



Planning Division
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AuroraGov.org

April 1, 2025

Chris Fellows
Windler Public Improvement Authority
9155 E Nichols Ave, Ste 360
Centennial, CO 80112

Re: Initial Submission Review: Windler Midtown Phase Two – Landscape Plan and Plat
Application Number: DA-1707-42
Case Numbers: 2025-6005-00; 2025-3007-00

Dear Chris Fellows:

Thank you for your initial submission, which we started to process on February 13, 2025. The review timeline for this application has been modified to allow for concurrent review between this application and the civil review plans processed as RSN 1870201. When ready, please resubmit these plans for review concurrent with the civil review plans.

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.

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.

Note: Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7121 or at cbailey1@auroragov.org.

Sincerely,

Connor Bailey, AICP, Senior Planner
City of Aurora Planning Department

cc: Rachell Schall, Martin Martin, 12499 W Colfax Ave, Lakewood, CO 80215
Jazmine Marte, ODA
Filed: K:\\$DA\1700-1799\1707-39rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- There is a total of 304 dwelling units for Windler Midtown – Phase 2. Please ensure that there are no conflicts with housing types changing with the Development Pattern Book. (Planning)
- Small lots are not meeting the front yard trees requirements and not meeting building perimeter trees for the townhomes. Adjustments will be required for both if not addressed. (Landscape)
- Please revise the Plat to include all the necessary notes, correct legal descriptions, and bearing labels. (Land Development)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No public comments were received with this application submission. A neighborhood meeting will not be required.

2. Completeness and Clarity of the Application

- 2A. Please revise the total tract area acres on the open space dedication table on sheet 2 of the Landscape Plans. Also, please include the number of residents in the required parks and open space dedication table.
- 2B. Please remove the housing type tracking table from the plan set. The landscape plan is not the appropriate location to address housing type diversity requirements, and as an independent document, it can be used and revised more easily across multiple applications.
- 2C. Per the current housing type tracking table and exhibit for Midtown Phase 2, there is a total of 304 dwelling units. The approved neighborhood plan for the Windler Midtown development shows 329 dwelling units for Phase 2 specifically, therefore there is a decrease of 25 dwelling units. Please ensure that there are no conflicts with housing types changing with the Development Pattern Book, especially from alley-loaded switching to front-loaded units.
- 2D. Revise Single Family Duplex to Two-Family Duplex on sheet 4 of the Landscape Plans to ensure consistency with the FLRO Tracking Map and Exhibit.

3. Subdivision Comments

- 3A. Please ensure that open space tracts are labeled with OS on the Plat.

4. Streets and Pedestrian Comments

- 4A. Please have Roads A and B be named with this plat. Contact addressing for an assignment.

5. Linear Parks

- 5A. Please include amenities or site furniture located within usable open space Tracts I, L, C, and A.

6. Landscaping Issues (Kelly Bish / 303.739.7189 / kbish@auroragov.org / Comments in bright teal)

Landscape Plan

General Comment

- 6A. Two adjustments will be required based on the current submittal.
1. Front yard trees.
 2. Building perimeter trees for the townhomes.
- 6B. Please review the entirety of the plan set for text overlaps and viewport issues where the text has been cut off.

Sheet 1

- 6C. Move the list of notes provided to Sheet 7.
- 6D. Add to note number two listing where the lighting information may be found.
- 6E. Update the location map per the comment provided.
- 6F. In lieu of note seven under Landscape Plan Notes, consider revising the note to state, "Refer to landscape



plan sheets 4-15 and 17-25 for specific mulch requirements based upon the landscape design." There appear to be various mulch treatments being used like pea gravel in medians, curbside areas etc. and the amended note would be better suited for those conditions.

6G. Remove the Symbols and Abbreviations block of information as it does not appear to be applicable to the landscape plan as legends have been provided on each sheet.

6H. Remove the recorder's certificate as the landscape plan will not be a recorded plan.

Sheet 2

6I. Label as Future Aurora Housing Authority Property.

Sheet 3

6J. Label all the streets on the plan sheet provided.

6K. Label as Future Aurora Housing Authority Property.

6L. Two of the identified colors are not included in the legend. See comment on this sheet.

6M. All the identified lot types need to be further broken down by color as multiple lot sizes are being provided within the categories listed.

6N. The townhome category needs to be further broken down into subsequent additional colors to identify where the three-plex, four-plex, five-plex, and six-plex are located.

Sheet 4

6O. Address the various comments on the lot typicals.

6P. Include the utility easements on each lot typical.

