



Planning Division
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February 26, 2025

Subject: City Council Notice of Administrative Decision

This is to give notice to City Council that on February 26, 2025, the following application was approved with one condition:

Applicant:	Windler Public Improvement Authority
Application Name:	Windler Connector Roads 1 Infrastructure Amendment – ISP Amendment and Street Vacations
Application Number:	DA-1707-40
General Location:	West of Denali Boulevard Between 53 rd Avenue and 55 th Avenue
Call-Up Deadline:	March 26, 2025

Project Summary: The Applicant, Windler Public Improvement Authority, proposes an Infrastructure Site Plan (ISP) Amendment to relocate the roundabout at East 53rd Avenue and North Buchanan Street to North Biloxi Street and East 53rd Avenue. No other modifications were made to the layout of connector roads approved in the original Windler Connector Roads Infrastructure Site Plan (Case Number 2022-6025-00). The landscaping associated with the streetscapes were updated accordingly to account for the relocated roundabout. Also, revisions were made to grading, utilities, and easements with the connector roads west of West Denali Boulevard. Three (3) Street Vacations are requested with the associated roundabout relocation since the platted right-of-way around the approved roundabout needs to be modified. The improvements are needed to support future development in the Windler Master Plan and to comply with the approved Public Improvement Plan. The roundabout relocation is located within the Windler Development at the intersection of Neighborhood Park 1, Planning Area 18, and Planning Area 19.

For the Windler Master Plan, Biloxi Street was revised to become a connector boulevard, west of Denali Boulevard, that connects East 48th Avenue to the south with East 56th Avenue to the north. This connector boulevard includes multiple roundabouts to promote safe and sufficient vehicle circulation, thus the roundabout needed to shift east for the intersection of North Biloxi Street and East 53rd Avenue. In addition, the proposed roundabout shift is necessary in order for the Windler Connector Roads 1 ISP to be consistent with the plans for the Winder – Village North site plan application (DA-1707-35) and the neighborhood plan for Windler Midtown (DA-1707-38). Both plans show the roundabout configuration at North Biloxi Street and East 53rd Avenue.

The proposed ISP Amendment is consistent with the approval criteria in the UDO (Unified Development Ordinance) and the Windler Master Plan. The associated three (3) Street Vacations are consistent with the approval criteria as well, which are listed below:

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

As both the ISP Amendment and Street Vacations are consistent with the approval criteria, Staff supports the Windler Connector Roads 1 Infrastructure Amendment application.



Neighborhood Comments: All abutting properties were notified, but no comments were received in response to the referral notices sent during the review process. A neighborhood meeting was not required for this application.

Please contact the Planning Director if you have additional questions.

Jeannine Rustad, JD
Director of Planning & Business Development

February 26, 2025

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 Connector Roads 1
Infrastructure Site Plan Amendment
and Street Vacations**



Case Numbers: 2022-6025-01, 2024-8006-00,
2024-8007-00, 2024-8008-00
Development Application: #1707-40