

October 9, 2020

Mr. Daniel Osoba  
**City of Aurora, Office of Development Assistance**  
15151 East Alameda Parkway  
Aurora, Colorado 80012

**Re: Cross Creek PA-C1 - Letter of Justification**

Dear Mr. Osoba,

On behalf of Sunrise Partners, LP, we are pleased to resubmit this Preliminary Plat for Planning Area C1 in the Cross Creek subdivision.

**CONTEXT**

The parcel is located in the Northwest  $\frac{1}{4}$  of section 7, Township 4 South, Range 65 West of the 6<sup>th</sup> Principal Meridian, City of Aurora, Arapahoe County, State of Colorado; lying generally lying south of E 5th Avenue, east of N Gun Club Road, and northwest of E 6<sup>th</sup> Parkway. It consists of 31.9 acres which are zoned Medium Density Residential (R-2), all of which is currently vacant.

The site is included in the Cross Creek Framework Development Plan, adopted in 2002 and most recently revised in 2018. Along the eastern boundary of the site adjacent to Gun Club Road there are 12 acres designated by the FDP for commercial uses as a Community Activity Center (CAC) within an area with residential zoning. Section 5.4.3.I. of the Aurora Unified Development Ordinance, states that portions of land zoned R-2 may be developed pursuant to the MU-N or MU-C zone district standards for the purpose of CACs, now referred to as Administrative Activity Centers.

**CRITERIA FOR ADMINISTRATIVE ACTIVITY CENTER APPROVAL**

- i. The land area is located at the intersection of two platted arterial streets; and

*Cross Creek Planning Area C1 is located at the intersection of South Gun Club Road and East 6<sup>th</sup> Parkway, both of which are platted arterial streets.*

- ii. The land area is less than 40 acres in size; and

*The Administrative Activity Center area is approximately 16 acres in size.*

- iii. The land is not located within one-half mile of another site in Subarea C that is zoned MU-C or designated for development pursuant to MU-C zone district standards, as measured along either of the arterial streets; and

*Cross Creek Planning Area C1 is more than one-half mile from any land that is zoned MU-C.*

- iv. The land is not located within one-quarter mile of another site in Subarea C that is zoned MU-N or designated for development pursuant to MU-N zone district standards, as measured along either of the arterial streets.

*Cross Creek Planning Area C1 is more than one-quarter mile from any land that is zoned MU-N.*

## CRITERIA FOR PRELIMINARY PLAT APPROVAL

Section 5.4.2.A.3.b of the City of Aurora Unified Development ordinance states that a Major Subdivision preliminary plat shall only be approved if:

- i. It is consistent with the Comprehensive Plan and all other adopted plans and policies of the City Council;

*The Comprehensive Plan's Placetype Plan designates the site as Commercial Hub, with commercial retail and services as primary uses. This use is consistent with the plan and will provide the nearby residential neighborhood with a needed service.*

- ii. The application complies with the applicable standards in this UDO (including but not limited to the standards in Sections 146-4.2 (Dimensional Standards), 146- 4.3 (Subdivision Standards), and 146-4.5 (Access and Connectivity).

*The Preliminary Plat complies with all Dimensional, Subdivision, and Access and Connectivity Standards in the Aurora UDO. Specifically, the proposed plan establishes right-of-way that will allow for development of the Cross Creek Planning Areas C1 and C2 in a manner that creates simple access between planning areas for both motorized, and active transportation.*

- iii. 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 Preliminary Plat is in conformance with the Cross Creek Framework Development Plan, which designates the area as a Community Activity Center. Further, the plan complies with all conditions for the Community Activity Center / Administrative Activity Center as written in Section 5.4.3.I.*

- iv. 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.

*The City's existing infrastructure and public improvements are generally capable of serving the proposed development. The preliminary plat proposes the widening of Gun Club Road, per traffic study and City recommendations, in order to mitigate the increased use of the road as a result of the development of land incorporated in the Cross Creek Framework Development Plan.*

The following team of consultants has been assembled to complete this application and is available to address any questions or comments.

**Owner:**

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**Planner and Landscape Architect:**

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Please feel free to contact me directly should you have any other comments, questions and/or special requests for additional information. We look forward to continuing to work with you and your colleagues at the City of Aurora.

Sincerely,  
Norris Design



Diana Rael  
Principal