6Q. Add the following note: Refer to Sheet 2 for a key map of the various lot types.

6R. Please make sure that the stated quantities of plant material listed under each lot typical are what is being provided on the actual lot typical.

6S. Lot typicals for single-family detached at green courts have not been provided.

6T. It is fine to call these out the plant materials in the legend as small-scale deciduous trees or upright, small-scale evergreen, tall shrubs, etc. but the plant schedule that these are going to be referenced to must have that same nomenclature or these plant symbols must be included in the plant schedule so that they correlate.

6U. The colors associated with the lot typicals cannot all be the same color because they are different size lots requiring different quantities of landscaping.

6V. Adjust the sod quantities for the identified lot typicals as they exceed the lesser of 45%.

6W. There is not a plant list on Sheet 15. There is a curbside landscape table provided and an overall tract landscape table.

6X. While the provision of extra trees in the curbside landscape has been included in the Windler Pattern Book, the Public Improvement Inspectors cannot determine out in the field as they are attempting to issue Certificates of Occupancy for the homes whether "extra" trees have been provided to compensate for no front yard tree. If that condition is going to occur, it should be noted on the overall lot typical and the specific lots that this is applicable to otherwise an adjustment should be requested.

6Y. As a follow-up to the review comment above most of the SFD/SFA lot typicals do not have front yard trees included and are relying on "extra" trees in the curbside landscape to compensate. As is evidenced by the R.O.W. Tree Planting Table provided, the street tree requirement is short or just meeting requirements, and therefore extra trees are not being provided, and the front yard tree requirements are not being met therefore an adjustment should be requested for the front yard tree.

6Z. While note four states that extra street trees may be provided at a ratio of one tree per 35lf, the Windler Pattern Book states one tree per 30 lf.

Sheet 6

6AA. The plant material as stated in the single-family attached perimeter landscape requirements table is not actually being provided per the lot typicals.

6BB. The building perimeter tree requirement is not being met for the townhome products as there are no extra street trees being provided in the curbside landscape and there have not been any townhome lot typicals provided that are fronting a green court. In addition, the tree quantities should be specified under each lot typical and reference to which tract that the trees are located in/are adjacent to that satisfies this requirement.



6CC. For clarity, the townhome building perimeter landscape table should include both the required and provided for each of the plant categories listed/required.

6DD. Only have one category of ornamental grasses.

Sheet 7

6EE. As it pertains to the R.O.W. Street Tree Planting Requirements table, the extra shrubs may remain as listed for Biloxi Street, but there are no deficient trees along this street. And there is not a minimum shrub requirement like there is for detached sidewalk conditions.

6FF. Acknowledged that there are conflicts with tree installation, but have the driveway locations and the 50' stop sign setbacks been subtracted from the street lengths? Those impact the total trees required and therefore the discrepancy in required vs. provided could be less if these deductions have not been considered.

6GG. This Open Space Tract Planting Requirements table and the graphic provided on sheet 2 should be together.

6HH. Curbside landscape requirements are not cumulative. They are broken down by east, west, north, and south sides of the same street. To avoid having to do that as provided as a review comment in the first submission of Phase One, you can include the curbside landscape requirements in the lot typical, and then an actual shrub breakdown would not be required for each street.

Sheet 9

6II. Please add the following: Refer to Windler Midtown Phase One Landscape Plan. CN: 2024-4027-00

6JJ. Darken the streetlights.

6KK. Include the streetlights in the legend.

Sheet 10

6LL. Please add the following: Refer to Windler Midtown Phase One Landscape Plan. CN: 2024-4027-00.

6MM. Add a tree where indicated.

Sheet 11

6NN. Please add the following: Refer to Windler Midtown Phase One Landscape Plan. CN: 2024-4027-00.

Sheet 12

6OO. What is this dashed line?

Sheet 13

6PP. Label as Future Aurora Housing Authority Property.

6QQ. Add a tree where indicated.

Sheet 16

6RR. All ornamental trees shall be a minimum of 2".

6SS. Darken the ornamental grasses and shrub symbols in the plant schedule.

Sheet 17

6TT. Is crushed stone paving the same as crusher fines? This appears to be the same hatch being used on the curbside landscape sheets, but this hatch is labeled as crusher fines.

6UU. Tract J has not been included as an enlargement.

6VV. Label as Tract I as well to correspond with the identified tracts in the Open Space Tract Planting Requirements Table on sheet 7 and the Open Space Tracking Plan on sheet 2. Update this on all the enlargements for the open space tracts.

