



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
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April 16, 2024

Don Provost  
GVP Windler, LLC  
5750 DTC Parkway, Ste 210  
Greenwood Village CO 80111

**Re: Technical Submission Review – Windler Neighborhood E – Site Plan and Plat**  
Application Number: **DA-1707-19**  
Case Numbers: **2022-4019-00 (Site Plan), 2022-3051-00 (Plat)**

Dear Mr. Provost:

Thank you for your technical submission, which we started to process on April 2, 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.

Since issues remain to be corrected, you will need to make another technical submission. Please revise your previous work and send us a new submission on or before May 1, 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.

As always, if you have any comments or concerns, please let me know. I may be reached at [atibbs@auroragov.org](mailto:atibbs@auroragov.org) or 303-739-7227.

Sincerely,

Aja Tibbs  
Planning Supervisor  
City of Aurora Planning Department

cc: Tom Odle, Westwood 10333 E Dry Creek Rd, Suite 240  
Englewood, CO 80112  
Cesarina Dancy, ODA  
Filed: K:\SDA\1707-19tech3



## Technical Submission Review

### PLANNING DEPARTMENT COMMENTS

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

- 1A. There appears to be errors in the housing type tracking table on sheet 6. It looks like there are 32 lots designated as Single-Family Detached – Alley Loaded lots and 30 Single-Family Detached Green Court lots. Please clarify if the tracking table is incorrect, or if the map demonstrating the housing type is incorrect. Revise other items as needed.
- 1B. Advisory comment: Based on the new lotting submitted with this proposal, there are a few lots that don't meet the lot typical diagrams outlined in the site plan. Please double-check the following lots and either revise the lot typical drawings and/or confirm that they will be able to meet the minimum dimensional standards. The following lots are highlighted on the proposed plat: L11, B3; L9, B2; and L1-3, B6.

#### 2. Landscaping (Tammy Cook / [tdcook@auroragov.org](mailto:tdcook@auroragov.org) / 654-266-6488 / comments in light teal)

*Sheet 32:*

- 2A. Show the water and sewer connections on each typical per the Utilities Plans.

*Sheet 42:*

- 2B. Since this is now an emergency exit for the fire truck, the street trees and shrubs will need to be adjusted along E 55th Avenue.

*Sheet 54:*

- 2C. 10 Shrubs per 4,000SF.
- 2D. Why are A, C, E, and F Tracts not showing in the Open Space calculations table?

*Sheet 68:*

- 2E. Shift this PIN SYL to the right as it is under the canopy of the street trees.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 3. Life Safety (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

*Sheet 80 of 81 / Fire Access Maneuver*

- 3A. See comments to provide turning movements from alley and streets.
- 3B. See comment for turning movement into parked area.

#### 4. Aurora Water (Casey Ballard / 303-739-7490 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

*Site Plan*

*Sheet 25*

- 4B. Meters are to be one on the lot line per the typical service detail or follow standard meter placement where the service is on the lot it is serving and at least 5 feet from side property line.
- 4C. Advisory: With the additional of multiple cross pans ensure that at least 2-feet of distance is provided between the crosspan and any valves. This will be reviewed during the civil plans.

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

- 5A. Please revise the tract O open space to have at least 1 ADA accessible pathway to the seating area and to the sidewalk in the adjacent right of way.

#### 6. Real Property (Maurice Brooks / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

- 6A. (see Advisory Comment) Show the "Site" on the Vicinity Map. Fill in the Blanks from the spots on the plat. The Plat may move toward the recording process and remember to check the scale and size before being sent in to the City of Aurora for signatures. No comments on the Site Plan.