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*AuroraGov.org*

November 21, 2024

Chris Fellows  
GVP Windler  
9155 E Nichols Ave, Ste 360  
Centennial, CO 80112

**Re: Second Submission Review:** Windler Zoning Map Amendments and Master Plan Amendment No. 3  
**Application Number:** DA-1707-36  
**Case Numbers:** 2005-2017-03; 2005-2017-04; 2005-2017-05; 2021-4006-01

Dear Chris Fellows:

Thank you for your initial submission, which we started to process on November 1, 2024. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members. Please revise your previous work and send us a technical submission on or before December 12, 2024.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

The estimated Administrative Decision for the master plan amendment is scheduled for Wednesday, December 11, 2024, and the Planning and Zoning Commission hearing date for the rezoning request is also scheduled for the evening of January 8, 2025. Following the review of the rezoning applications by the Planning Commission, the tentative City Council review can be scheduled for January 27, 2025. In preparation for the upcoming decisions, please remember that all abutter notices must be sent and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7227 or [atibbs@auroragov.org](mailto:atibbs@auroragov.org).

Sincerely,

Aja Tibbs, Planning Supervisor  
City of Aurora Planning Department

cc: Jeff Norberg, PCS Group, 200 Kalamath St., Denver, CO 80223  
Cesarina Dancy, ODA  
Filed: K:\\$DA\1700-1799\1707-36rev2



## *Second Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- See traffic comments on the MTIS, and Aurora Water comments on the master utility study
- Address comments and changes to the Street Classifications Tab

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Completeness and Clarity of the Application**

- 1A. It would be preferred that changes to Form D not be made unless necessary. A master plan is not expected to be an exact match of site plans that are in the review process. The densities are meant to be rough calculations to allow for adequate planning for service needs such as utilities, drainage, traffic and parks. Remove unnecessary changes to the unit proposals for planning areas outside of the midtown and village north neighborhoods. If additional changes are needed, please outline the reason for these requests with your case planner so that we can best address it within the scope of this amendment. "Updating the numbers to better match current site plans" only skews the numbers and makes comparisons with the previous approval distorted. If you want to note master plan vs. site plan actual units, you may outline those points in the letter of introduction as supplemental information.
- 1B. See minor corrections to clarify the footnotes on Tab 8.

#### **2. Streets and Pedestrian Comments**

- 2A. Changes to the street classifications/network tab should be rev clouded just as the other tabs are so that changes can be easily identified and reviewed.
- 2B. The removal of 54<sup>th</sup> between Biloxi and Buchanan will limit vehicle circulation movements for all of the Village North neighborhood moving north and west (likely to be the most desired movement considering uses to the west vs. the east). Additionally, it even further restricts access and circulation for future development of PA-1, which is already significantly limited and isolated with the abutting E-470 highway. Planning would prefer to see this street connection remain in place, but understands that this was missed with a previous ISP amendment. Please keep this street alignment in the master plan as previously shown. The removal of this street can be further discussed and determined with the design of the park parcel for North Park.
- 2C. A note on the I.2. street section in tab 14 has been modified since the previous approved document. Please call out the revisions.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **3. Traffic Engineering (Jason Igo / 303.739.1792 / [jigo@aurorago.org](mailto:jigo@aurorago.org) / Comments in orange)**

- 3A. MTIS needs a comparison table for what is changing. The table should include the new map code, old map code, land use description, size, and unit. This way we can understand what is all changing. Looking at PA 3 it looks like the Strip retail might have increased but that was not listed as something that has changed. This overall understanding could help in review of this document.
- 3B. PM trips seemed to reduce across the board. This makes sense based that the overall PM trips are reduced but some are more significant than others. The comparison is hard to evaluate without a comparison table.
- 3C. Denali seems to have increased significantly south of this development.
- 3D. Intersection 14 looks to have moved to the east side of Biloxi St.

#### **4. Aurora Water (Samantha Bayliff / 303.739.7292 / [sbayliff@auroragov.org](mailto:sbayliff@auroragov.org) / Comments in red)**

- 4A. Visually update this pipe to show as 12". See redlined Master Utility Study.



**5. PROS** (Scott Hammons / 303.739.7147 / [shammons@auroragov.org](mailto:shammons@auroragov.org) / Comments in mauve)

- 5A. Tab 8: The neighborhood park figured for PK-1 does not match the site plan. (planning note – this is ok and does not have to be revised. It is more important that the master plan documents be consistent with each other – rather than updating the master plan to match previous approvals).
- 5B. Tab 9: Remove references to COA ownership for PK-2 and PK-4 as amended in the previous (second) amendment.