7. Addressing (Phil Turner / 303.739.7357 / pcturner@auroragov.org)

7A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. Civil Engineering (Julie Bingham / 303.739.77403 / jbingham@auroragov.org / Comments in green)

8A. Please label the proposed sidewalks as private (typical).

9. Fire / Life Safety (Mark Apodaca / 303.739.7656 / mapodaca@auroragov.org / Comments in blue)

Sheet 9, 10, 11, 13 of 27 / Landscape

9A. Please label fire hydrants.

Sheet 14 of 27 / Landscape

9B. Please label fire hydrants.

9C. Label the fire lane easement.

Sheet 25 of 27 / Landscape

9D. See note to label the fire lane easement.

Plat sheet 8 of 25 / Plat

9E. See note to label the fire lane easement.

10. PROS (Scott Hammons / 303.739.7147 / shammons@auroragov.org / Comments in purple)

10A. Ensure that Linear parks meet the width requirement outlined in the master plan.

10B. Include more interactive amenities within amenity spaces.

11. Land Development Services (Roger Nelson / ronelson@auroragov.org / Comments in magenta)

11A. (Advisory Comment) The City of Aurora has revised the subdivision plat checklist (2025) to include new covenants amongst other changes and this checklist must now be followed.

11B. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) per COA 2025 Subdivision Plat Checklist Item 19.b.

11C. (Advisory Comment) Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.

11D. (Advisory Comment) Send in the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office (This Certificate of Taxes should be submitted no later than your second submittal of the plat.) per COA 2025 Subdivision Plat Checklist Item #19.a.

11E. (Advisory Comment) Be advised - sometimes the margins or scale factors may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. **Please check these items before sending the plat in for recording.**

11F. Send in a closure report for the plat exterior boundary per COA 2025 Subdivision Plat Checklist Item #19.d.

11G. Send in the State Monument Records for the aliquot corners used in the plat per COA 2025 Subdivision Plat Checklist Item #19.e.

11H. (Advisory Comment): All missing reception numbers will need to be inserted before plat acceptance. (Typical)

Subdivision Plat:

Sheet 1:

11I. Vicinity Map – Show all publicly dedicated roads within ½ mile of the site exterior boundary.

11J. Owner – Match the name on the title commitment.

11K. Surveyor's Certification – Add the date of fieldwork.

Sheet 2:

11L. General Notes - #5 Add approved road names for "Road A" and "Road B", #8 Revise title commitment date to be within 30 days of plat approval date.

Sheet 3:



- 11M. Legal Description – Revise the basis of the bearing statement to match the graphics and notes, Insert the reception number for Green Road South ROW, and match the exterior bearings and distances as shown Windler Midtown Subdivision Filing No. 1.

Sheet 4:

- 11N. Provide monument records to match the described aliquot section corners, label “Road A” & “Road B” with the approved road names.

Sheet 5:

- 11O. BL27 does not match what is shown on Filing No. 1.

Sheets 6

- 11P. Add bearing label along rear of Lot 1, Block 1, Confirm distances match exterior boundary, confirm Tract purposes match what is shown in the Tract usage table, revise street dedication language to match the checklist requirements, continue U.E. easement through tracts and continue access & sanitary sewer easement through U.E. easement (typical), [Disregard the legend symbol comment], Add ESMT. = Easement to the legend, Revise Tract Use Legend to “Sanitary Sewer Easement”.

Sheets 7-23:

- 11Q. Apply all sheet 6 comments as warranted and see redlines.

12. Xcel Energy (Donna George / 303.571.3306 / donna.l.george@xcelenergy.com)

- 12A. In some cases, where the 10-foot-wide utility easements abut the public right-of-way, it seems possible that the gas and electric distribution lines will be in these areas. However, in other areas where the lots do not abut public right-of-way, the alley will need to be utilized.
- 12B. Please note that natural gas distribution facilities require minimum six-foot-wide utility easements within each lot on the side of the lot that is drivable pavement (minimum eight feet wide, six inches thick) with space for service truck access and plowing in snowy conditions with a minimum five-foot clearance from any structure.
- 12C. PSCo requests confirmation on this matter.
- 12D. Please also note electric distribution facilities require a minimum of eight-foot-wide utility easements and in some cases, there are only five feet provided.
- 12E. PSCo also requests that the following language or plat note be placed on the preliminary and final plats for the subdivision:

Permanent structures, improvements, objects, buildings, wells, water meters, and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements, and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation

- 12F. If the property owner/developer/contractor must complete the application process for any new natural gas or electric service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.
- 12G. If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted by the Designer.
- 12H. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates before construction.