



Planning Division
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AuroraGov.org

Administrative Decision

Project Name: Windler Master Plan Amendment No 3
Location: Southeast Corner of E 56th Avenue and E-470
Development Application: DA-1707-36
Case Number: 2021-7006-01

December 11, 2024

Dear Chris Fellows:

Pursuant to the Mixed Use – Regional (MU-R), Mixed Use – Airport (MU-A) and Medium Density Residential (R-2) zone district regulations and Section 146-5.4.1.E.3. of the Unified Development Ordinance, City of Aurora, Colorado, the administrative application for the Windler Master Plan Amendment No. 3 is:

☐ Approved

☒ Approved with two conditions. Note the end of the decision for conditions.

☐ 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 calendar days from the date of this decision. Abutting property owners may also file an appeal within ten 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 146-5.4.1.E.3. of the Unified Development Ordinance:

Master Plan Criteria for Approval

- 1. It is consistent with the Comprehensive Plan, the purpose statement for the zone district(s) where the property is located, the use regulations in Article 146-3 for the zone district(s) where the property is located, and all other adopted plans and policies of the City Council;*
- 2. It will allow future development of the property to comply with all applicable standards in this UDO;*
- 3. It will result in a coordinated system of streets, trails, sidewalks, open spaces, and infrastructure systems that do not create significant adverse impacts on the surrounding area, or any significant adverse impacts have been mitigated to the degree practicable;*
- 4. It will improve or expand multi-modal connections with adjacent sites, neighborhoods, and urban centers; and*
- 5. If the property is located in Subarea C, and the Master Plan includes over 160 acres of land designated for residential development, the Master Plan must include at least one area to be zoned MU-N or MU-C or designated for development pursuant to MU-N or MU-C zone district standards pursuant to Section 146-5.4.3.1 (Administrative Activity Center Designation). (Ord. No. 2019-49 § 1, 08-19-2019)*

Applications for three rezoning requests are being considered by the city to rezone some areas within the master plan amendment request. Upon approval of the rezonings, the master plan amendment will be in compliance with the applicable standards of the UDO. Additionally, this master plan amendment does not impact compatibility with the



Aurora Places Comprehensive Plan, and remains a plan to provide diverse housing options, mixed-use neighborhoods, neighborhood scale commercial, employment/industrial areas, and well-connected parks and open spaces. There are no conditions placed upon the development of this property prior to the application, but the following conditions will apply to this approval.

Conditions of Approval:

1. The rezoning applications included as part of this development application must be approved by the City Council prior to the recordation of any site plans within Planning Areas 1, 2, 3, 15, or 16 (as numbered and determined by this amendment).
2. The resolution of technical comments prior to acceptance of the final master plan amendment document.

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 303.739.7227 or atibbs@auroragov.org or 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

December 11, 2024
Date