

July 13, 2020

**City of Aurora – Planning Department**

Debbie Bickmire  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, Colorado 80012

**Re: Letter of Introduction for The Aurora Highlands Preliminary Plat No.13**

Ms. Bickmire:

On behalf of the Applicant, Century Communities, I am pleased to submit this Letter of Introduction for Preliminary Plat No.13 at The Aurora Highlands.

The following team of consultants has been assembled to complete this application:

**Owner / Master Developer:**

The Aurora Highlands LLC  
Carlo Ferreira  
250 Pilot Road  
Las Vegas, NV 89119  
720.436.1572  
[carlo@theaurahighlands.com](mailto:carlo@theaurahighlands.com)

**Applicant / Builder:**

Century Communities  
Cindy Myers  
8390 E. Crescent Pkwy, Ste 650  
Greenwood Village, CO 80111  
303.770.8300  
[Cindy.myers@centurycommunities.com](mailto:Cindy.myers@centurycommunities.com)

**Civil Engineer/Surveyor:**

HR Green  
Ryan Littleton  
5619 DTC Parkway, Suite 1150  
Greenwood Village, CO 80111  
720.602.4999  
[rlittleton@hrgreen.com](mailto:rlittleton@hrgreen.com)

**Planner:**

Norris Design  
Diana Rael  
1101 Bannock Street,  
Denver, CO 80204  
303.892.1166  
[drael@norris-design.com](mailto:drael@norris-design.com)

**Landscape Architect:**

Norris Design  
Sean Malone  
1101 Bannock Street,  
Denver, CO 80204  
303.892.1166  
[smalone@norris-design.com](mailto:smalone@norris-design.com)

**Site Location:**

The Aurora Highlands is 2,497-acre mixed-use community located in northeastern Aurora, Colorado. The community is generally located east of E-470, between 48th Avenue and 26th Avenue. The residential portion of the property is west of the future alignment of Powhaton Road.

Preliminary Plat No.13 is located west of Denali Blvd, north of Aurora Highlands Parkway and south of 38<sup>th</sup> Place Avenue within Village 5 of the Aurora Highlands community. The site is accessed by Duquesne Street and Buchanan Way, both local roadways within Filing 5.

**Project Overview:**

The site is comprised of a portion of Planning Area 19 of the approved Framework Development Plan (FDP), with 13 single family residential homes proposed. In the previous filing no. 05, the subject area was designated as tracts, due to floodplain encroachment. The applicant is currently working with local departments to complete a floodplain map revision through the CLOMR and LOMR processes. This process will reduce the existing boundary of the floodplain into the main amenitized Tributary T channel that runs through the Aurora Highlands Parkway arterial. With

this map revision, an additional 13 lots in tracts D, E, F, and G of Filing 5 are anticipated to be removed from the floodplain and may be platted for residential use.

Proposed density with this site plan is consistent with the intent of the FDP at 5.0 dwelling units per acre, overall. Densities are consistent with the surrounding Filing 05 residential density. All proposed lots are a minimum of 6,600 square feet. Homes are distributed among smaller, walkable blocks and are served from front entrances located on public streets.

#### **Amenities:**

The site is close to many neighborhood and community level amenities. Nearby amenities for residents of this site include the following:

- Neighborhood Activity Center, located in the northeast portion of filing no.5, bordered on one side by a residential loop lane
- Neighborhood Park, located at the northeast corner of Denali Blvd. and The Aurora Highlands Parkway (to be designed with a future application)
- Neighborhood Park, located near the intersection of 42nd Avenue and Denali Blvd (currently under review)
- Community Park, located near the northwest intersection of The Aurora Highlands Parkway and future collector Street "H" (to be designed with a future application)
- A trail corridor and corresponding trail nodes located along the western edge of the site. The node will include shade trees, seating and trash receptacles, a lawn area, and a pet pickup station.

Other nearby community amenities include:

- Future school site, located north of 42nd Avenue and Denali Blvd.
- Nearby Commercial Activity Center, located at the northwest intersection of The Aurora Highlands Parkway and Main Street
- Nearby Medical and Corporate Campus, located near the southwest intersection of The Aurora Highlands Parkway and Main Street

#### **Architecture:**

Proposed architecture will reflect the Modern Colorado style which includes pure forms and rich materials that create an aesthetic that embodies the modern Coloradan vernacular. Character, forms, and materials are designed to be consistent with the FDP architectural standards. Architecture will be coordinated with the City's planning and building permit review staff separate from this preliminary plat application.

#### **Approval Criteria:**

- A. It is consistent with the Comprehensive Plan and all other adopted plans and policies of the City Council; *The proposed preliminary plat application retains compliance with the City's Comprehensive Plan, Aurora Places. The proposal is consistent with Aurora Places Emerging Neighborhoods Placetype as the community provides a mix of residential options for buyers which will support future, planned retail, restaurants, commercial, and other neighborhood services. Many of the homes proposed within this filing back to landscaped trails within the adjacent CIG easement which connect the neighborhood to nearby commercial activity centers, parks, and schools. Walkable blocks connect pedestrians to trail connections and detached sidewalks provide easy access to the larger community parks and open space network.*
- B. The application complies with the applicable standards in this UDO (including but not limited to the standards Sections 146-4.2 (Dimensional Standards), 146-4.3 (Subdivision Standards), and 146-4.5 (Access and Connectivity).

*The proposal is consistent with applicable standards outlined within the UDO Sections 146-4 where the approved Aurora Highlands Framework Development Plan falls silent.*

- C. The application complies with other adopted City regulations, any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property.

*The proposal is consistent with applicable City regulations and the approved Aurora Highlands Framework Development Plan.*

- D. The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable.

*Preliminary Plat Filing No.13 reflects the approved infrastructure improvements as outlined in the Public Improvements Plan associated with the Aurora Highlands Framework Development Plan and adopted City requirements. The proposal assumes adequate capacity to serve the proposed 13 units.*

**Adjustments:**

No adjustments are being requested at this time.

We look forward to working with the City of Aurora on the review and approval of this next phase of The Aurora Highlands community. Feel free to contact me directly should you have any comments, questions, and/or requests for additional information.

Sincerely,  
**Norris Design**



Samantha Crowder  
**Senior Associate**  
**Applicant's Representative**