications identified at time of CD's.





Lot Diversity for the Midtown Neighborhood Plan

The Neighborhood Plan for Midtown (PA-15) is a part of Flexible Residential Area 3 in the Windler Master Plan Amendment 1. This FRLO Area also includes PA-3 (Village North). Lot diversity requirements within FRLO Area 3 shall be in compliance with the Windler Master Plan, and shall include:

1. A minimum of (6) housing types, as defined in the Tab 10 of the Windler Master Plan
2. FRLO Area entry streets shall have at least two housing types per block
3. No more than 50% of an FRLO Area may be constructed of one housing type, and none of the required 6 housing types may make up less than 2.5% of the FRLO Area
4. No more than 2 contiguous blocks, or 100 lots whichever is greater, of the same housing type may be grouped together.

Summary

As proposed the Midtown Neighborhood Plan shall be in compliance with all Windler Master Plan standards and requirements. This Neighborhood Plan application shall be accompanied by a Master Plan Amendment to address all discrepancies between this Neighborhood Plan and the approved Master Plan.

Respectfully submitted,

Jeff Norberg – Senior Associate, PCS Group, Inc.

