



Planning Division
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AuroraGov.org

October 30, 2024

Subject: City Council Notice of Administrative Decision

This is to give notice to City Council that on October 30, 2024, the following application was approved with 2 conditions:

Applicant: Windler Public Improvement Authority
Application Name: Windler Village North
Application Number: DA-1707-35
General Location: Southeast of E 56th Avenue and E-470
Call-Up Deadline: November 18th, 2024

Project Summary

The applicant, Windler Public Improvement Authority, is requesting approval of the Windler Village North Site Plan for a 40.43-acre development, to include 380 mixed-residential lots and 8 commercial lots. The proposed development is currently located within Planning Areas 2,3, and 17, and FRLO Area 3 as identified in the Windler Master Plan. The site plan is bound by E 55th Avenue to the north, N. Denali Street to the east, E 53rd Avenue to the south, and N Buchanan Street, to the east. It is within the Medium Density Residential (R-2) zone district and the Mixed-Use Regional (MU-R) zone district of Subarea C, and the City Corridor and Emerging Neighborhood Placetypes of the Aurora Places Comprehensive Plan. There is also a subdivision in process with this site plan application.

The proposal includes a variety of small housing types consistent with the FRLO standards and requirements in the Windler Master Plan. Of the 380 proposed units, 97 lots are single-family detached dwellings, 32 lots are two-family dwellings, and 199 lots are for single-family attached dwellings. The proposed units are a mixture of lot types and configurations to include front-loaded, alley-loaded and green court products. Additionally, 52 units of a new product known as back-to-back (4-plex attached units on individual lots) are also proposed in three varying block layouts spread across the neighborhood. The Windler Master Plan also requires a designated Administrative Activity Center within Planning Area 17. To fulfill this requirement, the proposed site plan includes eight commercial lots scattered along N Catawba Street with an intent to create a small urban main street serving the nearby residents. Lastly, the Windler Village North neighborhood has an integrated and diverse system of parks and open spaces comprised of linear parks, pocket parks, local parks, parklets, green courts, and paseos providing amenities to the proposed residential units, and connecting the neighborhood to North Park on the west and Discovery Park to the southeast.

As mentioned above, the site plan application covers multiple planning areas and two different zone districts. Master Plan and Zoning Map Amendment applications are in process to reclassify this neighborhood into Planning Area 3 and place the boundary entirely within the R-2 zone district. These amendment applications are necessary for the Village North Site Plan to be in compliance with use and design standards outlined in both the UDO and the Windler Master Plan. Therefore, a condition of approval has been included to require the completion of these applications prior to the recordation of the Village North Site Plan.

Neighborhood Comments

All abutting property is owned by the applicant and no comments were received in response to the referral notices sent to two neighborhood groups during the review process. The neighborhood meeting requirement for this application was therefore waived, and a meeting was not held.



Adjustments

Once the rezoning and master plan applications are approved, this proposal will meet all UDO requirements. No adjustment requests are needed.

Approval Criteria

The project complies with the applicable approval criteria in Section 146-5.4.3.B.3.c of the Unified Development Ordinance for the following reasons:

1. Upon rezoning the application will comply with all applicable standards within the UDO,
2. The application proposes a mixed-use development envisioned and consistent with the Windler Master Plan, and the Aurora Places Comprehensive Plan, and
3. There are no specific conditions placed on the development of this property by the Planning and Zoning Commission of the City Council.

Conditions of Approval

1. The approval of the Windler Master Plan and Zoning Map Amendment requests to rezone this property to R-2 and locate it entirely within Planning Area 3.
2. The resolution of outstanding technical issues prior to the recordation of the site plan.

Jeannine Rustad, JD
Director of Planning & Business Development

October 30, 2024
Date

cc: Mayor Mike Coffman
Members of City Council
Jason Batchelor, City Manager
Laura Perry, Deputy City Manager
Lena McClelland, Assistant City Attorney
Planning and Zoning Commission

Attachments

Vicinity Map



Planning and Business Development

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City of Aurora, Colorado

Windler Village North Site Plan



Case Number: 2024-4016-00
Development Application: #1707-35